

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 Kenwill Apartments
other names/site number Goodwin Street Building

2. Location

street & number 119-127 East Goodwin Street NA not for publication
city, town Prescott NA vicinity
state Arizona code AZ county Yavapai code 025 zip code 86303

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u> </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u> </u> objects
			<u> </u> Total

Name of related multiple property listing: Prescott Territorial Buildings Multiple Resource Area Listed 14 December 1978
Number of contributing resources previously listed in the National Register None

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 Lerner
Signature of certifying official Arizona State Historic Preservation Officer Date 12/18/87
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. Shelous Byer 1-2-88
 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 _____

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/Multiple Dwelling

Current Functions (enter categories from instructions)

Commerce/Professional - Work in Progress

7. Description

Architectural Classification

(enter categories from instructions)

Late 19th and 20th Century RevivalMission Eclectic/Spanish Colonial Revival

Materials (enter categories from instructions)

foundation Brickwalls Brick

roof Asphaltother Porch Roofs Wood Shingle

Describe present and historic physical appearance.

SUMMARY

The Kenwill Apartment Building, built in 1904-05, is located in downtown Prescott, Arizona. It stands one block east of the Yavapai County Courthouse. The building is a two story rowhouse, consisting of five separate apartments, and is characterized by an angular mission style parapet punctuated by false chimneys. Asymmetrical placement of arched windows and entrance doors is repeated at each apartment. Alterations in 1937 include removal of the continuous front shed roof, addition of a porch roof over each entrance door, and application of stucco to the brick facade. Despite these changes, the building retains a high level of structural and architectural integrity and remains a significant example of its building type and style.

DESCRIPTION

Framing and Construction: The Kenwill Apartment Building is constructed of a brick veneer laid over a 2x3 balloon framework with 1x8 horizontal sheathing. A one inch airspace separates the brick from the 1x8 sheathing.

Original Appearance: Each of the five apartment units steps down the hill nine inches lower than the one east of it. On the front (north) facade, each unit consists of an asymmetrical composition of an entrance door flanked on the east by a large one-over-one double hung window. The upper light of this window has multi-pane glazing of the prairie style. Two second story windows are one-over-one in an opening with a low relieving arch at the top. False chimneys flank each side of the individual facade giving a total of six chimneys for the entire front facade. These chimneys have screened openings for attic ventilation. The parapet is an angular interpretation of the mission style. Brick coping and a band course two feet below the coping are interrupted by the false chimneys. Exterior walls were exposed brick. A continuous shed roof once covered the front facade and was removed in 1937.

The rear (south) facade consists of first story extensions covered by a flat roof with parapets. One-over-one double hung windows and small casement windows are in arched openings. The east and west facades have one-over-one double hung windows in rectangular openings.

Current Appearance and Alterations: During renovations in 1937, the building was covered with stucco. Before that time the brick has been painted three times. The original massing and form remains intact with the smooth stucco texture. The parapet

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is topped with a stucco coping rendered to look like rusticated stone. A band course rendered in the same manner appears approximately two feet below the coping. The chimneys are capped with the same stucco treatment.

The front shed roof was replaced with an individual porch roof over each entrance door. The porch roofs were built in the craftsman style with fishscale shingles. On the rear facade one of two second story windows in each unit was altered to a door opening to provide access to decks over the first story.

The original windows and doors on the north, east, and west facades are in excellent condition, while on the south some weathering has occurred.

The 1937 alterations did not significantly alter the appearance and have achieved significance as the period for which the property is nominated.

Interior: The interior consists of five nearly identical floor plans. Each entrance door opens into a central hall with a rear staircase to the second floor. At the front, a door from the hallway passes into the front room. Three rooms and the central hall make up the first floor, while upstairs two rooms are separated by the staircase.

The interior of the building is still intact, with the exception of five non-bearing walls which have been added to divide the south second floor rooms. These walls were scribed around the original baseboard, and are easily removed, with the baseboard, walls and ceiling intact. The original wood lathe and plaster is in place. The five original staircases, newel posts and baluster rails are intact, as is most of the original painted redwood casework. The original elaborately detailed base is 1½" high. 4½" door and window casing consists of an alternating convex and concave design with bullseye rosettes at the upper corners. Doors are five panel.

Site: The Kenwill Apartment Building is located on Lots 1 and 3 of Block 2 of the original Prescott Townsite. The building occupies the southwest corner of Goodwin and Marina Streets. Wide sidewalks parallel both street sides of the building. In the front, individual sidewalks and steps serve each of the five entrances. A 6" curb gently terraces the landscaping from the building to the street. In the rear, landscaped courtyards separate the one story extensions. The south portico of the lot provides parking for the building.

The neighborhood to the south and east of the Kenwill Apartment Building is comprised of residential buildings, many constructed in the 1880s through the 1910s. Across Goodwin Street, the Lone Star Baptist Church, built in 1929, reflects in stone the angular mission style parapets of the Kenwill Apartment Building. To the west, newer municipal and commercial buildings intermix with the historic downtown buildings. Adaptation of the Kenwill Apartment Building to commercial office space will aptly express its location on the border between a well-established residential area and the expanding downtown commercial district.

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Integrity and Condition: The 1937 alterations to the exterior of the building included application of a stucco finish to the brick walls and the replacement of the front shed porch roof with individual porch roofs. These changes contribute to the character of the building, enhance the Mission Eclectic / Spanish Colonial Revival appearance, and have become significant elements in their own right, while not appreciably altering the appearance.

