

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED DEC 19 1980
DATE ENTERED

**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 Brinley Avenue Historic District
Yuma Multiple Resource Area (Partial Inventory)

AND/OR COMMON

2 LOCATION

STREET & NUMBER 29-96 West Second Street, 198-200 South Main,
201 South First Avenue, 102-298 Madison Avenue

CITY, TOWN

Yuma

VICINITY OF

NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT

3

STATE

Arizona

CODE
04

COUNTY
Yuma

CODE
027

3 CLASSIFICATION

| CATEGORY | OWNERSHIP | STATUS | PRESENT USE |
|--|---|---|--|
| <input checked="" type="checkbox"/> DISTRICT | <input type="checkbox"/> PUBLIC | <input checked="" type="checkbox"/> OCCUPIED | <input type="checkbox"/> AGRICULTURE <input checked="" type="checkbox"/> MUSEUM |
| <input type="checkbox"/> BUILDING(S) | <input type="checkbox"/> PRIVATE | <input checked="" type="checkbox"/> UNOCCUPIED | <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK |
| <input type="checkbox"/> STRUCTURE | <input checked="" type="checkbox"/> BOTH | <input checked="" type="checkbox"/> WORK IN PROGRESS | <input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE |
| <input type="checkbox"/> SITE | PUBLIC ACQUISITION | ACCESSIBLE | <input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS |
| <input type="checkbox"/> OBJECT | <input type="checkbox"/> IN PROCESS | <input type="checkbox"/> YES: RESTRICTED | <input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC |
| | <input type="checkbox"/> BEING CONSIDERED | <input checked="" type="checkbox"/> YES: UNRESTRICTED | <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION |
| | | <input type="checkbox"/> NO | <input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER: |

N/A

4 OWNER OF PROPERTY

NAME Multiple ownership (See attached inventory forms)

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Yuma County Courthouse

STREET & NUMBER

168 South Second Avenue

CITY, TOWN

Yuma

STATE

Arizona

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Yuma Building Survey

DATE

1978

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS Yuma County Historical Society

CITY, TOWN

240 Madison Avenue, Yuma

STATE

Arizona 85364

7 DESCRIPTION

| CONDITION | | CHECK ONE | CHECK ONE |
|---|---------------------------------------|---|---|
| <input checked="" type="checkbox"/> EXCELLENT | <input type="checkbox"/> DETERIORATED | <input type="checkbox"/> UNALTERED | <input checked="" type="checkbox"/> ORIGINAL SITE |
| <input type="checkbox"/> GOOD | <input type="checkbox"/> RUINS | <input checked="" type="checkbox"/> ALTERED | <input type="checkbox"/> MOVED DATE _____ |
| <input type="checkbox"/> FAIR | <input type="checkbox"/> UNEXPOSED | | |

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Brinley Avenue Historic District lies on the western limit of Yuma's 19th century settlement pattern. This limit coincides with the nominal edge of the Yuma Mesa: a contour line of about 150 feet above sea level which passes through the length of the district. Thus, from its lowest point on the east to its highest point on the west, the district rises about 20 feet in elevation. Such a change in altitude was an adequate impediment to development before 1900 but it later became no more than a transition between the city's two major governmental and commercial areas.

As this setting might suggest, the historic district contains two axes: one, centered on Madison (Brinley) Avenue, runs north-south; and the other, centered on 2nd Street, runs east-west. The resultant "T" shaped area contains portions of four city blocks. More specifically the district includes all but four of the properties on the west side of Madison (Brinley) Avenue from 1st Street to 3rd Street and all but three of the properties on either side of 2nd Street between Main Street and 1st Avenue. Madison (Brinley) Avenue is approximately 70 feet wide in this area whereas 2nd Street is only 40 feet wide.

During the 19th century development in this area was concentrated on the north-south axis. This two block long street was known informally as Brinley Avenue until 1876 when it was extended to the south and officially designated as Madison Avenue. C. H. Brinley was, in fact, one of several prominent citizens to build their homes on the street. Initially these were simple adobe structures, often with verandas, which were surrounded by gardens. They were, with few exceptions, built on the west side of the street facing the rest of the community. In 1877 tracks were laid down Madison (Brinley) Avenue for the Southern Pacific Railroad. By the end of the century a few commercial and public buildings had also been added to the pattern. However, the predominant character of the street was still residential.

