

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

96  
FINAL

MAR 14 1989

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 Winslow Residential Historic District  
other names/site number N/A

2. Location

street & number 501-522 Kinsley, inclusive; 100 E. Aspinwall  not for publication  
city, town Winslow  vicinity  
state Arizona code AZ county Navajo code 017 zip code 86047

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	11	2 buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	11	2 Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 0

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 Elmer*  
Signature of certifying official  
Arizona State Historic Preservation Office  
State or Federal agency and bureau

Date 3/10/89

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.  
 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:) \_\_\_\_\_

*Bruce J. Noble, Jr.* \_\_\_\_\_ Date 4/28/89  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Signature of the Keeper Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

Domestic - single dwelling

Domestic - multiple dwelling

Current Functions (enter categories from instructions)

Domestic - single dwelling

Domestic - multiple dwelling

**7. Description**

Architectural Classification

(enter categories from instructions)

Queen Anne

Neoclassical

Colonial Revival

Bungalow

Materials (enter categories from instructions)

foundation Brick

walls Brick, Stucco

roof Sheet metal, Asphalt shingle

other Wood shingle

Describe present and historic physical appearance.

**SUMMARY**

The Winslow Residential Historic District is an intact grouping of typical Winslow residences dating from the period of Winslow's greatest growth, from 1892 to 1910. It represents in a single block the residential neighborhoods of Winslow. The neighborhood retains a high degree of integrity, with only a few buildings having been altered.

**APPEARANCE**

The Historic District is a part of the large residential area of Winslow to the north of the central business district, and as such, is similar in character to the surrounding neighborhood. The surrounding homes are similar in style and age to those within the district. What distinguishes the surrounding neighborhoods from the Historic District is that their homes have suffered a much more widespread loss of integrity; for instance, many homes in the area have been sheathed in aluminum siding.

The district includes 13 residences, most of which front on both sides of one block of Kinsley Avenue. Kinsley Avenue forms the main cross street linking the central business district to the residential neighborhood. All but two houses contribute to the historic character of the neighborhood. The streetscape is characterized by the very shallow, uniform setback of the houses from the street. Owing to the rolling topography of Winslow, many houses are built on terraces, which require low retaining walls and steps at the property line which add character to the neighborhood. The street is paved and is provided with curbs and gutters, although during the period of significance the street was not paved.

The district is strongly residential in character and is the densest residential streetscape on Kinsley Avenue. One residence (3-63) is larger than the others, a two-story building occupying a corner of the district, which serves as a landmark structure on the block.

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The block plan in this section of Winslow provides for roughly square blocks bisected by an alley; in many cases a second alley is provided to form a "T" intersection at midblock. The two city blocks occupied by the Winslow Residential Historic District are such blocks. The second alley in each of these blocks enters not from Kinsley, but from the streets immediately east and west, which allows Kinsley to continue uninterrupted for the length of the block. It is this uninterrupted streetscape that comprises the district.

Landscaping within the district is confined to the yards of the homes; no tree lawns or publicly maintained landscape areas are provided.

The styles represented within the district include Queen Anne, Georgian Revival, Neoclassical/vernacular, and Bungalow. These styles represent the typical styles popular in Winslow during its period of greatest development, 1892-1910.

Five Queen Anne style homes are grouped at the south end of the district (3-1, 3-47, 3-67, 3-68, 3-69). These homes date from the earliest part of Winslow's boom period, 1892-1901, and are typical examples of the Queen Anne cottages built across northern Arizona during this period. The homes are all similar in massing, materials and detail. The facades are vertical in emphasis and generally feature a gabled bay with chamfered corners wrapped around the front veranda porch. The houses are built of painted brick and feature turned and jigsawed wood details, stone, wood casement windows, and shaped wood shingles.

Seven residences to the north end of the block represent vernacular interpretations of Neoclassical and Bungalow prototypes, all built between 1900 and 1910. These houses are very simplified versions of the various styles they represent, but retain identifying elements such as massing or details. The Neoclassical houses (3-2, 3-3, 3-4, 3-5) are identified by their symmetrical massing with front veranda porch supported on a row of columns; their roof form, a hipped roof with gablet dormer; and certain details such as boxed eaves or turned porch posts. Two Bungalow-inspired residences (3-65, 3-66) also appear to show Prairie style influences. They are identified by their asymmetrical massing and hipped roofs with wide overhangs supported on tapered wood columns. One house (3-64) is difficult to identify as showing any details of "high style" homes, and is most appropriately denoted as being simply a "builder's vernacular," while it has some Neoclassical features.