Currently, the building is in good condition, structurally and cosmetically. This is a tax act project and the rehabilitation will follow the Secretary of the Interior's Standards. Conversion of the use to offices will require new floor beams and footings to carry the increased floor load. For the most part, the floor plan will be returned to its original configuration. The non-original interior walls will be removed. Non-original bathrooms added over the stairs will be removed to provide increased headroom at public stairwells. Interior wall openings will be added for access between units.

The exterior of the building will be restored to its 1937 appearance. The stucco requires patching and repairing. The double hung windows will be rebuilt and the front entry doors will be restored. The individual porch roofs had a tile roofing which was applied at an unknown later time, and which will be replaced with a fishscale shingle to replicate the 1937 appearance. Changes being made as a part of the office conversion are primarily restoration of original elements and enhance the integrity of the 1937 appearance of the front facade.

New cedar decks and railings accessible from the second story will be added over the rear first story extensions. Landscaping of the two street sides of the building will integrate the site with the neighborhood, and restore the 1937 appearance of curbing extending beyond the property line in front of the building, creating gardens which were planted with shrubs, trees, and flowers.

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HISTORIC BACKGROUND

The City of Prescott lies on the northwest slope of the Bradshaw Mountains of Central Arizona at an elevation of 5354 feet. Much of the surrounding area is heavily forested. The climate is mild and semi-arid, with distinct seasons. As territorial capital and county seat, laid out in a grid pattern established by a survey in 1863, Prescott's land use and general townscape character clearly demonstrate the middle-western and eastern roots of the populace at that time. The town center with a courthouse centered tree-lined square, the homes on the earliest developed residential streets to the east and the military post established to protect the Anglo settlement from the hostile Indians, all clearly show the influence of the larger American culture.

Few buildings reflecting the early territorial period (1864-1880) survive today although the old Governor's Mansion (NR 1971) stands on its original site. Mining was the main occupation and locally available materials were employed for construction throughout the period. The middle territorial period (1880-1900) was one of rapid growth and development which was evidenced in significant architectural activity. With the advent of the railroad (1886), the street connecting the plaza with the depot, North Cortez, became the major artery for the developing economic base including agriculture and cattle; timber production; commerce, shipping and finance in addition to the mining activities of the area. Residential development continued to the east, with smaller structures being built on the streets connecting the center to the major residential area.

The economic stability of the community was severely tested on July 14, 1900. On that day a terrible fire devastated the commercial district: one and a quarter million dollars worth of property was destroyed. The burned area included eleven blocks of the center on the west and north sides of the plaza and extending north nearly to the railroad tracks. In spite of this tremendous loss, few businessmen encountered difficulty in securing loans to rebuild. Rebuilding of the business area seemed to stimulate a variety of social and public improvements. In 1904 the city's street car system began operation, cement sidewalks were laid throughout the town, and streets were paved with crushed stone. The Santa Fe, Prescott & Phoenix Railroad replaced the old Prescott depot with a modern Mission Revival style building, emphasizing the prosperity of rail-roading in Arizona. Even Fort Whipple, which had been closed during most of the nineties, was once again supplying a steady influx of federal dollars due to the demand of World War I returning servicemen suffering from tuberculosis. Opportunities for work, recreation, self-improvement, and social participation were plentiful and varied. Prescott was a good place in which to live.

In 1907 the community weathered, however, another recession which reduced mining and forced some businesses to close. The city was well established as the county seat, business center for the surrounding rural area and emerging resort attraction. Curtailed growth and an absence of any more big fires have left Prescott with many buildings from its territorial period. For nearly half a century, the town's leaders had been Arizona's

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leaders: from the first gubernatorial party to empire builders like the early railroad and mine developers, writers and statesmen, they had all called Prescott home. As they shaped the territory, they also shaped the town. Responding to variable economic conditions, they constantly applied the best of their skills and resources in those public places which would produce the highest returns. The benefits of this strategy built many of Prescott's homes, churches, social and fraternal facilities, businesses, and utility systems. Fortunately the city had several periods of exceptional prosperity which allowed the local residents to indulge in quality construction and fairly sophisticated design. The resultant architectural heritage is consequently a good record of the manner and method by which Arizona was transformed from a frontier into a microcosm of the American way of life.

During the 1900s, Prescott had begun to recognize the advantages of its climate, and the community's economy took a new direction. Statehood provided new impetus for industry and population growth, and Prescott's potential as a resort and recreation area began to be realized. The Santa Fe Railroad offered special fares to bring visitors to Prescott; others arrived by automobile. The first Northern Arizona State Fair was held in 1913 to promote the area's resources and establish a spirit of unity and cooperation among the people of northern Arizona counties. During the early years of World War I, demand for Yavapai County copper created yet another economic source for Prescott prosperity.

The Yavapai County Chamber of Commerce, established in 1914, actively promoted the advantages of Prescott. In 1916, a women's wing was added to the Pioneers' Home, the only facility of its kind in the country. A new courthouse was constructed between 1916 and 1918, using locally-quarried granite for facing, effectively boosting that local industry. The Neo-Classical courthouse, with its massive columns, four-sided clock, and mechanical bell, symbolized Prescott's sense of importance as the county seat of one of Arizona's original four counties; Yavapai County, the first designated, was styled "The Mother of Counties."

The combination of economic strictures of World War I and the following mild depression slowed the city's economy, but the community rallied around the theme that was to symbolize Prescott for many years: exploitation of its healthful climate. Boosterism dominated Prescott's thinking and characterized its literature for several decades. The area was already well-known as a haven of rest and cure for health seekers and sufferers of respiratory diseases. Reasoning that the healthful climate should also be an attraction to tourists and vacationers, Prescott launched a decade of self-improvement designed to lure visitors and improve the city's image. Basic in this campaign was the promotional literature that, for the next 20 years, touted Prescott's virtues and was instrumental in establishing the city as a resort center in Arizona.

