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United States Department of the Interior National Park Service

NATIONAL REGISTER

National Register of Historic Places Registration Form

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 WEST PRESCOTT HISTORIC DISTRICT

other names/site number

2. Location

street & number along Park, Hill, Glendale, Glenwood, Country Club & Vista not for publication N/A

city, town Prescott

vicinity N/A

state Arizona code AZ county Yavapai code 025 zip code 86303

3. Classification

Ownership of Property

- Ownership of Property: [X] private, [X] public-local, [ ] public-State, [ ] public-Federal

Category of Property

- Category of Property: [ ] building(s), [X] district, [ ] site, [ ] structure, [ ] object

Number of Resources within Property

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects (streetlamps), and Total.

Name of related multiple property listing: Territorial Architecture of Prescott MRA

Number of contributing resources previously listed in the National Register 1

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [X] 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 [X] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of certifying official: Sherree Turner, Arizona State Historic Preservation Office

Date: July 6, 1989

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:

- [X] 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: Sharon Byers

Returned to the National Register

Date of Action: 8/10/89

Signature of the Keeper

Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

DomesticSingle DwellingEducation

Current Functions (enter categories from instructions)

DomesticSingle DwellingMultiple DwellingEducationCommercial**7. Description**

Architectural Classification

(enter categories from instructions)

Late 19th and Early 20th Century American  
MovementsBungalow/Craftsman

Materials (enter categories from instructions)

foundation Stone, concretewalls Wood, stone, stucco, brick, asbestosroof Asphalt, asbestos, wood

other \_\_\_\_\_

Describe present and historic physical appearance.

**SUMMARY:**

The West Prescott Historic District is a residential neighborhood in Prescott, Yavapai County, Arizona comprised primarily of homes constructed from the turn of the century through the 1930s. The district is an intact and distinct collection of one and two story residences whose architectural styles (Queen Anne, Craftsman Bungalow and Period Revival) exemplify and illustrate the transition in residential styles typical in Arizona during the early twentieth century. The district includes 78 contributing and 30 non-contributing buildings and 16 contributing objects within its boundaries.

**SETTING AND APPEARANCE:**

The City of Prescott is located on the northwest slope of the Bradshaw Mountains of Central Arizona at an elevation of 5,354 feet. The altitude combined with the continental air mass determine the native growth. Much of the area is forested with native gambrel and emory oak, alligator bark juniper, Arizona cypress and ponderosa pine. The climate is mild and semi-arid with distinct seasons.

The West Prescott Historic District is an irregularly shaped residential tract located in the hills west of Granite Creek in West Prescott, Yavapai County, Arizona (see Sketch Map). Most of the district along Park Avenue and Country Club Drive is on a hill rising northward from Aspen Creek. The hill rises steeply from Copper Basin Road, peaking at the intersection of Park Avenue and Hassayampa and dropping in elevation as Park Avenue continues north to intersect with Gurley Street. The district is generally bounded by the rear property lines on either side of Park Avenue and Country Club Drive and the rear property lines to the west of Vista Drive. The district comprises a total of 107 parcels.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 2

The West Prescott Historic District retains much of the native vegetation. Soils are decomposed granite. Granite rock outcroppings remain in many parts of the district as natural landscaping features with many of the homes sited in among the boulders. Stone retaining walls are common along property lines, particularly along the west side of Park Avenue. In addition to the native growth, London Plane trees have been planted in the parkway along Park Avenue and provide a deep shade pattern during the summer. The West Prescott Historic District is cohesively linked by uniform lot size and mature landscaping and by the way the structures relate to each other in terms of scale, setback, massing, materials, color, craftsmanship and architectural style.

One of the prominent features of the West Prescott Historic District is Lincoln School. The two brick school buildings were built in 1909 and 1937 in two phases. Lincoln is a neighborhood school, built specifically to serve the growing family population of West Prescott after the turn of the century, and expanded later in the thirties. Today Lincoln remains a neighborhood school.

**ARCHITECTURAL CONTEXT AND PREVALENT STYLES:**

The proposed district encompasses a major portion of west Prescott and includes early residential properties together with later development. Significant early residences include the Amy Hill residence (144 Park Avenue), home of the widow of well-known Prescott merchant Sam'l Hill, and the residences at 132 and 138 Park Avenue. These residences were constructed between 1906 and 1910 and exhibit elements of Queen Anne and the Shingle style. This early construction in the western portion of Prescott relates to its proximity to the downtown area and to the terminus of the streetcar line at the corner of Gurley Street and Park Avenue early in the twentieth century along with the availability of city services and electricity. Originally, Granite Creek formed a natural boundary on the west side of the townsite, resulting in the major early residential development occurring in East Prescott. However, as businesses began to predominate in the blocks north and west of downtown, businessmen began to build their homes in the west Prescott area to be closer to their business interests.

The West Prescott Historic District has one of the greatest concentrations of early twentieth century houses in Prescott. The northern portion of the district along Park Avenue generally exhibits earlier stylistic characteristics due to its early (1885) development by Judge Henry W.

(see continuation sheet)

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 3

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Fleury. Involved in various legal entanglements, Fleury lost much of this land to Sheriff's Deed. Re-subdivided at the turn of the century by railroad financier Frank Murphy, the north part of the district developed very early in the 20th century, while the southern and western portions of the district developed later in the teens, twenties and thirties due generally to various economic factors, such as the Depression, and community growth and development to the west.

**ARCHITECTURAL STYLES REPRESENTED IN THE DISTRICT:**

The architecture of the West Prescott Historic District represents a period of continued growth and development for Prescott between the years 1906 and 1939. The building styles exhibit Queen Anne, Craftsman Bungalow and various Period Revival influences. Houses in the district are typically asymmetrical in massing and irregular in plan. One story houses predominate, but two and two and one-half stories also occur. Roofs are almost exclusively gabled with hip roofs occurring over later additions and newer structures. Wood clapboard, shiplap, and board and batten and stucco are most commonly used as exterior siding over frame construction. Several brick Bungalow style residences are also found in the district. Shingled and false half-timbered gables are decorative elements which occur in the district. Foundations are typically concrete or stone. Basements are fairly common. Porches tend to be broad on the earlier Bungalows and smaller, less protective structures on the later Revival styles. Original outbuildings, which were not individually evaluated for their contributing or non-contributing status, are common throughout the district.

Streetscape features which serve to unify and distinguish the district include the retention of native evergreen and semi-deciduous growth together with large shade trees such as the sycamores planted in the parkway along Park Avenue. This provides a canopy of vegetation over the district. The 1937 WPA installation of concrete curbs, gutters, sidewalks and street surfaces along Park Avenue, Glenwood and Glendale Avenues and Country Club Drive together with the sixteen single-pole cast iron street lamps manufactured by Prescott Iron Works in Prescott beginning in 1917 provide an affirmation of the suburban ideal. Stone is frequently used as retaining walls at the property lines, distinguishing one lot from the next as a consequence of terrain. Fences along the front are less common, suggesting that the cityscape took precedence over privacy, at least in the front yards. Fences, when used, are usually picket or garden wire. These streetscape features are unique to the district and lend a continuity and cohesiveness to the residential setting.

(see continuation sheet)

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 4

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The architecture of the West Prescott Historic District reflects the nationwide transitions from the turn of the century to 1939 as Queen Anne, Stick and Shingle styles were replaced by the Craftsman Bungalow at the turn of the century, which in turn began to be less popular about 1914 when the prevailing mode returned to the more conservative Revival styles. The architectural styles of the West Prescott Historic District span this transitional period and consequently exhibit a mixture of many of these styles.

Early Twentieth Century Movements: Late Victorian - Queen Anne

The Queen Anne style, influenced by 19th Century English architects, was one of the most popular and best known examples of the Victorian period. Residences are characterized by their asymmetrical massing, irregular plans and varied silhouettes, which result from the use of dormers, gables and towers. A variety of forms, textures materials and colors contribute to an exuberant visual display. Forms and elements from a variety of stylistic sources were used to achieve visual complexity resulting in highly eclectic structures. In the West Prescott Historic District, Queen Anne features are combined with those of Eastlake, Stick, High Victorian Gothic and Shingle styles.

Examples include the Amy Hill House at 144 Park Avenue (built 1906), the last obvious leftover from the Queen Anne Era, and the residences at 132 and 138 Park Avenue, which exhibit Queen Anne elements but show the beginning of the transition to simpler, more modest types of residential architecture.

