

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received FEB 12 1987
date entered FEB 13 1987

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

1. Name

historic Sidney Sapp House

and/or common Sidney Sapp House

2. Location

street & number 215 West Hopi N/A not for publication

city, town Holbrook N/A vicinity of

state Arizona code 04 county Navajo code 017

3. Classification

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

4. Owner of Property

name Jerrie Schade

street & number P.O. Box 355

city, town Holbrook N/A vicinity of state Arizona

5. Location of Legal Description

courthouse, registry of deeds, etc. Navajo County Courthouse

street & number South Highway 77

city, town Holbrook state Arizona

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town state

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearanceSUMMARY

The Sidney Sapp House, built in 1911, is a two story, vernacular, Queen Anne residence. The first floor is of buff brick construction, and the upper level is coursed wood shingle over frame. The house is characterized by symmetrical massing, a steeply pitched cross gabled roof, double hung, segmental arched windows with upper lights of leaded and stained glass, and two wood entry porches exhibiting classical details. The house is located on West Hopi Drive in Holbrook, Arizona, a small community situated at 5,200 feet with close proximity to the Little Colorado River. West Hopi Drive runs parallel with the Santa Fe Railroad track, located approximately 400 feet to the south.

From its 1880's beginning as a cattle shipping center of the Atlantic and Pacific Railroad (later A.T. & S.F.), Holbrook was supported primarily by the regional cattle trade. It also became the county seat of Navajo County, as well as an important distribution point for mail. Since the 1950's, Holbrook has experienced transitional growth patterns which have dramatically altered the context of West Hopi Drive. As a result, the Sapp House, once an integral part of a residential neighborhood, is nearly surrounded by commercial ventures such as motels and shops. Although this has altered the historic setting of the Sapp House, it has magnified the historic and architectural importance of the house as a historic resource indicative of Holbrook's early twentieth century development.

ARCHITECTURAL DESCRIPTIONExterior

The exterior of the house is characterized by elements common to all elevations: brick walls on the first level, a wood shingled upper story with steeply pitched roof, and boxed eaves with plain frieze boards.

The primary elevation (north) features a hipped first story with asymmetrical fenestration surmounted by the recessed cross gable roof on the second floor.

A wood, one story, hipped porch focuses on the main entry on the northeast corner. The porch is supported by two round Tuscan columns matched by Tuscan pilasters which frame the entry door and porch window. The entry consists of a carved oak door with an oval beveled glass window and original brass hardware. Two segmental arched windows on the groundlevel of the north elevation feature leaded and stained glass upper lights. The principal design element of these windows is a stained glass fleur-de-lis motif positioned in the center of the top light.

The gable end in the upper level of the north elevation also contains an identical window.

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The west elevation displays a small entrance porch with structural and decorative details identical to those on the north porch; however, the columns are joined by a balustrade with square balusters. The gable end above contains two 1/1 windows located in the center.

The east elevation has two windows on the first level which match those on the primary elevation, each having an upper light of leaded and stained glass. The upper level contains two 1/1 windows in the center of the gable end. A one story addition was built on the southeast corner ca. 1950. The cinderblock material and glass block window in the addition are indicative of post-World War II building in Holbrook. A carport has been attached to the addition, and entry is gained to the addition through the carport.

The south elevation displays the rear of the cinderblock addition, also seen on the east elevation. The original portion of the south elevation features a rear entry porch at the southwest corner. This porch is enclosed with frame and has 1/1 windows. One window in the original portion of the south elevation has been replaced with a steel sash casement. The gable end above has two small wood casement windows, one in the southwest portion of the gable and one centrally located. A small frame storage shed stands opposite the house's southeast corner.

Interior

The interior of the house contains ten rooms which are original to the house, although the original pantry was made into a bathroom, and the original bathroom was converted into a laundry. In addition, there is one room on the lower level which was built ca. 1950 and serves as a dining room.

Many of the original features remain. Pocket doors between the front and back parlors are functional. The original door and window frames, as well as the baseboards, picture molding, ceiling (cove) molding, and floors remain. The original door hinges and knobs are still in use.