The first project which stimulated several years of city improvements was the paving of five block of Mt. Vernon Street in 1920. Mt. Vernon, originally called Whipple, as the only connecting street between Fort Whipple and the mining districts to the south was

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the eastern boundary of the first addition to the original townsite, Prescott East Addition. Residents organized the Mt. Vernon improvement district to eliminate the street's dust and mud and built an 8" thick paved street complete with drainage. Pleasant, Gurley, Cortez and Carleton Streets followed with similar paving projects. In 1921, installation of the first electrical system was begun. The downtown district was torn up for months as water mains, gas mains, drainage systems, and the electrical system were installed. Paving was completed downtown in 1922, and the electric street lights were turned on in March of that year. Highways built during the 1920s finally linked Prescott to both Phoenix and the Grand Canyon, and improved its reputation as a health and vacation resort. During the last years of the twenties, Prescott's determination to become a resort, health and vacation center was realized. By 1929 the area was recognized nationally for its climate, recreation facilities, and the clean, modern city of Prescott. In addition to the Veterans Administration health facility at nearby Fort Whipple, several sanatoria had been built around the city to house health seekers. Nearby guest ranches provided golf, swimming, horseback riding and hiking for visitors.

Prescott's reputation as a resort center carried it through the Depression. Although times were hard, the city's business did not collapse. The mining industry continued to be important to the area's economy through the 1930s, although many mines closed, and the emphasis on resort and guest ranches continued.

In 1933, the city took advantage of federal work programs to build the Smoki Museum of Prehistoric Indian Culture. Begun by the Civil Works Administration and completed by the Energy Relief Administration of Arizona, in cooperation with the Archeological and Unemployment Committees of the Yavapai County Chamber of Commerce, the building was patterned after the pueblo and built of native stone. The museum replaced the original gathering place of the Smoki People, and its collections of prehistoric artifacts from nearby ruins were definite tourist attractions. The Yavapai County Chamber of Commerce used Works Progress Administration funds to complete several other projects in and around Prescott, including construction in 1934 of the stone building at Sharlot Hall Museum next to the old Governor's Mansion, numerous bridges and streets, the Armory and the city park improvements as well as improvements to the town's original cemetery.

CONTEXT 1: COMMERCIAL GROWTH AND DEVELOPMENT IN PRESCOTT

It was into this milieu of a progressive, well-organized community that William P. Aven arrived in 1920 as a patient at Fort Whipple. In poor health having been affected by mustard gas inhalation in France and the resulting tuberculosis infection, he was confined to bed. Aven met an architectural student, a fellow patient, who subscribed to a number of magazines and publications on architecture. Throughout their days and months of enforced rest, the young men spoke constantly of designing and building, an all-consuming interest to both. Aven was able to sign up for a correspondence course in architectural design even though his education had been interrupted very early by his emigration from Macedonia at age 15.

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When William Aven was permitted by the hospital to reside in the community, reporting to the hospital on an out-patient basis in 1922, he set about building a small abode in the Dameron Tract, located on the divide between the old ball park and Miller Valley and developed far out of town to attract Phoenix second home builders. Marrying several years later when his health had improved, he designed and built an addition to the house. After the first child was born, he built a second home on the lot next door. Recognizing his limited physical abilities, Aven decided to get a job selling as opposed to one requiring physical labor and so acquired a real estate license, "with the only requirement at that time being to furnish the state with a \$2500 bond". At about the same time (1926) he associated with Kenneth Aitken, who was just starting in the insurance business, and the firm Aitken and Aven, Real Estate and Insurance was formed.

Kenneth Aitken was a native of Prescott, the son of pioneer residents. He was educated in Prescott schools and attended business college in Los Angeles. He was a World War I veteran and returned to Prescott after the war. The active association with Aven in the firm continued until his appointment as clerk of the Board of Supervisors in Yavapai County. Aven engineered the "outside work" because he found he could operate all of the realty and insurance activities better without his partner in daily attendance at the business. Aitken went to the office on weekends to assist with the bookkeeping.

Aven, early in 1927, received a listing for sale of one full block on Park Avenue between Glendale Avenue and Country Club Road. As the first and major developer of Prescott's west side, he sold lots to young people of the town who were prospects for new homes and he also sold two houses from plans he had designed. From Park Avenue west there was a trail road with land on both sides available for subdividing. The firm of Aitken and Aven was able to purchase 22 acres on the south of the trail. In 1927, Ridgewood Heights subdivision was platted, water, power and sewer lines installed, and streets named. Adjoining property to the south was acquired and named, respectively, Parkview Addition and Ridgewood Heights Addition, following the custom of the day. These were the first subdivisions in Prescott with restrictions to the class of homes to be built. These additions were advertised as "Prescott's newest and best subdivisions" and were located on Crest Avenue, sometimes called Country Club Road between Park Avenue and Vista Drive.

According to William P. Aven, "During the Depression Years money was so scarce we had a hard time paying taxes on all the properties we owned."

By careful planning Aven was able to trade lots to cover debts, build an average of one house a month, as he styled them "modest English type dwellings" in west Prescott, making a profit by providing the lot, building the house and writing the insurance on each building. By counselling his buyers after he sold them property, Aven was able to prevent any foreclosures due to the depressed economy.

As Aven stated, "During the entire Depression Years there was not even one foreclosure, repossession or defalcation on any of the properties we had anything to do with."