The Bungalow/Craftsman

The Bungalow style was built throughout Arizona from the turn of the century through the 1930s. The bungalow was intended to be a forthright, direct, and functional dwelling. It was a modest, comfortable-looking, low profile house which communicated a sense of shelter. Lacking the busy three-dimensional ornamentation popular during the Victorian Era, the Bungalow style was typified by use of materials left as close as possible to their original state. An openness, freedom of plan and unassuming scale were also typical; the restriction to one story, while common, was not universal. Ornamentation was characterized by exposed beams and rafters, natural stain of wooden surfaces and the use of stone, brick, concrete and concrete block. French doors leading to porches and terraces were common, as were pergolas. A brick or stone fireplace was a major element. This new type of residence became an everyman's home, replacing the Victorian cottage of the 1880s and 1890s.

(see continuation sheet)

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number   7   Page   5  

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The popularity of the Bungalow style was due to the Arts and Crafts Movement in America (as influenced by the English Arts and Crafts Movement), and publications such as House Beautiful, House and Garden, Inland Architect and News Record and Western Architect and the resulting flood of pattern books which appeared, offering plans for Craftsman Bungalows. Gustav Stickley and his Craftsman magazine also had a tremendous influence in matters of taste during the early years of this century. These periodicals catered to homeowners or to potential builders of homes and to their various home-related hobbies and activities. In addition to being economical, informal and open, the popularity of the Bungalow style occurred at a time of economic prosperity which allowed many families to purchase their first homes.

Excellent examples of modest Bungalow style dwellings are found throughout the district, including the residences located at 219, 353, and 375 Park Avenue and 541 Hill and 222 Vista Drive. Several of these residences feature a low native stone wall at the front property line. This characteristic is typical of the Bungalow/Craftsman style. Other notable examples include the residences located at 222 and 223 Park Avenue, 709 and 716 Country Club Drive and 218 Vista Drive.

The demise of the Craftsman Bungalow style can be attributed to several factors. The changing attitudes of clients, the seeking of historical styles as a symbol of culture and sympathy for England during World War I added impetus to the prevailing revival of Gothic, Tudor Gothic and Colonial forms. Significantly, women were given the right to vote and with this new recognition they exercised greater controls over household decisions. Many of the homemaker magazines of the times moved to the East and joined their younger competitors in expressing an Eastern point of view. By the 1920s, interior decorators came into their own and, backed by the authority of the homemaker magazines, concentrated on the lady of the house. The built-in, individualistic and almost impossible to "decorate" Bungalow style elements were not high on their lists. And in California, the 1915 Panama-Pacific Exposition in San Diego firmly established Spanish Colonial as the reigning mode. This return to Revival styles was a phasing back to a conservative expression. At this time, American architecture turned back toward Europe and elsewhere rather than to its native soil.

(see continuation sheet)

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

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 6

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Revival Styles of the Eclectic Era

At the turn of the century, commercial architecture in Prescott shifted to reflect the growing national trend to Revival styles, particularly Colonial Revival and Neo-Classical Revival styles. In Arizona, a desire of new residents to identify with their predominately midwestern origins was combined with a desire to conform to the national identity as a way to dispel the frontier image.

The Revival styles are a wide range of historically based styles favored by the American public from 1890 to 1940. Colonial Revival and Neo-Classical Revival were popular throughout the entire period and appeared concurrently with the Craftsman Bungalow, Arts and Crafts and Prairie School styles. Following World War I, other, more varied styles became popular, such as Spanish Colonial, English Tudor and Mission. These designs almost always displayed the architect's or builder's familiarity with the external, decorative features of the historical styles rather than with the building's tradition, its formal features or plan types.

This return to historicism was reinforced in the teens and twenties by the architectural press in numerous articles on the "country house". Unlike the Victorian fondness for the picturesque, which was expressed mostly through a variety of building materials, decorative detailing and silhouettes, the Period Revival's historical allusions were based on picturesque architectural massing that accommodated various roof pitches, dormer types and towers. The overall simplicity of mass also suggested the informality that was "appropriate" to the modern American way of living. Thus, the interiors of the buildings designed during this period by American architects conformed to American concepts of comfort and practicality. Undoubtedly, this informality in living patterns had been influenced by changes in family relationships after the Victorian period and by a shortage of domestic help.

Prescott residential architecture of this period tends to include several Revival motifs, including Mission/Spanish Colonial, Gothic and English Tudor. Examples of these Revival motifs include the residences at 551 Hill and 715 Country Club Drive (Mission/Spanish Colonial), 331, 345 and 374 Park Avenue, 610, 724 and 801 Country Club Drive (Gothic Revival), 321, 336 and 364 Park Avenue and 610 and 712 Country Club Drive (English Tudor Revival).

(see continuation sheet)

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

**National Register of Historic Places  
Continuation Sheet**

Section number   7   Page   7  

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**INTEGRITY:**

The contributing residences in the West Prescott Historic District are, with few exceptions, intact examples of their representative styles. Unlike much earlier development in Prescott, the district was, for the most part, platted in accordance with the terrain and natural environment, resulting in a unique setting for the residences of the various subdivisions which make up the West Prescott Historic District. Alterations consist of additions to the rear and/or the enclosure of front porches. These changes are seldom obtrusive nor do they detract from the historic character of the structures. Many of these homes are in exemplary condition, reflecting a pride of ownership which has been evident in the district since its inception. Of the 107 surveyed residences in the District, 78 have retained sufficient integrity to be considered contributors. Sixteen single pole street lamps also retain integrity and contribute to the streetscape of the West Prescott Historic District.

Of the remaining 30 buildings, alterations have compromised building integrity or structures post-date the historic period. The non-contributing residences are, fortunately, evenly disbursed throughout the district and thus do not constitute a notable intrusion into the district. The district possesses integrity of location, design, setting, materials, workmanship, feeling and association.

(see continuation sheet)

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 8

## CONTRIBUTING BUILDINGS

Inventory Number	Address	Parcel Number
1	111 Park Avenue	113-12-060
3	116 A Park Avenue	113-11-020
4	118 A Park Avenue	113-11-023
5	119 Park Avenue	113-12-062
6	120 Park Avenue	113-11-019
7	124 Park Avenue	113-11-018
8	132 Park Avenue	109-06-001
9	138 Park Avenue	109-06-002
10	144 Park Avenue	109-06-003
12	604 Coronado Avenue	109-06-005
13	614 Coronado Avenue	109-06-006
15 & 16	201 Park Avenue	109-05-004
18	212 Park Avenue	109-06-008
19	214 Park Avenue	109-06-010
20	219 Park Avenue	109-05-005
21	222 Park Avenue	109-06-011
22	223 Park Avenue	109-05-006
23	228 Park Avenue	109-06-012
24	229 Park Avenue	109-05-007
26	233 Park Avenue	109-05-008
29	240 Park Avenue	109-06-015
31	551 Hill Avenue	109-05-052
32	541 Hill Avenue	109-05-051
33	537 Hill Avenue	109-05-050
34	250 Park Avenue	109-06-20A
36	303 Park Avenue	109-05-054
39	610 Glenwood Avenue	109-06-026
40	614 Glendale Avenue & 612 Glenwood Avenue	109-06-027
41	626 Glendale Avenue	109-06-028
42	634 Glendale Avenue	109-06-029
44	318 Park Avenue	109-07-001
45	321 Park Avenue	109-08-085
47	331 Park Avenue	109-08-083
48	335 Park Avenue	109-08-082
49	336 Park Avenue	109-07-002
50	338 Park Avenue	109-07-003

(see continuation sheet)

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 9

## CONTRIBUTING BUILDINGS

Inventory Number	Address	Parcel Number
54	345 Park Avenue	109-08-080
55	349 Park Avenue	109-08-079
57	353 Park Avenue	109-08-078
58	356 Park Avenue	109-07-007
60	364 Park Avenue	109-07-008
62	370 Park Avenue	109-07-009
63	374 Park Avenue	109-07-010
64	375 Park Avenue	109-08-074
65	378 Park Avenue	109-07-012
66	444 Park Avenue	109-07-110
70	610 Country Club Drive	109-07-011
71	611 Country Club Drive	109-07-028
73	616 Country Club Drive	109-07-015
74	620 Country Club Drive	109-07-014
75	624 Country Club Drive	109-07-013
76	408 Aspen Street	109-07-050B
77	416 Aspen Street	109-07-050C
78	703 Country Club Drive	109-07-050A
79	704 Country Club Drive	109-07-073
81	709 Country Club Drive	109-07-051
82	712 Country Club Drive	109-07-075
83	715 Country Club Drive	109-07-052
84	716 Country Club Drive	109-07-076
85	718 Country Club Drive	109-07-077
87	411 Perry Street	109-07-054
88	416 Perry Street	109-07-044B
89	417 Perry Street	109-07-047
90	724 Country Club Drive	109-07-078
91	801 Country Club Drive	109-07-032
92	804 Country Club Drive	109-07-079
93	807 Country Club Drive	109-07-033
94	813 Country Club Drive	109-07-034
95	806 Country Club Drive	109-07-080
97	814 Country Club Drive	109-07-082
99	818 Country Club Drive	109-07-083
100	821 Country Club Drive	109-07-036
101	829 Country Club Drive	109-07-037
102	230 Vista Drive	109-07-100
103	222 Vista Drive	109-07-099
104	218 Vista Drive	109-07-098B
107	104 Vista Drive	109-07-096