One prominent example of the Colonial Revival style is found in the district (3-63). This house, built between 1901 and 1910, reflects the national resurgence of this style. As the only two-story house in the

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district, this house represents the "high end" housing built in the neighborhood, and, as such, is more of a pure style than other examples.

The variety of sizes, types, and styles in the district typifies the range of status of the original residents.

The presence of archaeological remains within the district is unknown.

INTEGRITY

The homes in the Winslow Residential Historic District, with few exceptions, are substantially intact examples of their styles. Two homes (3-5, 3-47) have lost integrity due to porch enclosures or sheathing, removable conditions which nevertheless affect the historic character. The remaining homes have only very minor alterations, such as porch screening and new roofing materials, which do not substantially change the historic character. A few of the homes are in exemplary condition and are restored or are well maintained.

CONTRIBUTOR LISTING

3-1 100 East Aspinwall  
3-2 508 Kinsley  
3-3 514 Kinsley  
3-4 518 Kinsley  
3-63 521 Kinsley  
3-64 519 Kinsley  
3-65 517 Kinsley  
3-66 513 Kinsley  
3-67 509 Kinsley  
3-68 505 Kinsley  
3-69 501 Kinsley

NONCONTRIBUTOR LISTING

3-5 522 Kinsley  
3-47 110 East Aspinwall

**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)

Period of Significance

Significant Dates

Settlement  
Architecture

1892-1910

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

N/A

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

**SUMMARY**

The Winslow Residential Historic District is significant under Criterion A as an intact example of the types, styles, and classes of homes of Winslow's major growth period between 1890 and 1910. It is additionally significant under Criterion C as an intact streetscape of Winslow's homes of the 1890s and 1900s, which showcases the residential styles prevalent in Winslow during this period. The period of significance is determined by the construction date of the houses, between 1892 and 1910.

**Settlement of Winslow, 1890-1910**

The area of the Little Colorado River was originally settled as early as 1876 when Mormon emigrants established communities such as Brigham City, north of modern Winslow. A trail had been established along the Little Colorado River by Lt. Edward Fitzgerald Beale in 1858. The Beale wagon road crossed the Little Colorado River near Winslow on a rocky ledge which formed a ford; this ford became known as Sunset Crossing. The crossing became a small commercial center during construction of the railroad, 1878-1883. The development of Winslow itself began prior to the arrival of the transcontinental railroad in 1881. Its development has always been tied to the completion and growth of the Atlantic and Pacific (later Atcheson, Topeka, and Santa Fe) railroad. Businesses started and grew even before there were any permanent buildings, and railroad workers resided in tents. Winslow acquired a post office in 1881, only months after construction of the railroad tracks had been completed to Winslow.

Until the rest of the transcontinental line was completed in 1884, Winslow's population was stabilized at 200 to 300 people. By 1897, the

See continuation sheet

**9. Major Bibliographical References**

Arizona Business Directory 1907-1908. The Gazeteer Publishing Company, Denver, Colorado, 1907.

Arizona Champion. Flagstaff, Arizona, October, 1883 through 1884.

Arizona Weekly Champion. Flagstaff, Arizona 1897.

Carlson, Vada and Joe Rodriguez. A Town is Born: A Pictorial Review of Winslow, Arizona.  
Carlson and Rodriguez Publishers, Winslow, Arizona, 1981.

The Coconino Sun. Flagstaff, Arizona 1898-1899.

"Navajo County Directory". Giragi Bros. Publishers, Winslow, Arizona 1930-1931.

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**

Acreage of property approximately 1 acre

UTM References

A 

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

C 

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B 

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Zone      Easting      Northing

D 

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See continuation sheet

Verbal Boundary Description

Bounded by the south curbline of Oak Street on the north, the north curbline of Aspinwall Street on the south, and by the alleys immediately east and west of Kinsley Avenue, as shown on the accompanying sketch map.

See continuation sheet

Boundary Justification

The district boundary includes a visible concentration of buildings which maintain historic integrity. The boundary excludes areas where there is a marked decline in the proportion of contributing to non-contributing properties.