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The firm was also active throughout the late twenties and thirties in construction of numerous major buildings including Sacred Heart School and later the Apache Lodge on the east highway into Prescott. In the same area, Aven was responsible for the Veterans Memorial Park and the opening of the street named after him at the east entrance to Prescott. A trilon monument was designed by him and built in the park in honor of veterans of all United States wars. Toward the later years of his business career, Aven was rated highly as a general contractor and appraiser. Aven was the first to promote the idea of a building code in Prescott; he was responsible for zoning ordinances which were badly needed; he organized the Prescott Real Estate Board, the Insurance Association, the Home Builders Association, and both the Chamber of Commerce and the Junior Chamber of Commerce.

Aitken and Aven, in real estate, construction and insurance business, in 1929 purchased the apartment building at 119-127 East Goodwin Street and named it Kenwill, combining their first two names. William Aven lived in one apartment with his two daughters in the early to mid-1930s and during that period renovated both interior and exterior building elements. Leaving all fabric essentially intact, some interior walls were added, exterior plaster was applied and the shed roof was removed, with peaked roofs added over the doorway to each apartment.

This modest structure, the Kenwill Apartments, is a symbol of the vitality and energy of Prescott's residents in responding to the need for multiple housing for visitor and resident alike, in proximity to the center of town. The maintenance and remodeling by the owners in the historic period of significance which allowed continued use over eighty years is evidence of the enterprise and wise business sense of the firm of Aitken and Aven.

CONTEXT 2: THE MISSION REVIVAL STYLE IN PRESCOTT

Entering the historic section of Prescott from the east, one by-passes shady streets lined with handsome two-story homes before reaching the commercial core of the community. This area has traditionally been located about a spacious park which surrounds the Yavapai County Courthouse (NR). Interspersed with the commercial and residential structures are churches, schools, libraries, and fraternal halls. A large proportion of these buildings date from Arizona's territorial period. During that span of nearly fifty years Prescott was founded, functioned intermittently as the territorial capital, and grew to prominence as a social and economic center. Numerous politicians, merchants, and capitalists chose the community as their place of residence during that time. Prescott's historic buildings faithfully represent the town's genesis and have formed the basis for most subsequent development.

Buildings built during the early territorial phase tend to be simple in construction and detail. Locally available materials were employed throughout the period. The earliest structures used uncut logs; later building was done with lumber cut at the Curtis mill or its competitors. Toward the later part of the 1870s, a brick plant added masonry to

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the materials palette. Except for log structures, buildings erected during this period tend to be vertical and narrow in proportions. These qualities are primarily derived from the character of windows, doors, and porch columns. Roofs are primarily gabled although some commercial buildings have shed or flat roofs. Ornamental details are frequently non-existent. Where they do occur they are small and greatly simplified versions of their prototypes. Gothic Revival, Greek Revival, and Renaissance Revival forms constitute the stylistic body after which designs were usually patterned.

Few of the buildings erected prior to 1880 have survived. However, surviving intact from this phase of development is the land use pattern and general townscape character. Commercial structures have no set back from the front property line and usually abut another building on either side. They form a dense linear mass which is particularly apparent around the courthouse plaza. On the other hand, residences are usually situated at least 20 feet from the front property line and have adequate side yards. Each residence is thereby set in its own frame of grass and trees, a necessary condition for the picturesque tradition which dominated nineteenth century design. Public and semi-public buildings are sited according to their function and location in town.

Completion of the trans-continental railroad across northern Arizona signalled the arrival of new building materials and styles in Prescott. Although construction in any significant volume did not begin until the 1890s, the middle territorial period might be considered to be a high water mark in terms of architectural activity. Many of the structures built at this time are multi-storied, well constructed, and elegantly detailed. In the commercial sector, structures are commonly taller with a classically derived facade. Masonry is typically used, especially on the two and three-story buildings. Pressed metal or cast iron elements cover earlier fronts or are integrated into new ones.

Late territorial buildings are distinguished from their immediate predecessors by the use of more industrialized materials and a controlled, formal quality to the designs. Most of the buildings are multi-storied and regular in plan. Commercial structures are more heavily ornamented: principally in a manner derived from either the Renaissance Revival, Romanesque Revival, or Classical Revival. Public and semi-public buildings are designed in the same tradition although a few red brick schools may be ascribed to the Georgian Revival. Residential design is greatly influenced by the neo-classical and the shingle style during this period. Classical details are much larger and more accurately rendered. Symmetrical facades are common. Roofs are either hipped or gabled. When gabled, the roof often sweeps down in an uninterrupted plane from the ridge to a one-story porch.

In the years following Arizona's statehood, Prescott's architectural design has paralleled stylistic and technical developments common to the American scene in general. A few examples of the Mission Style, Bungalow, Modernistic, and International Styles may be found in the community. These later works tended to respect the land use pattern and townscape character established during the territorial years.

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The Santa Fe, Prescott and Phoenix Railroad Depot (1907) has been certified as eligible for the National Register for its architectural value as the largest and best preserved Prescott building designed in the Mission Revival Style popularized by the Columbian Exposition in Chicago in 1893.

Preceding the depot, which was designed and built by architects of the railroad company, an unknown builder designed and built the Kenwill Apartments in 1904-05 as a multiple dwelling, venturing into an all but unknown style for Prescott, which has continued to express architecturally and culturally the middle Western and New England influence of the founders of the town. These two structures are, with only a very few exceptions in the single family category, the only buildings of the style in Prescott.