(see continuation sheet)

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 10

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## CONTRIBUTING OBJECTS\*

Inventory Number	Quantity	Location
109	16	various - Park Avenue

\*streetlamps

(see continuation sheet)

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 11

## NON-CONTRIBUTING BUILDINGS

Inventory Number	Address	Parcel Number
2	116 Park Avenue	113-11-022
11	148 Park Avenue	109-06-004
14	615 Coronado Avenue	109-06-009
17	204A & B Park Avenue	109-06-007
25	232 Park Avenue	109-06-013
27	236 Park Avenue	109-06-014
28	239 Park Avenue	109-05-009
30	241 Park Avenue	109-05-053
35	302 Park Avenue	109-06-025
37	adjacent to 303 Park Avenue	109-05-054A
38	306 Park Avenue	109-06-024
43	317-319 Park Avenue	109-08-086
46	323 Park Avenue	109-08-084
51	339 Park Avenue	109-08-081
52	342 Park Avenue	109-07-004
53	344 Park Avenue	109-07-005
56	350 Park Avenue	109-07-006
59	357 Park Avenue	109-08-077
61	369 Park Avenue	109-08-075
67	601 Country Club Drive	109-07-109
68	607 Country Club Drive	109-07-030
69	609 Country Club Drive	109-07-029
72	615 Country Club Drive	109-07-027
80	708 Country Club Drive	109-07-074
86	721 Country Club Drive	109-07-053
96	810 Country Club Drive	109-07-081
98	817 Country Club Drive	109-08-035
105	216 Vista Drive	109-07-098A
106	122 Vista Drive	109-07-097
108	115, 115A & B, 117 Park Avenue	113-12-061B

**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)

Architecture  
Community Planning and Development

Period of Significance

1906-1939  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder

unknown; various  
\_\_\_\_\_  
\_\_\_\_\_

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

**SUMMARY :**

The West Prescott Historic District consists exclusively of residential properties, with the exception of Lincoln School, constructed between 1906 and 1939. The period of significance (1906 - 1939) represents the earliest documented construction of a residence in the district (144 Park Avenue) and the most recent construction of a historic style (818 Country Club Drive). The architecture of the buildings constructed in the West Prescott Historic District follows a stylistic progression from Queen Anne to late 19th and early 20th century Revival styles, with Craftsman Bungalow forms bridging the two. A few Queen Anne styles are interspersed with Craftsman Bungalows and various Revival style dwellings built throughout the historic period. The West Prescott Historic District can be considered eligible for the National Register under criterion "A" for its association with the development of Prescott and criterion "C" as a cohesive grouping of early twentieth century architecture which illustrates the changes in residential form and taste from the turn of the century to the late 1930s. One property in the District (the Amy Hill House at 144 Park Avenue) is already individually listed on the National Register as a component of the Prescott Territorial Buildings Multiple Resource Area Nomination.

**HISTORICAL AND ARCHITECTURAL BACKGROUND:**

The West Prescott Historic District includes all or parts of five separate subdivisions created between 1885 and 1936 plus several parcels which are not a part of any platted subdivision. Though the Fleury Addition was platted in 1885, development of the subdivision along Park Avenue south from Gurley Street did not begin until the turn of the century. Major development occurred after the Addition was resubdivided into Murphy's Second, Third, Fourth and Fifth subdivisions, resulting in the clearing of various clouds on the titles to some of the lots. Lots were predominately 25 X 100 feet, though the terrain resulted in variations of the sizes and

See continuation sheet

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

**National Register of Historic Places  
Continuation Sheet**

Section number 8 Page 2

---

configurations of the lots in the various subdivisions. These subdivisions were provided with City services as they were developed, were close to the commercial center of Prescott and were easily accessible either by private or public transportation (streetcar).

Architecturally, the district features a few Queen Anne influence residences along the west side of Park Avenue just south of its intersection with West Gurley Street (the oldest portion of the district), a significant percentage of Craftsman Bungalow Styles and a mixture of Mission/Spanish Colonial, Gothic and English Tudor Revival Styles. Initially, the West Prescott Historic District featured the residences of a few prominent Prescott businessmen, but later in developments, especially in Buena Vista Heights and Ridgewood Heights and Ridgewood Heights Addition, the focus was on modest housing for young families and first-time home buyers. Historically, the district represents the early twentieth century expansion of Prescott westward from the downtown area combined with the development of modest new housing directed toward newcomers and tourists who desired to make Prescott either a summer retreat or a permanent residence.

**HISTORICAL AND ARCHITECTURAL CONTEXTS:**

The District is associated with two contexts related to the growth and development of Prescott: 1) Residential Architecture in the Arizona Territory, 1864 - 1912; and 2) Twentieth Century Expansion of Prescott, 1912 - 1937.

Prescott as the Territorial Capital of Arizona, 1864 - 1867 and 1877 - 1889

The historic development period of Prescott traditionally begins in 1864 with the establishment of Prescott as the Arizona Territorial Capital. Prescott was also designated at the same time as the County Seat of Yavapai County, one of four original territorial counties. Although the Capital moved to Tucson from 1868 to 1877, the Capital returned to Prescott at the end of 1877 and remained until it was moved to Phoenix in 1889. During these years as Territorial Capital, Prescott was the dominant political center of the Territory and was protected and influenced by the presence of nearby Fort Whipple. By 1880, Prescott had a population of 2,000 and was the center of flourishing lumbering and mining industries. The city was well established by the time the transcontinental Atlantic & Pacific railroad crossed northern Arizona in 1882. By that date, many prominent and prosperous families in the Territory had settled in Prescott and built homes.

(see continuation sheet)

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 3

The decade of the 1880s saw fluctuations in the economic condition of Prescott due to slumps in mining activity, especially a severe slump in 1885 which resulted in the closing of several Prescott businesses. The community was strong enough to recover economically based on the rapid growth of the cattle industry in the area. On December 31, 1886, a branch of the Santa Fe railroad was opened connecting Prescott with the A & P. In 1893 it was replaced by a branch of the Santa Fe. By 1895 the Santa Fe, Prescott and Phoenix Railroad connected Prescott's mining area with the Southern Pacific line. This access to the railroad bolstered the mercantile sector of the local economy and led to the establishment of several new dry goods and mining supply businesses. Communication and utilities improved along with transportation. An electric light plant was built in 1889 and telephones arrived shortly thereafter. The year 1889 also marked the year that the capital was moved to Phoenix, where it has since remained. In spite of this political loss, Prescott continued to prosper and develop as the nineteenth century drew to a close.

Territorial Architecture in Prescott, 1864 - 1912

It was during the late nineteenth century that much of the Prescott townsite was developed and the Victorian architectural image began to emerge. When the townsite was laid out in 1864, two quarter sections of land were platted into rectilinear streets (with little regard for the terrain) with two centrally located tracts reserved for government purposes. This plan emulated and continues to convey an identifiable small-town Midwestern style with New England influences. Queen Anne became the predominant architectural style of this growth period, and after the arrival of the railroad, more elaborate and sophisticated examples of Queen Anne appeared, many with Eastlake influences. The increased availability of materials, including "special orders" from Los Angeles, broadened the variety of styles of the residential and commercial architecture of Prescott in the late nineteenth and early twentieth centuries. The majority of the Queen Anne homes built during this period are located east of the downtown commercial center and reflect the predominance of Victorian-era architecture. This abundance of late nineteenth century Queen Anne architecture sets Prescott apart from most other communities in Arizona. Due to its later development, the West Prescott Historic District has three examples of buildings influenced by the Queen Anne style (132, 138 and 144 Park Avenue).

The turn of the century brought still more changes. The closing of Fort Whipple in 1898 and its subsequent reopening in 1902 brought both economic depression and boon to Prescott. A disastrous fire destroyed 4 1/2 blocks of downtown Prescott on July 14, 1900, but resulted in the rebuilding of

(see continuation sheet)

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 4

the downtown retail center around the Plaza and the construction of a 23-mile-long water pipe which brought much needed water to Prescott from Del Rio Springs. The construction of a street-car line followed the growth of the population of Prescott to 5,000 in 1900. These improvements, along with major improvements in transportation, made Prescott more accessible and fostered residential growth relating to the civic and economic expansion of the town. In 1905, another mining depression slowed building activity.