Integrity

Despite certain alterations, the Sidney Sapp House retains a high level of physical integrity. Exterior modifications are limited to the small addition on the southeast corner, the removal in approximately 1950 of a portion of the front porch which wrapped the northeast corner of the house, the covering of the wood shingle roof with mineral fiber shingles, and a light sandblasting of the brick on the first floor. Fortunately, the sandblasting resulted in minimal degradation of the brick units. The mortar joints are eroded, but they will be repointed to match the existing mortar in composition, color, texture, and workmanship.

8. Significance

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

Specific dates 1911 **Builder/Architect** Lacosta or Acosta

Statement of Significance (in one paragraph)

SUMMARY

The Sidney Sapp House, built in 1911, is historically significant as the residence of one of Holbrook, Arizona's early leaders, Sidney Sapp, founder of the Holbrook News, a prominent attorney, and Superior Court Judge of Navajo County. The house also possesses architectural significance as a unique local representation of Victorian period residential architecture.

HISTORICAL BACKGROUND/CONTEXT

Camp Supply, one mile east of the present site of Holbrook, was established in 1863 by Kit Carson as a temporary distribution point for supplies needed by the U.S. Army. Horsehead Crossing, two miles up the Little Colorado River from Holbrook, at the junction of the Puerco River and the Little Colorado River, was first referred to by author Richard F. Van Valkenburg. Horsehead Crossing was a tiny settlement containing a general store, post office, and stage station.

Because of the direct proximity of the Navajo and Hopi Indian Reservations, Horsehead Crossing also contained two or three hogans for temporary use of the Indians who might trade there.

In 1882, after completion of the railroad, the stage station and post office from Horsehead Crossing were moved west to the new settlement of Holbrook. Named for H.R. Holbrook, the chief engineer of the Atlantic and Pacific Railroad Company, Holbrook was to serve as the railhead for all supplies traveling south by freight teams to Fort Apache, approximately 100 miles distant. Holbrook soon became a shipping and distribution center for cattle and wool. The small community had four stage lines and was a center for the freight teams in the area. It was cattle, however, which dominated the local economy for the next decades. The advent, in 1885, of Texas cowboys working for the Aztec Land and Cattle Company, called the "Hashknife Outfit" because of the brand, created an image of Holbrook as one of the roughest cow towns in the West.

Sidney Sapp arrives in Holbrook from Hominy, Oklahoma in 1909, and here he resumed his practice of law, as well as founding and publishing the Holbrook News in 1909.

For his home at 215 West Hopi Drive, Sapp purchased Lots 36 and 37, Block 12, Kempenich Addition to the Town of Holbrook (unimproved) from Henry Kempenich on November 11, 1909. He then purchased Lot 38, Block 12, Kempenich Addition from John Flanagan on December 1, 1910.

9. Major Bibliographical References

Newspapers:
Holbrook News
February 17, 1911
April 6, 1911

Chain of Title, Navajo County Recorders Office
Letter from Gwendolyn Sapp Savage, June 15, 1985

10. Geographical Data

Acreege of nominated property less than one acre

Quadrangle name Holbrook

Quadrangle scale 1:62500

UTM References

A

1	2	5	7	6	0	6	15	3	18	6	12	0	12	10
Zone				Easting				Northing						

B

Zone				Easting				Northing						

C

Zone				Easting				Northing						

D

Zone				Easting				Northing						

E

Zone				Easting				Northing						

F

Zone				Easting				Northing						

G

Zone				Easting				Northing						

H

Zone				Easting				Northing						

Verbal boundary description and justification

The east 10 feet of Lot 36, all of Lots 37 and 38, Block 12, Kempenich Addition to the Town of Holbrook, Navajo County, Arizona.

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

state N/A code county code

state code county code

11. Form Prepared By

name/title Jerrie Schade (Edited by Bill Perreault, SHPO staff)

organization N/A date 1985

street & number P.O. Box 355 telephone (602) 524-3454

city or town Holbrook state Arizona

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature Emma J. Schuber

title State Historic Preservation Officer date Feb. 6, 1986

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I hereby certify that this property is included in the National Register
Entered in the National Register

date 3-13-86

Keeper of the National Register

Attest:

date

Chief of Registration

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Fire and floods posed very real threats to Holbrook, and having been nearly completely destroyed by fire in 1888, the town was rebuilt by 1890, using primarily brick and stone construction. Flooding in 1904 destroyed many wood frame buildings, and in 1911, Sapp chose to build the main level of his home from brick. Using his own design, locally available materials, and Mexican labor, Sapp's interpretation of Victorian period residential architecture became a substantial and gracious home.