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

Areas of Significance (enter categories from instructions)

Commerce
Architecture

Period of Significance

Depression Era

Significant Dates

1929-1937

Cultural Affiliation

N/A

Significant Person

Aven, William Peter

Architect/Builder

Unknown

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

SUMMARY

The Kenwill Apartment Building, constructed in 1904-05 and remodelled in 1937, is historically associated with William Aven and Kenneth Aitken, owners of the building, and major figures in the life of Prescott from the time of their association as the realty and insurance firm of Aitken and Aven, throughout the period of rapid growth and development of Prescott: 1929-1937. For this association, since Aven occupied one of the apartments and carried out the major renovation, the property is nominated under Criterion B.

The building is also significant under Criterion C as one of the very few structures of Mission Revival style ever built in Prescott. Only the Santa Fe, Prescott and Phoenix Railroad Depot (1907) and a few small-scale residences have been constructed in this style or its variations. In the context of Prescott's multi-family residential construction, of the twenty-one buildings listed in the 1919 city directory as hotels, lodging houses or apartments, ten survive. The Kenwill is one of only two two-story rowhouses ever constructed during the early period, for rental as separate units.

The significance of the structure can be applied only to the period when it was owned and remodelled by William P. Aven, 1929 - 1937, because despite extensive, lengthy and meticulous research no information has been revealed of the time of construction and thereafter, in photographs, biography of owners or public records. The only extant records of the building prior to acquisition by Aitken and Aven are Sanborn fire maps and the chain of title which reveals no names identified with Prescott's history.

This building was not recorded during the survey which resulted in the Prescott Territorial Buildings Multiple Resource Area nomination in 1978. The reason existed then as it does now that there is no information except for Sanborn fire maps and a receipt dated 1905 found in a door jamb during the 1987 renovation. Continuous use as apartments apparently occurred as evidenced by city directories listing occupants and addresses which correspond to the current designations.

See continuation sheet

9. Major Bibliographical References

Interviews with George Allan, Architect. 1986, 1987.
Interviews with Dorothy Aven Mills. 1987.
Interviews with Dama Aven. 1987.
Architectural Archives, 1931-1956, Lescher & Mahoney Architects, Phoenix, AZ.
Arizona Historical Foundation, Photo Archives Grace Sparkes Collection.
Aven, William P. "Reminiscences of One Macedonian - Self Portrait of Bill Aven", unpublished MS, 1969.
Maxwell, Margaret "The Depression in Yavapai County"; Journal of Arizona History, Summer 1982.

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
- 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

Specify repository: _____

10. Geographical Data

Acreeage of property Approximately one-fifth acre

UTM References

A

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

B

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Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description

The boundaries of the nominated property are identical to those described in Yavapai County Tax Parcel Number 109-01-065, further described as Lots 1 & 3, Block 21, Prescott Original Townsite, as recorded in Yavapai County, Arizona, records Book 4 of Maps, page 22.

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Boundary Justification

The boundary encompasses an 82.25'x106' parcel which is a portion of two lots defined when the Prescott Townsite was originally platted by Robert Groom and Van C. Smith in 1863. This is the present and historic extent of the property nominated, since the deletions of the west portion were accomplished prior to the period of construction. The owner in 1987 purchased an additional six feet to the south which is included in the boundary of the nominated property.

See continuation sheet

See enclosed map and plot plans

11. Form Prepared By

name/title Elisabeth F. Ruffner/Preservation Consultant
organization Ruffner-Cibola, Inc. date 7/87
street & number 1403 Barranca Drive telephone (602) 445-5644
city or town Prescott state AZ zip code 86303

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Northern Arizona University. Special Collections.

Sharlot Hall Museum Archives. Files: newspaper index, subject, biographical, photo, city directories.

The Paper (Weekly). 1971, Prescott, Arizona. Various Editions.

Prescott Evening Courier. Various issues between 1927 and 1939.

Weiner, Melissa Ruffner. Prescott, A Pictorial History. Virginia Beach, Virginia: The Donning Company, 1981.

Yavapai County Recorder. Deeds, Books of.

Yavapai Heritage Foundation. Historic Building Surveys, 1974-1981. Slide collection 1974 and t.f. Photographs, documents.

Yavapai Magazine. Various issues.