After the turn of the century the district began to change in several significant ways. Landscaping became less dense; the adobe houses were remodeled or replaced; fences were erected on the front property line; and many more business buildings were erected. For one block west of Main Street, 2nd Street became a solid mass of commercial facilities. Later, as development activity began on the mesa west of the district, 2nd Street was eventually extended to connect with 1st Avenue. Perhaps because of its function as a circulation link this segment of 2nd Street developed with a mixture of land uses. However, the orientation of the building facades onto 2nd Street was retained for all the properties on the street except those facing Main Street. Second Street, therefore, became a denser form of development, even with the residences which were built on the upper end.

As a consequence of its unique origins and growth pattern the Brinley Avenue Historic District contains a wide range of building types, styles and periods of architecture. A total of 27 buildings are extant in the district. Twenty-two of the structures were built before 1930 and 9 of these pre-date the 20th century. Most of the remaining properties were built during the 1950s or early 1960s and are representative of building development in that period. Nearly three-fifths of the buildings are commercial; one third are residential; and the remainder are either industrial or

(See continuation sheet)

**United States Department of the Interior
Heritage Conservation and Recreation Service****National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only

received

date entered

Continuation sheet

Item number 7

Page 2

semi-public institutions. Every phase of Yuma's commercial development is represented in the district in addition to a large number of 19th century adobe residences.

In spite of the apparent diversity in its constituent parts the Brinley Avenue Historic District is a clearly distinct entity when examined in its context. To the north, across 1st Street, there is little more than unimproved land. To the south, between 3rd Street and the Giss Parkway, the area is largely vacant with a few industrial buildings. Main Street, the eastern boundary, overlaps the district where it intersects with 2nd Street. However, Main Street has a character different from 2nd Street, it has a divergent history, and it is physically separated from Madison (Brinley) Avenue by two large parking lots. First Avenue is equally dissimilar by virtue of its topographic location above the district and because the property on the east side of 1st Avenue is either unimproved or has been developed with an orientation which faces away from the rest of the district. Consequently the Brinley Avenue Historic District stands as a unique concentration of buildings which is surrounded by vacant or unimproved land and is separated from other nearby building concentrations by dissimilarities in character and historic development.

Inventory forms for all of the properties in the historic district are appended to this nomination. The significant properties in the district include: (Yu201), (Yu203), (Yu207), (Yu208), (Yu209), (Yu213), (Yu220), (Yu228) and (Yu231). All other properties are considered to be either contributing to the overall characteristics of the district, or neutral, which is to say they neither contribute nor are intrusions in the district. The high proportion of significant properties in the district is paralleled by strong private and public interest in the area. Some restoration/rehabilitation work has already taken place and other projects are in the planning stages.

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/HUMANITARIAN |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> ART | <input type="checkbox"/> ENGINEERING | <input type="checkbox"/> MUSIC | <input type="checkbox"/> THEATER |
| <input checked="" type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> COMMERCE | <input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY | <input type="checkbox"/> TRANSPORTATION |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> COMMUNICATIONS | <input type="checkbox"/> INDUSTRY | <input type="checkbox"/> POLITICS/GOVERNMENT | <input type="checkbox"/> OTHER (SPECIFY) |
| | | <input type="checkbox"/> INVENTION | | |

SPECIFIC DATES

N/A

BUILDER/ARCHITECT

N/A

STATEMENT OF SIGNIFICANCE

The Brinley Avenue Historic District is of primary value as a physical manifestation of Yuma's growth pattern---first as a small settlement oriented toward the Colorado River crossing and second as the business/social center of an extensive agricultural region. This expression is derived both from the position of the district on the western edge of the 19th century town, and from the position of the district between the 20th century commercial center and its governmental counterpart. Although these functions were essentially transitional the district was nonetheless a prestigious one associated with important people and institutions in the city's history. A part of this attraction was due to the situation of the district on the eastern slope of the Yuma Mesa. This gave properties in the district some protection from the intermittent flooding which plagued the rest of the settlement. As a consequence of these natural and historic influences the historic district contains a good sample of Yuma building types---including the largest single concentration of 19th century adobe structures to be found in the community.

The actual origins of the Brinley Avenue Historic District are not yet accounted for. Fragmentary early records and newspaper articles indicate that some buildings had been built in the area during the 1860s. However, the first description of the area as a whole was not made until the early 1870s when Theo. F. White, a surveyor, was contracted to plat the City's official townsite. It is clear from this reference that at the time of the White survey the district contained several adobe complexes in use as residences. One of these was owned and occupied by Charles H. Brinley, one of Yuma County's most active public servants during the 19th century. Between 1865 and 1900 Brinley was elected to numerous positions including Town Council, Territorial Assembly and County Board of Supervisors. In deference to his high social standing the road to the Brinley Residence was popularly referred to as Brinley Avenue; this was changed to Madison Avenue in 1876.