By the turn of the century, there were at least 13 trained architects practicing in Prescott. The availability of architects, improvements in transportation (resulting in the increased availability of standardized and mail-order building components) and diffusion of stylistic models by way of pattern books and periodicals influenced a shift toward a more formal style in the first decade of the twentieth century. Architectural design began to shift from the exuberance of Queen Anne styles to the more controlled formality of Classical Revival styles. As used here, Classical Revival encompasses Beaux-Arts Classicism, Georgian Revival, Colonial Revival and Neo-Classical Revival. This change in style is particularly evident in the downtown commercial buildings (where examples of the late Victorian Romanesque and Renaissance Revival styles also appear).

The early twentieth century brought a second growth period to Prescott. Government activity continued to be important to Prescott, though the Territorial Capital was now firmly entrenched in Phoenix. Prescott's stature as a County Seat continued along with strong economic growth. Thus, by the time Arizona was granted Statehood in 1912, several periods of exceptional prosperity had allowed 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.

Twentieth Century Expansion in Prescott, 1912 - 1930s

The granting of Statehood to Arizona on February 14, 1912 continued the architectural shift toward Neo-Classical design, a trend that is visible throughout Arizona. This time period represents a transitional period in architecture in Arizona. This trend was especially visible in commercial and governmental buildings. The construction of the new Courthouse in 1916 at the center of the downtown commercial area established a Neo-Classical focal point for Prescott and reflects a clear and purposeful decision to

(see continuation sheet)

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 5

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build a "City Beautiful" in a permanent and professional style. The Neo-Classical courthouse introduced a new image and level of sophistication to the community that was intended to symbolize the importance of Prescott within the State. The building was constructed of locally quarried granite. This resulted in a boon to a local industry, which was thus able to install mechanized quarrying equipment. Also during this transition period, many of Prescott's Revival style residences were constructed, two examples of which are located at 331 Park Avenue and 715 Country Club Drive.

The Yavapai County Chamber of Commerce (now the Prescott Chamber of Commerce) was founded in 1914 to promote Yavapai County, and especially the Prescott area, for its healthful climate. This promotion initiated a sound tourist industry based on Prescott's growing reputation as a resort community. Arizona began to attain status as a stylish winter resort in the booming 1920s. Recreation was becoming a leading business of the central and southern parts of the state during the winter months and the northern parts during the summer months. Growth of the business, however, was distinctly limited by the lack of highways. As the advantages of Prescott's climate were beginning to draw tourists and summer visitors from Phoenix, the Santa Fe railroad ran a special "tourist train" from Phoenix. In the 1920s, the completion and partial paving of the Black Canyon Highway from Phoenix began to make the Prescott area somewhat more accessible by automobile, and the completion of a highway from Prescott to the Grand Canyon also expanded the tourist market.

Another major factor supporting growth in the early twentieth century was the resurgence of copper mining activities in the nearby areas of Humboldt, Mayer and Jerome. This was a direct result of the increased demand for copper created by World War I. The investment in the revitalized copper industry by several Prescott banks and businessmen was of great benefit to the economic conditions and growth of Prescott during this time.

In 1919, Prescott suffered the effects of a post-war depression along with the rest of the state and nation. However, along with other communities in Arizona, Prescott was showing a steady growth rate. The 1920 U. S. census placed the population of Arizona at 334,162, up from 204,354 in 1910, a gain of 63.5%, but the population of Prescott at 5,010, was down from 5,092 in 1910, mainly due to the effects of World War I. The cattle business was enjoying enormous growth with an estimated 1,575,000 cattle valued at \$58,275,000. This industry, along with Prescott's reputation as a tourist resort with emphasis on tourist hotels and guest ranches and slow but steady economic growth helped carry Prescott through this post war depression period in relative prosperity.

(see continuation sheet)

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 6

The West Prescott Historic District includes portions of five subdivisions spanning development periods from 1900 to 1937. The oldest subdivision, the Fleury Addition, was platted in 1885 and replatted in 1890 (see Book 1 of Townsites, pages 127-129 and 110 in the Office of the Yavapai County Recorder). Later, much of the Fleury Addition was purchased by railroad developer Frank Murphy and was resubdivided into Murphy's First and Second (1902), and Third and Fourth (1914). Parts of these four subdivisions lie within the boundaries of the district. Most of the development in these subdivisions along Park Avenue, Hill, Glendale and Glenwood Avenues occurred after Murphy resubdivided and developed them. Buena Vista Heights, which lies on the west edge of the district, was platted in 1918 and developed by Yavapai Construction Company. In 1927, William Aven, a realtor and developer who came to Prescott to be treated at Fort Whipple Hospital in 1920, and his partner Aitken purchased 22 acres of land west and south of Murphy's subdivisions along a trail which became Crest Avenue (now Country Club Drive) and developed Ridgewood Heights (1928) and Ridgewood Heights Addition (1936). Aitken and Aven offered the "financing of any class of residence, within the restriction that prospective homeowners may desire" (Prescott Journal Miner, 7/8/28). Aven designed several house plans (primarily English Tudor Revival in style) and made the plans available as custom built homes to purchasers of lots in Ridgewood Heights. The lots were described as "naturally rugged and lend(ing) themselves admirably to the wild and unsullied atmosphere of the vista" (*ibid.*). The Owen Subdivision was developed in 1929 and consisted of only six lots including and adjacent to the home of Dr. William Owen (615 Country Club Drive).

The 1930s Depression was more severe, lasted longer and affected more people than any economic decline in history. By 1932 there were 15,000,000 Americans unemployed. Thousands of banks failed and people lost their savings. Farm prices dropped and mines and factories closed down. Foreign trade came to a standstill. Charity soup kitchens opened in the cities and many of the jobless roamed the country looking for work. Many came to Arizona, but statistics show that the Great Depression seriously jolted the Arizona economy also. The state's industries had made great progress during the 1920s, but the 1930s Depression was hard on all of them. Mining was hit hard, and with little demand for copper the price fell from 18 cents per pound in 1929 to 5 1/2 cents in 1932. Total production of copper tumbled from 830,000,000 pounds in 1929 to 182,000,000 pounds in 1932. Many companies closed down their mines and laid off miners. Some unemployed tried to make a living by prospecting for gold. The federal government put a four-cent duty on imported copper, and by 1936 the mines were starting to recover, though mining prosperity didn't return until

(see continuation sheet)

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

**National Register of Historic Places  
Continuation Sheet**

Section number   8   Page   7  

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World War II. Cattlemen and sheepmen had a similar experience. Wool prices dropped from 36 cents a pound in 1929 to 9 cents in 1933. Beef went down from 9 cents a pound to 3 cents. The price got so low, some cattlemen gave their animals away. The tourist industry and private construction also fell off during the Depression, and there was almost no home building in Arizona between 1932 and 1935. Arizona's population increased only 30 percent during the 1930s and actually declined during the first part of the decade. There were, however, improvement projects going on during the Depression through the efforts of a well organized WPA effort. These projects included the paving of Park Avenue, Glendale, Glenwood and part of Country Club Drive with concrete, and concrete curbs and gutters were installed. Though Prescott was able to remain fairly stable during the Depression, there was virtually no new construction during this period. New construction increased substantially toward the end of the 1930s, and by 1939, the West Prescott Historic District was almost completely developed.

**9. Major Bibliographical References**

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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:

City of Prescott; Sharlot Hall Museum and Archives

**10. Geographical Data**

Acreage of property approximately 12

UTM References

A 1 2 | 3 6 4 5 8 0 | 3 8 2 3 0 2 0  
 Zone Easting Northing

C 1 2 | 3 6 4 3 8 0 | 3 8 2 2 2 0 0

B 1 2 | 3 6 4 4 4 0 | 3 8 2 2 2 0 0  
 Zone Easting Northing

D 1 2 | 3 6 4 3 8 0 | 3 8 2 2 3 0 0

See continuation sheet

Verbal Boundary Description

The specific boundaries of the West Prescott Historic District are shown as the dotted line on the accompanying map entitled "Sketch Map".