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1

Boundary Justification

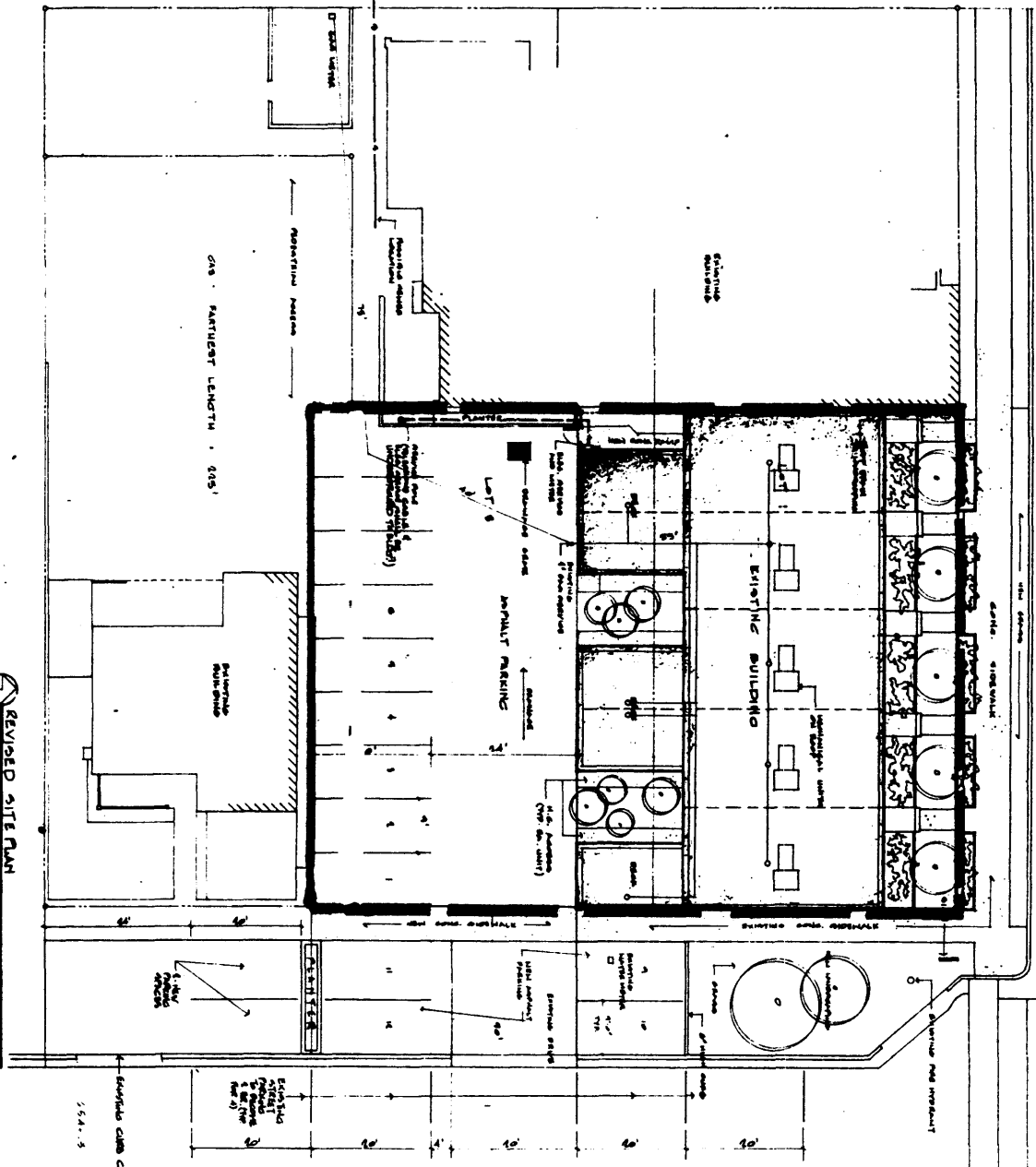
The original structure was built to the property lines on three sides, north (front) and east and west, with service space and parking reserved to the rear (south). When street paving, curbs and gutters and sidewalks (1904) were added by the city, the front steps and garden curbs were incorporated with the curbs extending slightly into the right-of-way. This configuration has been retained and restored.

CODDWIN STREET

MARINA STREET

REVISED SITE PLAN
REVISIONS: 1. 1000 WEST ST. & LOT 1, 1000 WEST ST. & LOT 2, 1000 WEST ST. & LOT 3, 1000 WEST ST. & LOT 4

BOUNDARY OF NOMINATED PROPERTY



A

1
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REVISIONS

THE KENWILL APARTMENTS
 119-121 E. CODDWIN ST. PRINCETON, AZ.
 REVISED SITE PLAN

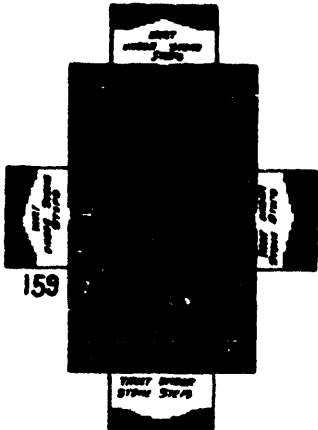
OTWELL ASSOCIATES
 312 East Gurley Street, Princeton, Arizona 85501 (520) 438-0541



JUNE 1824
PRESCOTT
 ARIZONA

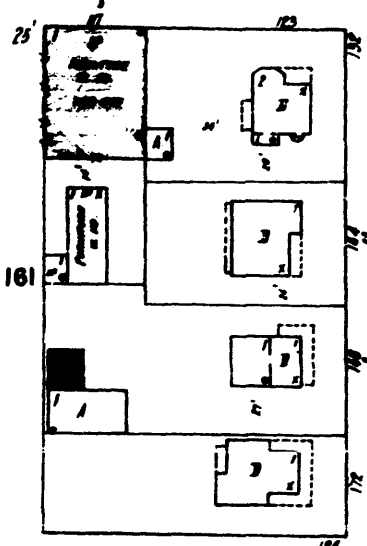
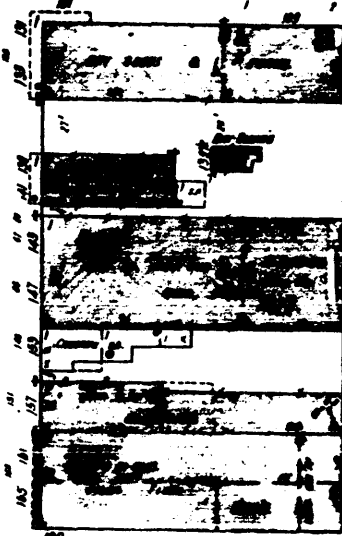
NOT IN SCALE

UNION



YAVAPAI COUNTY COURT HOUSE
 SHOWS CORNER, STAIRS AND OFFICE. EACH CORNER
 OUTSIDE WALL 5" WIDE. ALSO: SHOWS WALLS
 OF 12" CORNER WALLS WITH 2" SYSTEM BRICK.
 PARTITIONED BY 2" SYSTEM BRICK. - FRONT CORNER
 PART OF 1845-1850 BUILT ON CORNER. BLOCKS
 5" BRICK FINE WALL ALL AROUND. 12" DIVIDERS
 ALL CORNER. PARTITIONED AND RECEPTION BY
 LARGEST STEEL TRusses IN ROOM