The arrival of the Southern Pacific in 1877 marked another change in the district. Because of its elevation relative to the rest of the settlement, Madison (Brinley) Avenue was selected for the initial location of the railroad route through Yuma. After the 1916 flood the tracks were moved to their current location atop the Gila River levee on the east side of town. However, for over four decades train traffic was an integral feature of the street.

Another distinguishing feature of Madison (Brinley) Avenue, especially during the 19th century, was its choice as a residential address by some of the most important of

(See continuation sheet)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Biographical References for Yuma Multiple Resources Area

UTM NOT VERIFIED

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approximately 8.4 acres

QUADRANGLE NAME Yuma East

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A

| | | |
|-----|-------------|---------------|
| 1,2 | 7 2,3 2,9,5 | 3,6 2,3 1,5,5 |
|-----|-------------|---------------|

B

| | | |
|-----|-------------|---------------|
| 1,2 | 7 2,3 3,2,5 | 3,6 2,2 8,5,0 |
|-----|-------------|---------------|

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C

| | | |
|-----|-------------|---------------|
| 1,2 | 7 2,3 0,4,5 | 3,6 2,2 8,0,0 |
|-----|-------------|---------------|

D

| | | |
|-----|-------------|---------------|
| 1,2 | 7 2,3 0,4,0 | 3,6 2,3 1,4,0 |
|-----|-------------|---------------|

E

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

F

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

G

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

H

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

VERBAL BOUNDARY DESCRIPTION

See Continuation Sheet

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE | CODE | COUNTY | CODE |
|-------|------|--------|------|
| | | | |
| STATE | CODE | COUNTY | CODE |
| | | | |

11 FORM PREPARED BY

NAME / TITLE

Billy G. Garrett

ORGANIZATION

Janus Design

DATE

October 1979

STREET & NUMBER

2121 S. Priest, #127

TELEPHONE

(602) 967-7117

CITY OR TOWN

Tempe

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

James A. Ayres

DATE

18 April 1980

TITLE State Historic Preservation Officer

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

ATTEST: KEEPER OF THE NATIONAL REGISTER

DATE

CHIEF OF REGISTRATION

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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

For HCRS use only

received

date entered

Continuation sheet

Item number 8

Page 2

Yuma's citizenry. Included in this group were Isaac Polhamis (Yu207), David Neahr (Yu226) and E. F. Sanguinetti (Yu209). The homes of these pioneers were all situated on the west side of the street. Other properties, also situated on the west side of the street, included the first Yuma County Courthouse which is no longer extant, the Molina Block (Yu212) and the Popular Drug Store (Yu227). On the opposite side of the street, across the railroad tracks, there were a number of other significant properties, most of which were demolished by 1930. The most important of these properties were the residences of Abraham Frank, John Gandolfo and C. H. Brinley. With these few exceptions development on Madison (Brinley) Avenue has always been concentrated on the west side of the street.

The single most important change in the district took place when 2nd Street developed as a route up to the mesa top. During the 19th century 2nd Street had been little more than a minor access street on the south side of the downtown area. By 1917 2nd Street had become the most important commercial cross street in Yuma. This new function stemmed from a shift in the local economy toward agricultural development west and south of the original settlement. Increased agricultural production stimulated business activity which, in turn, expanded the commercial district down Main Street to 3rd Street and underpinned construction of new governmental and educational facilities up on the mesa.

Because it bisected the commercial strip on Main Street and ran directly into the middle of the new governmental center on 2nd Avenue, 2nd Street became the scene of active development during the first quarter of the 10th century. Noteworthy buildings erected on 2nd Street included the Sanguinetti General Mercantile (Yu201), the Gandolfo Annex (Yu228) and the Dorrington Block (Yu203). These large commercial structures were located between Main Street and Madison (Brinley) Avenue. To the west of Madison (Brinley) Avenue the buildings on 2nd Street tended to be smaller and mixed both commercial and residential types. Yet even in this section of the street there were visually prominent buildings erected. The Trautman Building (Yu223), Venegas Store (Yu220) and Napoleon House (Yu217) were all substantial projects.