See continuation sheet (Sketch Map)

Boundary Justification

The boundaries of the West Prescott Historic District define a cohesive grouping of early, twentieth century historic properties developed between 1906 and 1939 in west Prescott, Yavapai County, Arizona. The boundaries of

See continuation sheet

**11. Form Prepared By**

name/title Nancy L. Burgess & Micha McCue Hoy date May, 1989  
 organization \_\_\_\_\_ telephone 602-445-8765; 778-4247  
 street & number P. O. Box 42 state AZ zip code 86302  
 city or town Prescott,

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number   9   Page   2  

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- City Directory of Prescott, The Prescott Courier, Prescott, Arizona 1933, 1936-37, 1939.
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- Davidson, Marshall B., The American Heritage History of Notable American Houses, American Heritage Publishing Co., Inc., New York, 1971.
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- Hill, Myles E. and Goff, John S., Arizona: Past and Present, Black Mountain Press, Cave Creek, Arizona, 1970.
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- McAlester, Virginia and Lee, A Field Guide to American Houses, Alfred A. Knopf, New York, 1986.
- Nelson, Kitty Jo Parker and Gardner, Gail I., Prescott's First Century, 1864-1964, Arizoniana: The Journal of Arizona History, Vol. 4, No. 4, Winter 1963.
- Prescott City Directory, The Inskeep Company, Long Beach, California, 1922, 1925, 1926, 1928, 1929.
- Prescott City Directory, Western Directory Company, Long Beach, California, 1917.
- Sanborn Map Company, Fire Insurance Maps, Prescott, Arizona, 1910, 1924, and 1949 revision of 1924 map, New York.
- Prescott Journal Miner, July 24, 1918, April 3, 1928, June 17, 1928, July 8 and 28, 1928, November 23, 1930.

(see continuation sheet)

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 9 Page 3

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New York, 1980.

Saylor, Henry H., Bungalows, McBride, Winston & Co., New York, 1980.

Sharlot Hall Museum and Archives, Prescott, Arizona, clipping and Photo  
Files.

State of Arizona Library and Archives, Phoenix, Arizona, Government  
Documents, Photo and Clipping Files.

Weiner, Melissa Ruffner, Prescott, A Pictorial History, Donning  
Company, 1981.

Yavapai, Prescott Chamber of Commerce, Prescott, Arizona,  
July, 1914 and September, 1931.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 10 Page 2UTM References Continued:

E	12	364070	3822360	F	12	364130	3822650
G	12	364210	3822650	H	12	364210	3822460
I	12	364380	3822420	J	12	364470	3823040

BOUNDARY JUSTIFICATION Continued:

the district follow the two major streets, Park Avenue and Country Club Drive, and include the neighborhood school and the residences fronting on those two streets plus other significant adjacent residences on Hill, Glendale Avenue, Glenwood Avenue, Perry Street, Aspen Street and Vista Drive. This residential neighborhood has developed to the south and west from the intersection of Park Avenue and Gurley to Country Club Drive to Vista Drive in a linear progression following the development of the five subdivisions which comprise the district and the land use pattern developed with the growth of west Prescott and the development of those subdivisions. The continuity of the streetscapes make this a unique and cohesive neighborhood of early twentieth century western architecture, reflecting the early twentieth century development of Prescott, Arizona. This residential area of West Prescott is separated from the Courthouse Plaza on the east by predominately commercial development and by Granite Creek. Other residential areas are adjacent but reflect different historic contexts, such the Pine Crest Historic District which abuts the West Prescott Historic District to the southwest.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number Photos Page 1

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WEST PRESCOTT HISTORIC DISTRICT

1. Park Avenue  
Prescott, Arizona  
photographer unknown  
1920s  
Sharlot Hall Museum and Archives, Prescott, Arizona  
facing south from Gurley Street
2. Park Avenue  
Prescott, Arizona  
Nancy L. Burgess  
April 19, 1989  
Arizona SHPO (negative)  
facing south from Gurley Street
3. Park Avenue  
Prescott, Arizona  
Nancy L. Burgess  
April 19, 1989  
Arizona SHPO (negative)  
facing south from 500 Block
4. 331, 335 and 339 Park Avenue  
Prescott, Arizona  
photographer unknown  
circa 1925  
Sharlot Hall Museum and Archives, Prescott, Arizona  
facing southeast
5. 144 Park Avenue  
Prescott, Arizona  
photographer unknown  
1910  
Sharlot Hall Museum and Archives, Prescott, Arizona  
facing west
6. 144 Park Avenue  
Prescott, Arizona  
Nancy L. Burgess  
March 12, 1989  
Arizona SHPO (negative)  
facing west

(see continuation sheet)

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number Photos Page 2

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7. Park Avenue  
Prescott, Arizona  
April 19, 1989  
Nancy L. Burgess  
Arizona Shpo (negative)  
facing south from Country Club Drive
  
8. Prescott, Arizona  
photographer unknown  
circa 1940  
Arizona Department of Library, Archives and Public Records, Phoenix,  
Arizona  
facing northwest from South Alarcon Street

8/14/91

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

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West Prescott Historic District (Prescott Territorial Buildings MRA) ARIZONA

ADDITIONAL DOCUMENTATION APPROVAL

89001075

*for review*  
Helene Byers 8/23/91

AUG 14 1991

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

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

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PHOTOGRAPH #1

- 1 ) Dr. Carl William Owen House
- 2 ) Prescott, Arizona
- 3 ) unknown
- 4 ) circa 1945
- 5 ) 615 Country Club Drive, Prescott, Arizona
- 6 ) front facade, facing southwest

PHOTOGRAPH #2

- 1 ) Dr. Carl William Owen House
- 2 ) Prescott, Arizona
- 3 ) unknown
- 4 ) circa 1950
- 5 ) 615 Country Club Drive, Prescott, Arizona
- 6 ) front facade, facing southwest

PHOTOGRAPH #3

- 1 ) Dr. Carl William Owen House
- 2 ) Prescott, Arizona
- 3 ) unknown
- 4 ) 1989
- 5 ) 615 Country Club Drive, Prescott, Arizona
- 6 ) front facade, facing southwest

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

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

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Correction to the West Prescott Historic District, listed on the National Register August 10, 1989.

CONTRIBUTING PROPERTY

TAX PARCEL NO.	HISTORIC NAME	ADDRESS
109-07-027	Dr. Carl William Owen House	615 Country Club Drive

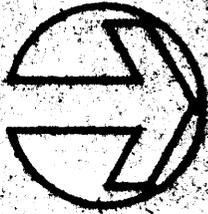
The property referenced above was listed as a noncontributor to the West Prescott Historic District, Prescott, Yavapai County, Arizona.

Upon the request of the owner, the SHPO staff has done extensive research into the background of the house. We have determined that it was constructed in 1918, has no intrusive exterior alterations, has excellent architectural integrity and contributes to the residential streetscape of the West Prescott Historic District.

The SHPO staff requests the Keeper to add the property listed above to the "contributor" list in the nomination, as evidence has shown that it does, in fact, contribute to the character of the West Prescott neighborhood.

# West Prescott Historic District

## Yavapai County, Prescott, Arizona



100 50 25 0 100 200

Scale in Feet

This survey has been funded with the assistance of a matching grant-in-aid from the Department of the Interior, National Park Service, under the provisions of the National Historic Preservation Act of 1966, as amended and as administered in Arizona by the Arizona State Parks Board through the State Historic Preservation Officer.