PLAZA

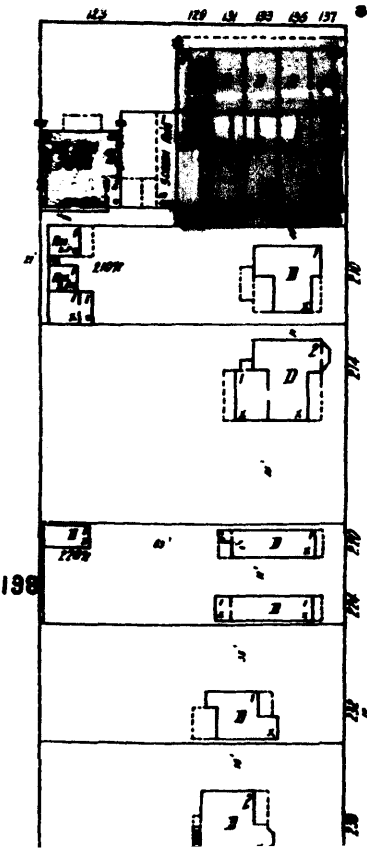
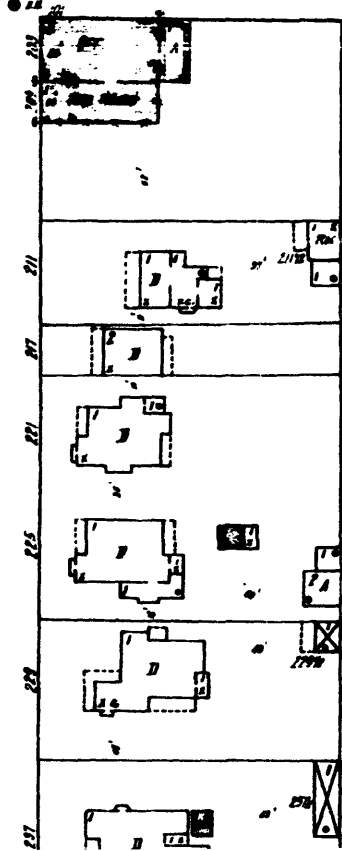
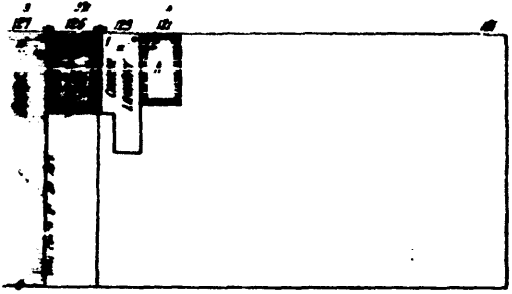