Because of its function, first as a boundary and then as a transition zone, the Brinley Avenue Historic District has not been subject to intensive development pressures. Neither has it been ravaged by extensive flooding or fires. As a result most of the district's historic buildings and settlement pattern are intact, or are at least recoverable. Madison (Brinley) Avenue, for example, is unified by the general practice of surrounding buildings with landscaping and/or walls which screen them from public view. Second Street, on the other hand, derives its cohesiveness from a progressive reduction in massing away from Main Street while retaining a common facade orientation toward the 2nd Street right-of-way. As a whole the historic properties in the district have retained much of their original character in the form of details, massing, scale and siting. Where new buildings have been erected they have perpetuated this pattern both as representative examples of later building technologies and through respect of the pre-existing scale and siting practices of the area. The only intrusions are on the extreme perimeter of the district or are well off the streets.

Because of its time depth, integrity and location in settlement the Brinley Avenue Historic District may be one of the richest areas in the city with regard to archaeological potential. Equally valuable for their potential data are the grounds, outbuildings

(Continued)

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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

For HCRS use only

received

date entered

Continuation sheet

Item number 8

Page 3

and historic fabric of all other structures in the district. These sources could very well contain recoverable evidence of life styles, economy and building technology in Yuma during its first century of existence.

The boundaries chosen for the Brinley Avenue Historic District embrace all of the existing properties which are associated with the district's history and function. They exclude vacant or unimproved property which separate it from other historic buildings such as those on 1st Avenue and Main Street. Although the district is among the smallest in Arizona, it is a unique area with a distinctive history; it is a readily identified entity; and it has a special value for its interpretive potential. These qualities have contributed to the informal local recognition of the district as Yuma's most historic area.

Criteria for Evaluation of Structures

Criteria used in evaluation of structures within the boundaries of the Brinley Avenue Historic District are as follows:

SIGNIFICANT: Structures at least fifty years of age that add to the district's sense of time, place and historical development by virtue of their location, design, setting, materials, workmanship, feeling, association and integrity (or potential for recovery of integrity). Specifically these structures must bear particular historical, architectural, archaeological or cultural importance to the district's sense of time, place and historical development. Example: Century House/Sanguinetti Residence (Yu209).

CONTRIBUTING: Structures at least fifty years of age that add to the district's sense of time, place and historical development by virtue of their location, design, setting, materials, workmanship, feeling, association and integrity (or potential for recovery of integrity). Example: Jagoda House (Yu218).

NEUTRAL: Structures that do not meet the criteria for "significant" or "contributing" yet are compatible, in terms of location, scale, design, setting, materials, feeling, workmanship and association with structures in the district that do meet the criteria. Example: Rolle Building (Yu205).

Evaluation of Structures in the Brinley Avenue Historic District

| SIGNIFICANT | CONTRIBUTING | NEUTRAL |
|-------------|--------------|---------|
| Yu201 | Yu202 | Yu204 |
| Yu203 | Yu210 | Yu205 |
| Yu207 | Yu212 | Yu206 |
| Yu208 | Yu218 | Yu211 |
| Yu209 | Yu219 | Yu221 |
| Yu213 | Yu222 | |
| Yu217 | Yu223 | |
| Yu220 | Yu224 | |
| Yu228 | Yu225 | |
| Yu231 | Yu226 | |
| | Yu227 | |
| | Yu229 | |

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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