See continuation sheet

**11. Form Prepared By**

name/title Don W. Ryden

organization Don W. Ryden, AIA/Architects, Inc. date September 1, 1988

street & number 400 N. 7th Street, #100 telephone (602) 253-5381

city or town Phoenix state Arizona zip code 85006

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railroad had been completed and the Railroad's Division Headquarters was moved to Winslow. The Division Superintendent and his office, road repair crews, engine mechanics, engineers, and other railroad employees necessary for divisional operations were relocated from Gallup, New Mexico; the growth and prosperity of Winslow for the next 20 years would be tied to the steady influx of railroad employees. The population grew to 500 by 1890, and to 800 by 1895. Then, by 1901 the population had jumped to 2,000, and by 1910 grew to 2,381.

Until 1900 the Railroad dominated development of Winslow. The company owned the townsite lands and employed a local land agent to sell lots to the public. The street rights-of-way were owned and controlled by the Railroad until Winslow was incorporated in 1900. The Railroad also housed many of its workers in houses built along Kinsley Avenue, as well as along the railroad right-of-way.

Residential construction during this boom period was the most prolific in Winslow's history. The number of houses in Winslow increased from 40 in 1890 to over 250 in 1901. During the building season in 1898, an average of 20 houses were being built per month.

Regionally recognized high quality brick manufactured at Winslow became the most popular construction material during this period. Popularity of this material is well illustrated. In 1899, three brick manufacturing kilns were in full operation, each capable of burning 150,000 bricks at one time.

Private businessmen also took advantage of the railroad's prosperity and resultant influx of residents needing homes. Among these was William A. Parr, who was Winslow's most prolific builder and who became one of the town's wealthiest citizens. Parr built a row of several homes in the Winslow Residential Historic District (3-3, 3-4, 3-5).

The Historic District represents a microcosm of many of the forces and events that shaped Winslow through these early years. Different styles and periods, as well as differences in the status of the individual residents are evident in the neighborhood. Upper-class businessmen's homes as well as rental railroad housing appears in the district; the differing status of the original occupants is evident through the detail and style of the houses. Owner/occupants built elaborate Queen Anne homes or two-story Colonial Revival homes, while housing for railroad workers tended to be much more restrained and vernacular in character. The Woods Residence (3-63) was a typical home for a well-respected businessman of the day. J. X. Woods was a pioneer businessman who had worked as engineer and Master Mechanic for the Railroad until 1898, after which he owned sheep ranching interests in Northern Arizona and commercial buildings in

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Winslow. It is significant (and typical of Winslow) that an important businessman's house would stand next to worker's housing, thus blurring any class distinctions of neighborhoods.

The neighborhoods surrounding the Winslow Residential Historic District similarly reflect the history and development of Winslow's residential areas; however, only within the district does sufficient integrity remain to convey the historic character, while providing a representative sample of house types adequate to represent the history of Winslow's residential neighborhoods.

**Residential Architecture in Winslow, 1892-1910**

The architecture of the Residential Historic District typifies the residences built throughout Winslow during its initial boom period.

The Queen Anne cottages at the south end of the district are grouped together, and display similar characteristics which unify them. These homes are typical of homes built in Winslow and across northern Arizona prior to 1900.

The less ebullient Bungalow and Neoclassical-influenced homes built by the railroad are much simpler than the Queen Anne homes they border, but nevertheless convey a sense of time and place. They, too, are typical of railroad worker housing throughout Winslow.

The two-story landmark J. X. Woods Residence is an unusual interpretation of the Colonial Revival style. Its two-story mass stands out on the streetscape and further identifies the district as an entity.

By the arrangement and grouping of the houses on the block, the district shows the critical period of decline of the Victorian Queen Anne style and the subsequent popularity of the early Revival styles and Bungalows. The district has a cohesiveness of character that transcends the styles themselves, and may be attributed to the massing and placement of the homes and terraces as well as the general feeling of time and place.

As explained in the context discussion regarding residential development, the surrounding neighborhoods have further examples of typical residential architecture, some of it in exemplary condition; but, as a streetscape, these neighborhoods do not retain sufficient integrity to convey the historic character necessary for inclusion. It is important to note that most integrity problems of the surrounding neighborhood houses are reversible, thus these houses could be eligible at a later date.