W. GOODWIN

E. GOODWIN

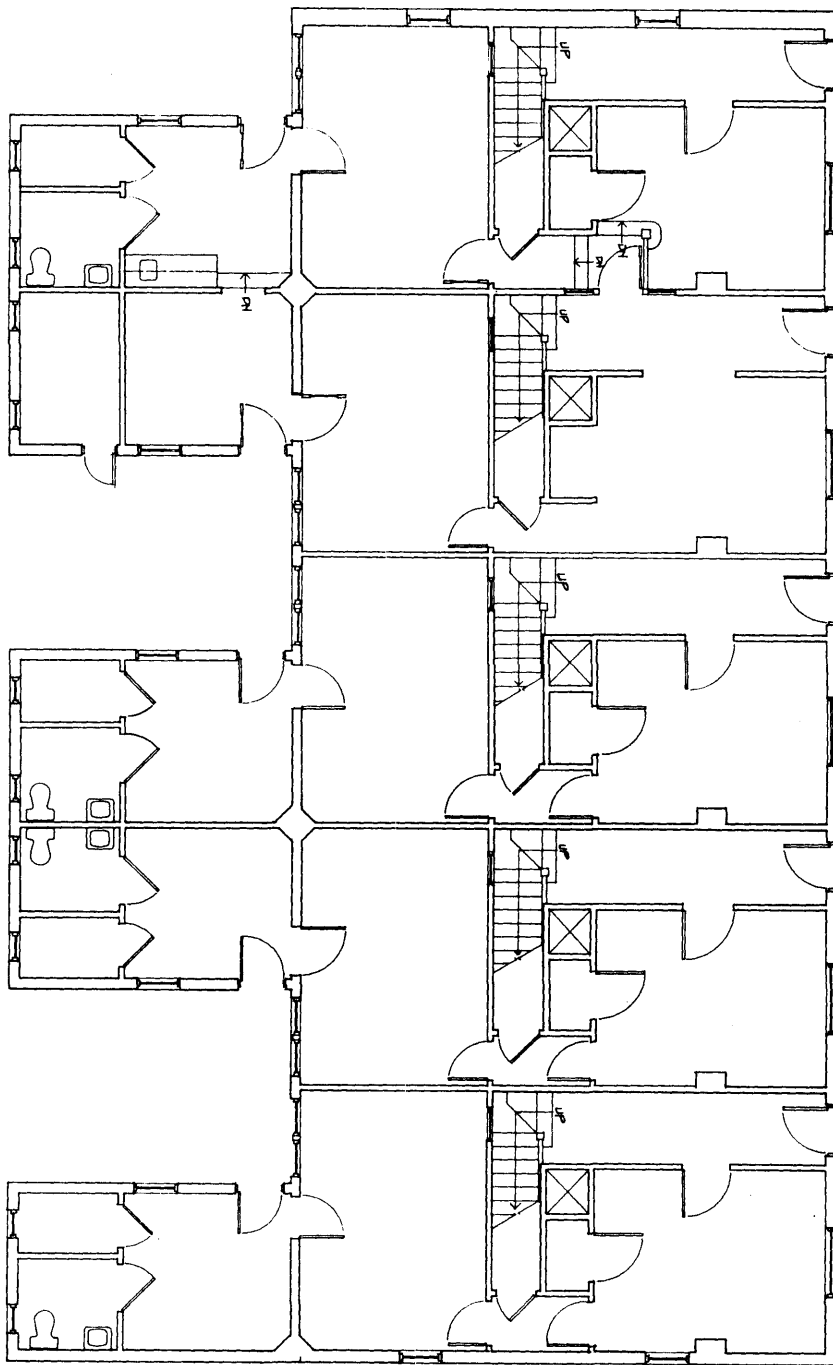
S. CORTEZ

S. MARINA



157

158



LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"

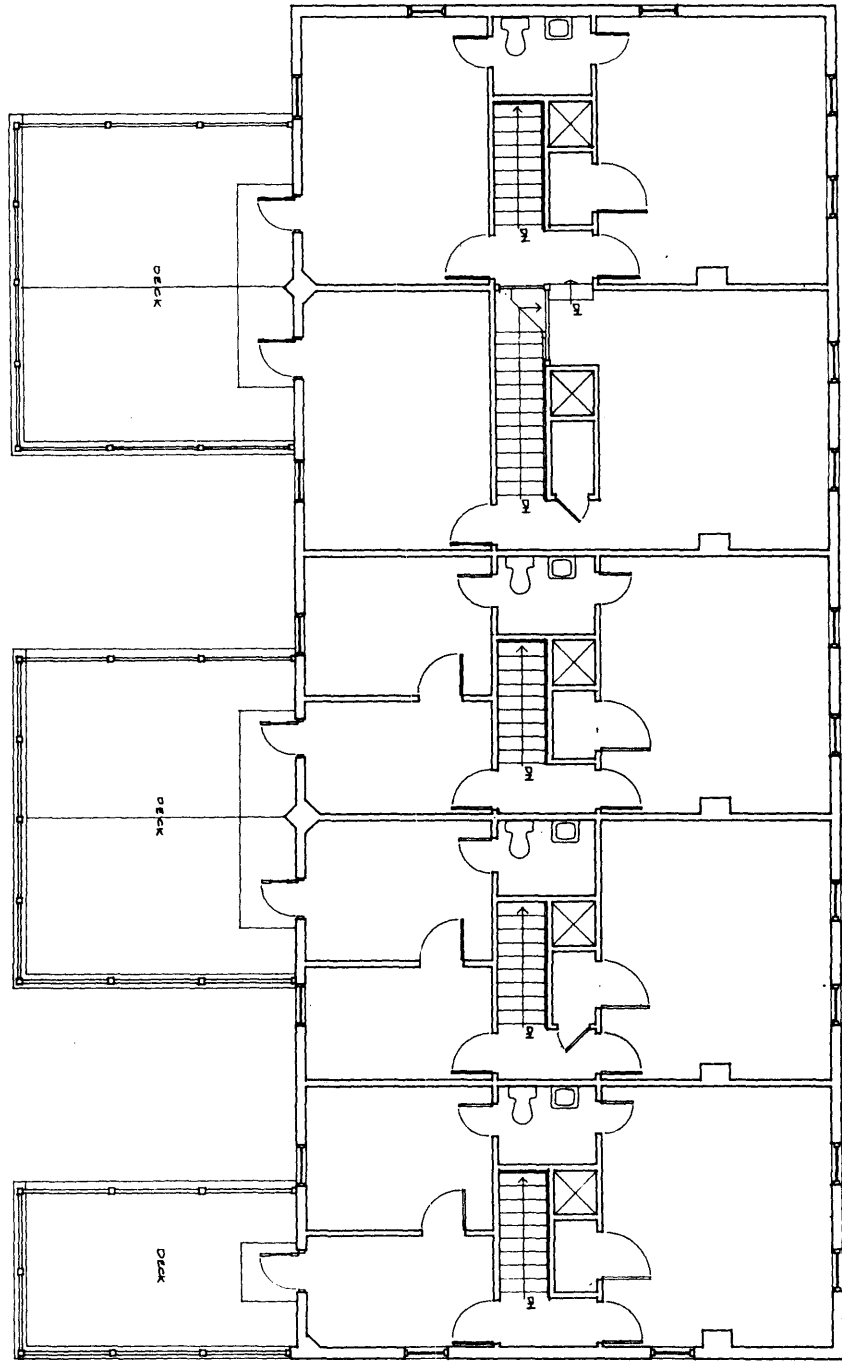
OF
SHEET NO.

DATE
DRAWN BY: CJR
CHECKED BY: VVO
JOB NO: 8824

REVISIONS:

GOODWIN STREET
OFFICE BUILDING

OTWELL
ASSOCIATES
212 East Gurley Street, Prescott, Arizona 86301 (802) 445-4951



UPPER LEVEL FLOOR PLAN
1/4"=1'-0"

OF
SHEET NO.

DATE:
DRAWN BY: GJR
CHECKED BY: VCB
JOB NO: 0004

REVISIONS:

GOODWIN STREET
OFFICE BUILDING

OTWELL
ASSOCIATES
212 East Gurley Street, Prescott, Arizona 86301 (602) 445-4951