The Sapp family moved into their new home on April 5, 1911 (Holbrooks News, April 6, 1911).

In 1912, not wanting his wife and children to live in a town without a church, Sapp used his influence in the community, through the Holbrook News and by his associations with other leaders of Holbrook, to establish the first church in Holbrook, the Methodist Episcopal Church. He was the first Superior Court Judge for Navajo County, after statehood, and served in this capacity from 1912 through 1919.

Although Sapp granted the property and house to his wife, Alma Sapp, in January, 1924, he and his family continued to occupy the home until 1935, at which time the house was rented out. In January, 1945, Alma Sapp sold the house and part of Lot 36 and all of Lots 37 and 38 to J.E. Kalb and Jessica Kalb. J.E. Kalb was the local dentist, and he utilized a portion of the house for his dental offices, living in the remainder of the house. It was during the time that J.E. Kalb owned the house that the cinder-block addition was built.

In June, 1974, Jessica Kalb, widow of J.E. Kalb, sold the house and property to Donald and Kathleen Johnson, who in turn sold it to Ellen Marie Robinson and Susie Hogan in March, 1976. In August, 1980, the house and property were purchased by Ronald W. Higgins and Dianne Higgins.

HISTORICAL ASSOCIATION/SIGNIFICANCE

The Sidney Sapp House possesses historical significance for its association with Sidney Sapp, an individual who played a prominent role in the settlement of the "wild" western town of Holbrook, Arizona. He founded the Holbrook News (1909), which evolved in to the Holbrook Tribune News, and is still being published today. He used his influence through the newspaper and personal associations to encourage the townspeople to build the first church in Holbrook, the Methodist Episcopal Church (1912). He was the first Superior Court Judge of Navajo County after Arizona was granted statehood (1912-1919). He served as a member of the Holbrook School Board (1920-1930) and was president of the School Board for eight years during this time, and he was a prominent attorney. His daughter, Gwendolyn Sapp Savage, writes, "Sidney Sapp was a close personal friend of the state politicians of his time; Governor W.P. Hunt, the U.S. Senators Ashurst and Hayden, the State Supreme Court Justices -- all were many times in our home." 1

1) Letter from Gwendolyn Sapp Savage to Jerrie Schade, June 15, 1985

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Besides his active career as editor and publisher of the Holbrook News, as an attorney, and as Judge of the Superior Court, Sapp was a member of the Holbrook Masonic Lodge No. 6, of which he was a past master, and in 1923 he was Master of the Masonic Grand Lodge of Arizona, Winslow Chapter No. 3, R.A.M.

Sidney Sapp died, at age 69, in 1938. He is buried in the Holbrook Cemetery.

ARCHITECTURAL SIGNIFICANCE

Holbrook's few remaining examples of Victorian period residential architecture are vernacular one and one-and-one-half story brick, adobe, or wood frame buildings which display some elements from the Queen Anne style.

When evaluated against others of the same period, type, method, and style of construction, the Sidney Sapp House is seen as a distinctive local example of Queen Anne style architecture. Although it, too, is a vernacular interpretation of the style, it is distinguished locally by its totally unique combination of hipped and cross gabled roofs, two story brick and wood shingle construction, and leaded and stained glass windows. Furthermore, it is the only extant masonry Victorian residence in Holbrook that is a full two stories in height. The other few remaining masonry Victorian residences are one or one-and-one-half story buildings with the original windows either replaced or originally built without leaded and stained glass windows, which are exhibited in the Sapp House.

The presence of the unique oak carved door with oval beveled glass insert and original hardware at the main entry further distinguishes the Sapp House. The door is indicative of the access by railroad to stylish Victorian touches afforded to the Holbrook homeowners during the turn of the century. With shipping from the mail order houses (Sears-Roebuck and Montgomery Ward, among others), the local homes could be outfitted with the finery of the day.

Standing in a prominent location in downtown Holbrook, the Sidney Sapp House, when restored, will be a permanent monument to one of Holbrook's pioneers and one of its most influential citizens.