### LEGEND

125 Street Number

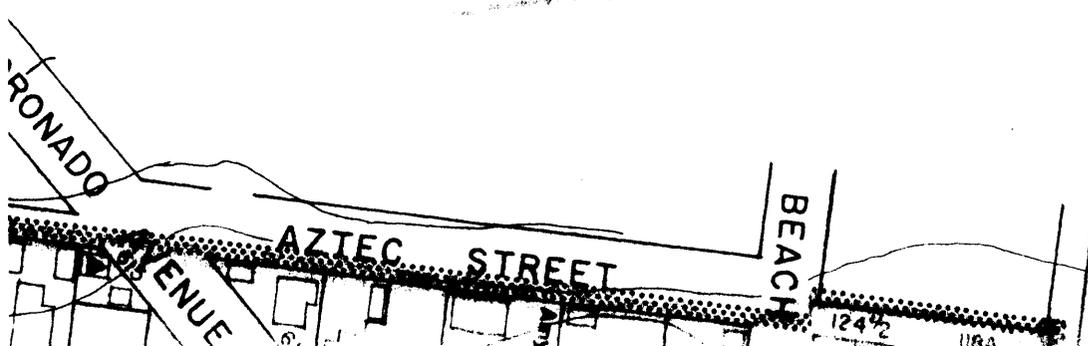
District Boundary

Contributing Building

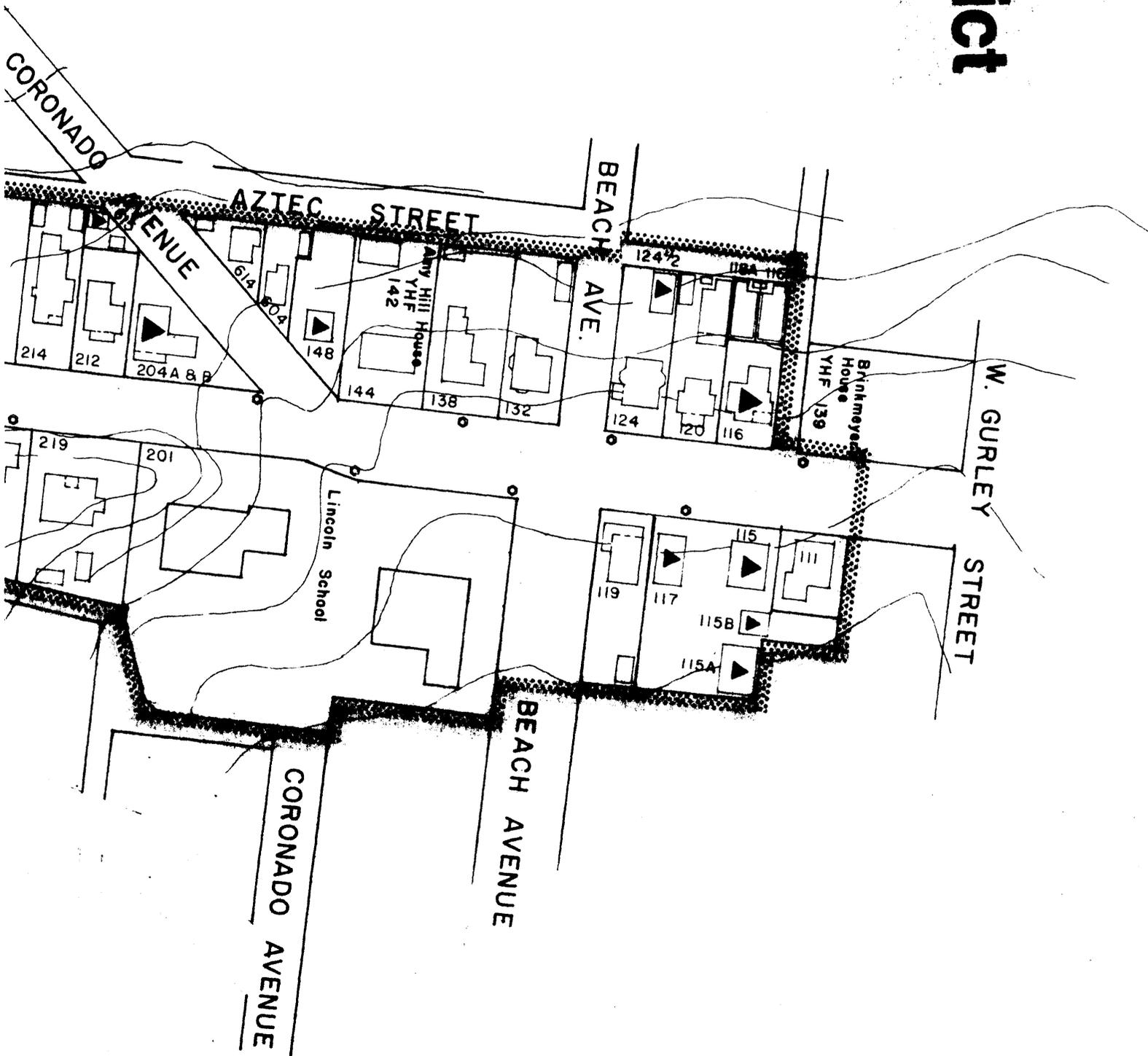
Non-Contributing Building

Contour Interval: 4 feet

Electric Cast Iron Streetlamp



# Eric District 1A





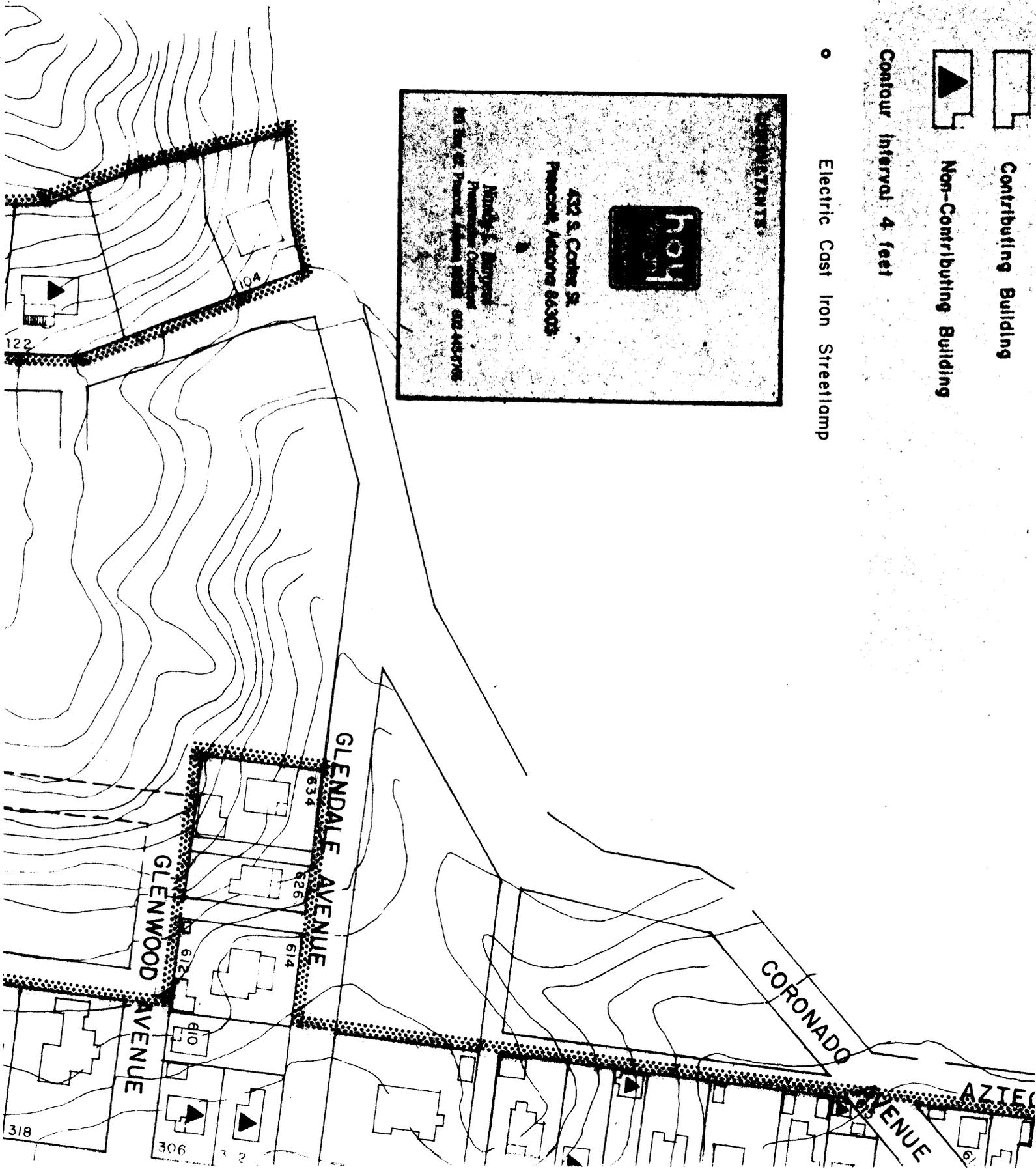
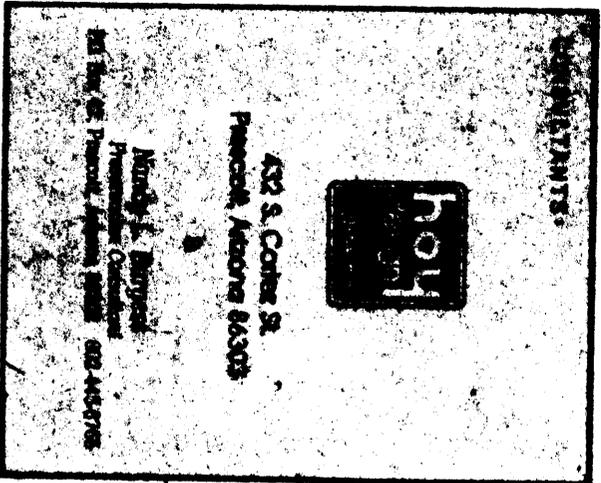
Contributing Building