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McClintock, J. Arizona, The Youngest State, Vol. 3. S. J. Clarke Publishing Company, Chicago, Ill. 1916.

Northern Arizona Leader, Winslow Edition. Flagstaff, Arizona, 1916.

Sanborn Map Company, Sanborn Fire Insurance Map, New York. 1890,1891,1901,1916,1927.

Richardson, C. D. Transcript of Interview, Navajo County Historical Society, 1971.

Tanner, George S. and J. Morris Richardson. Colonization of the Little Colorado River: The Joseph City Region. Northland Press, Flagstaff, AZ 1977

Wagoner, Jay J. Arizona Territory 1863-1912: A Political History. University of Arizona Press, Tucson, AZ 1970.

Winslow Architectural/Historical Resource Survey. Janus Associates, Phoenix, AZ., Consultants to the City of Winslow, 1984.

Winslow Downtown. U. N. Limited, Consultants to the City of Winslow, 1980.

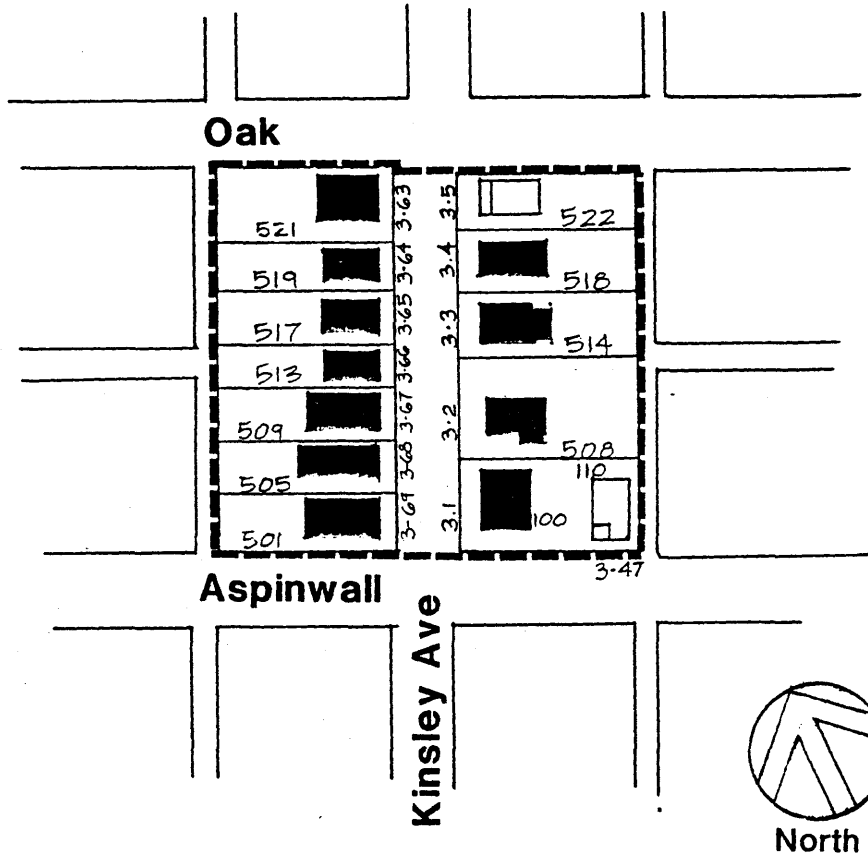
Winslow Mail. Winslow, Arizona. 1896-1915; 1920-1930; various issues.

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-  Contributing Resource
-  Non-Contributing Resource



## Winslow Residential Historic District

To Commercial Historic District



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The following information applies to all photographs listed:

Winslow Residential Historic District  
Winslow, Arizona  
Photos by Bart Gomez  
Photos taken 9/88  
Negatives at State Historic Preservation Office

<u>PHOTO</u>	<u>NAME</u>	<u>VIEW</u>
1	100-110 E. Aspinwall	NE
2	505-521 Kinsley	NW
3	518-508 Kinsley	NE
4	522-508 Kinsley	SE
5	513-519 Kinsley	SW
6	501-513 Kinsley	SW
7	508 Kinsley - 100 E. Aspinwall	SE
8	519-521 Kinsley	NW