For HCERS use only

received

date entered

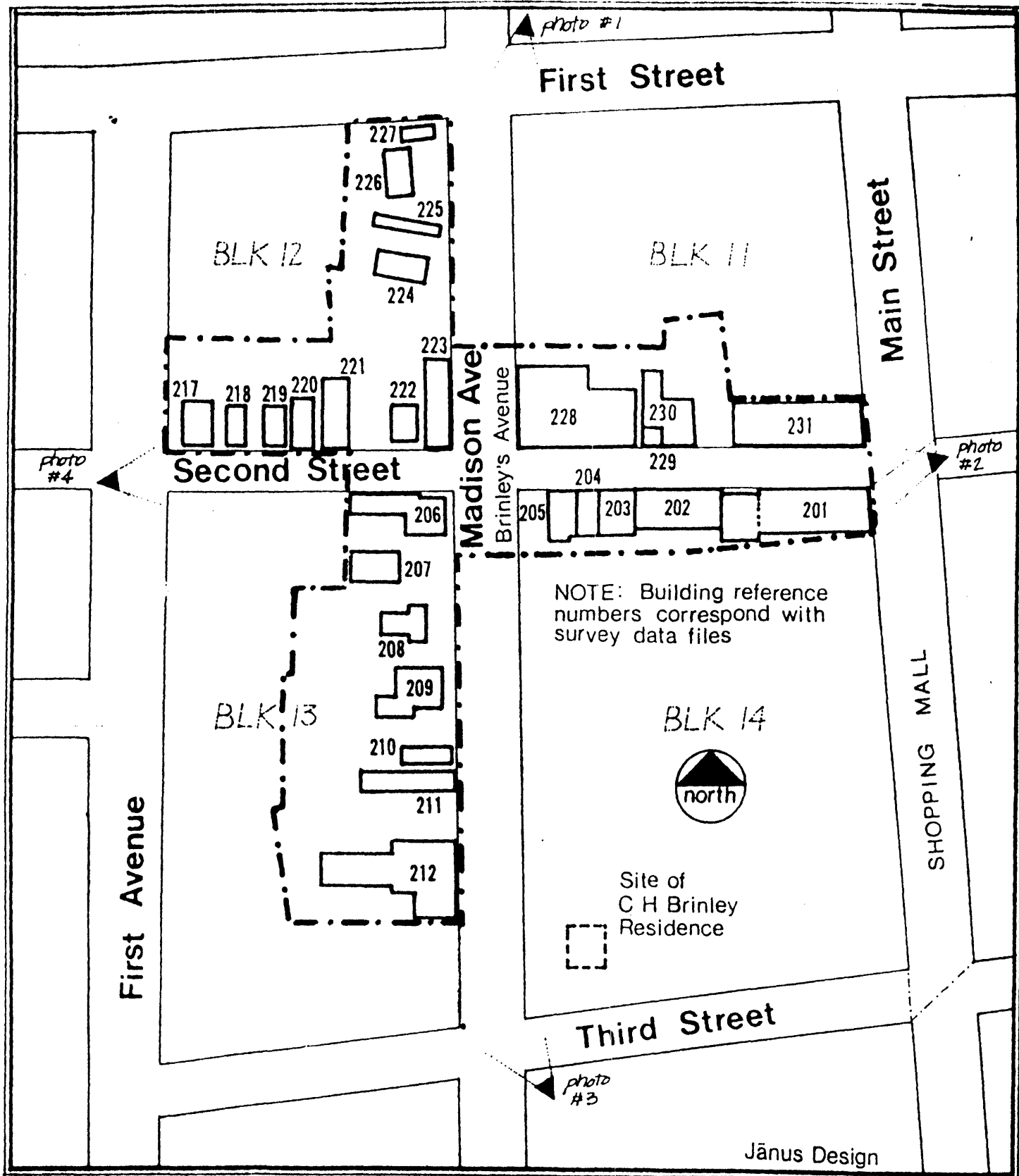
Continuation sheet

Item number 10

Page 2

BRINLEY AVENUE HISTORIC DISTRICT
VERBAL BOUNDARY DESCRIPTION

Begin at the curb line at the southwest corner of the intersection of First Street and Madison Avenue; proceed west along the south curb line of First Street for 100 feet; turn south and proceed along the west boundary of Lots 1 and 7, Block 12, to the northeast corner of Lot 11, Block 12; turn west and proceed along the north boundary of Lots 11, 12 and 13 to the east curb line of First Avenue; turn south and proceed along the east curb line of First Avenue to the curb line at the northeast corner of the intersection of Second Street and First Avenue; turn east and proceed along the north curb line of Second Street to the east boundary of Lot 11, Block 12; turn south and proceed to the north boundary of Lot 2, Block 13; turn west and proceed along the north boundary of Lot 2, Block 13 to the northwest corner of Lot 2, Block 13; turn south and proceed along the west boundary of Lots 2, 3, 5, 6 and 11 to the north curb line of Third Street; turn east and proceed along the north curb line of Third Street to the curb line at the northwest corner of the intersection of Third Street and Madison Avenue; turn north and proceed along the west curb line of Madison Avenue for 540 feet; turn east and proceed along the south boundary of Lots 1 and 2, Block 14 to the west curb line of Main Street; turn north and proceed along the west curb line of Main Street for 160 feet; turn west and proceed along the north boundaries of Lots 3, 4, 5 and 6 to the west curb line of Madison Avenue; turn north and proceed along the west curb line of Madison Avenue to the point of beginning.



Brinley Avenue Historic District

Yuma, Arizona