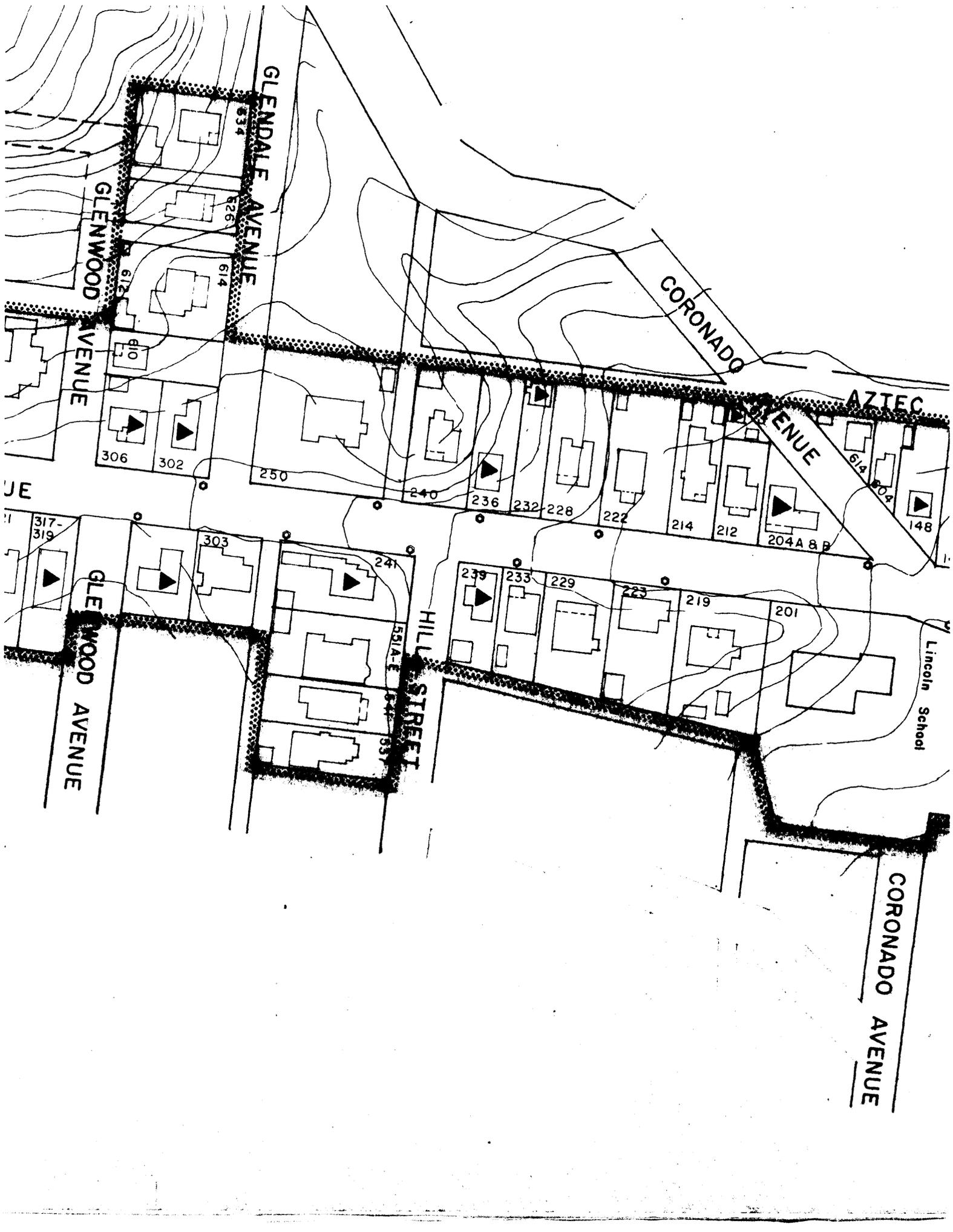


Non-Contributing Building

Contour Interval 4 feet

Electric Cost Iron Streetlamp





GLENDALE AVENUE

GLENWOOD AVENUE

CORONADO AVENUE

AZTEC AVENUE

HILL STREET

GLENWOOD AVENUE

CORONADO AVENUE

Lincoln School

306

302

250

240

236

232

228

222

214

212

204 A & B

148

317-319

303

241

239

233

229

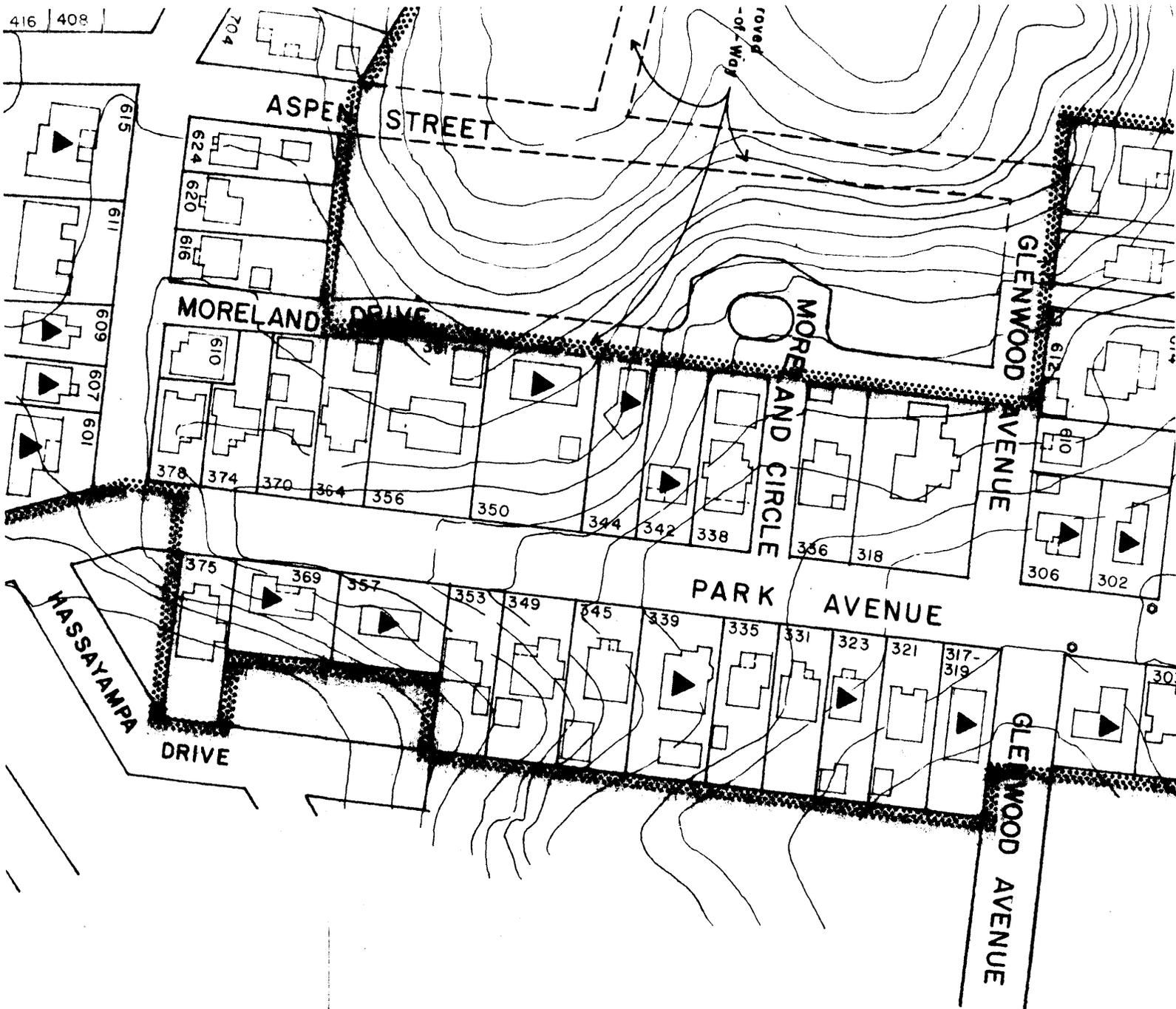
223

219

201

531 A E 1-4 337





704  
615  
611  
609  
607  
601

ASPEN STREET

MORELAND DRIVE

378 374 370 364 356 350 344 342 338

PARK AVENUE

HASSAYAMPA DRIVE

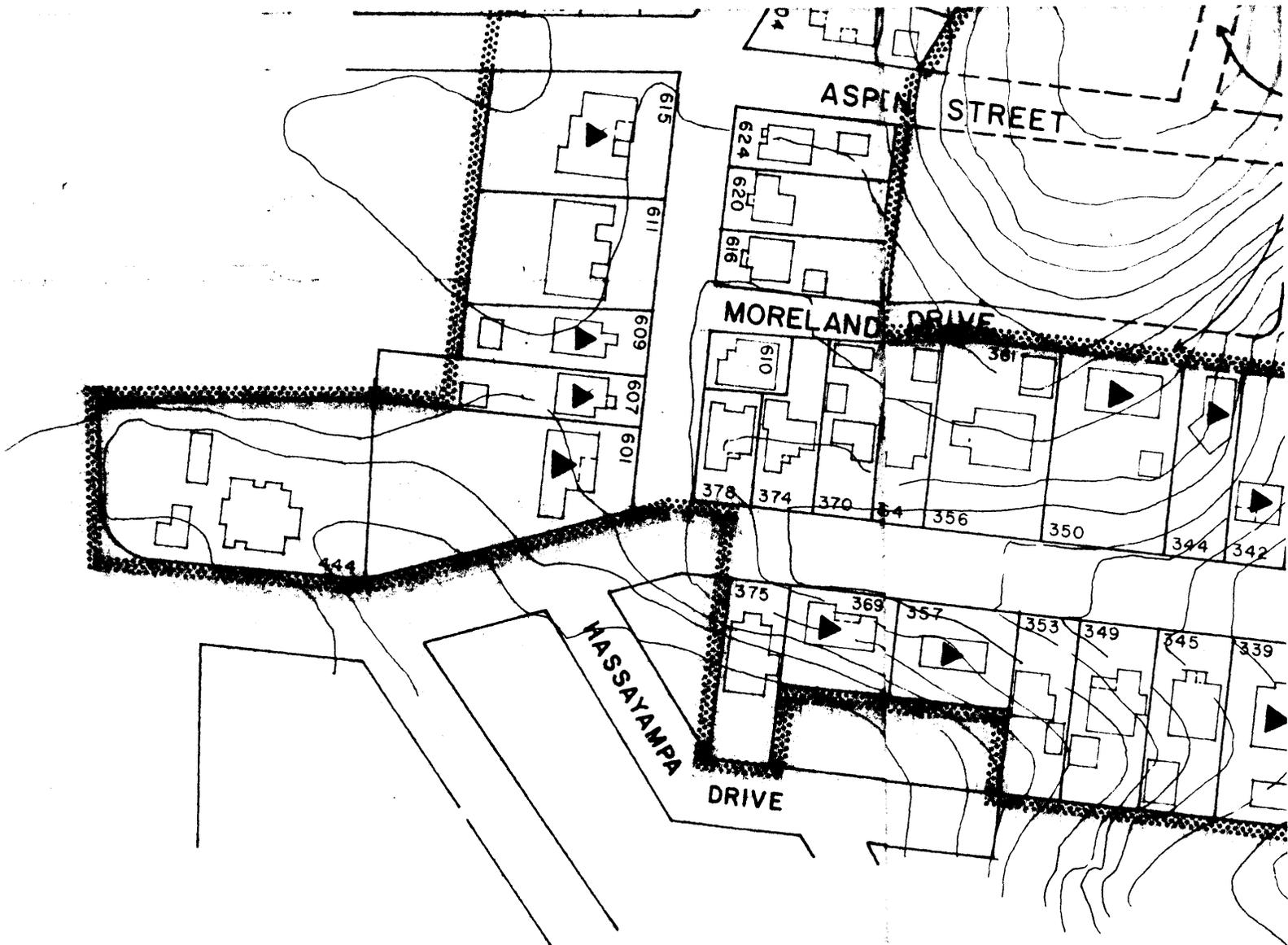
375 369 357 353 349 345 339 335 331 323 321 317-319

GLENWOOD AVENUE

GLENWOOD AVENUE

road-of-way





ASPEN STREET

MORELAND DRIVE

HASSAYAMPA DRIVE

615  
611  
609  
607  
601

624  
620  
618

378 374 370 354 356 350 344 342

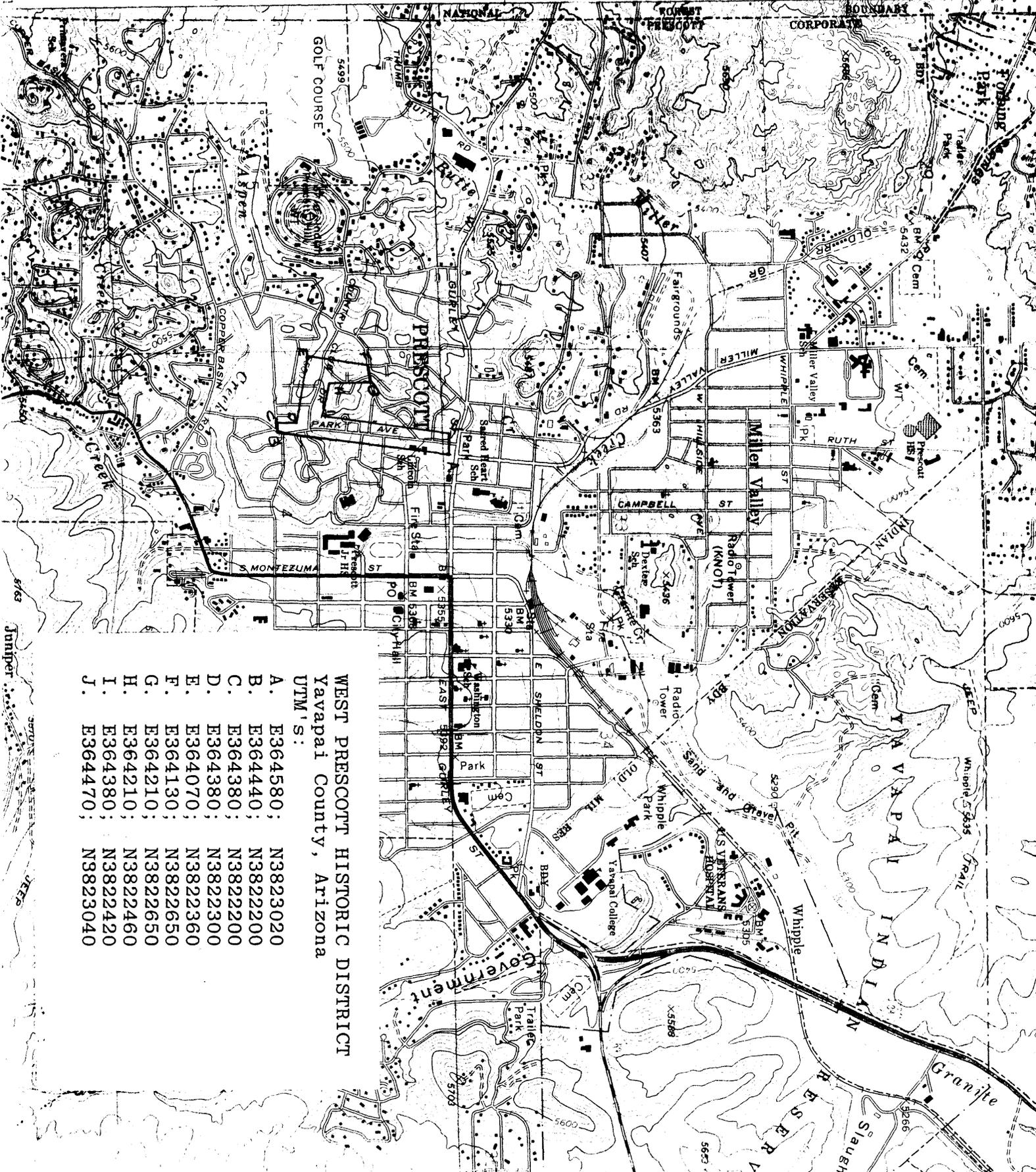
375 369 357 353 349 345 339

444

A E 364580 N 3823020  
 B E 364440 N 3822200  
 C E 364380 N 3822200  
 D E 364300 N 3822300  
 E E 364070 N 3822360  
 F E 364130 N 3822650

G E 364210 N 3822650  
 H E 364210 N 3822460  
 I E 364380 N 3822420  
 J E 364470 N 3823040

3453 II  
 (IRON SPRINGS 1:62 500)



WEST PRESCOTT HISTORIC DISTRICT  
 Yavapai County, Arizona  
 UTM'S:

A.	E364580;	N3823020
B.	E364440;	N3822200
C.	E364380;	N3822200
D.	E364300;	N3822300
E.	E364070;	N3822360
F.	E364130;	N3822650
G.	E364210;	N3822460
H.	E364210;	N3822420
I.	E364380;	N3822420
J.	E364470;	N3823040