

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED JAN 8 1979
DATE ENTERED FEB 28 1979

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
Riordan Estate
AND/OR COMMON
Kinlichí Knoll

LOCATION

STREET & NUMBER
2 Kinlichí Knoll
CITY, TOWN
Flagstaff
STATE
Arizona
VICINITY OF
3
COUNTY
Coconino
CODE
005
CONGRESSIONAL DISTRICT
3
NOT FOR PUBLICATION

CLASSIFICATION

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

OWNER OF PROPERTY

NAME
Arizona State Parks Board
STREET & NUMBER
1608 West Adams
CITY, TOWN
Phoenix
VICINITY OF
STATE
Arizona

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.
Coconino County Courthouse
STREET & NUMBER
CITY, TOWN
Flagstaff
STATE
Arizona

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
DATE
DEPOSITORY FOR SURVEY RECORDS
CITY, TOWN
STATE
FEDERAL STATE COUNTY LOCAL

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 APPEARANCE

The Riordan Estate is set on a grassy knoll in the midst of a stand of ponderosa pine. The building faces slightly West of North with wings angled to the Northeast and Northwest. The gate house at the entrance to the driveway is a one-story stone and shingle building with peeled log interior. The gateways for cars and pedestrians are marked by stone pillars.

The house is an imposing one in spite of its informal rustic exterior. Each two-story wing contains about 5,000 square feet of living space. They are joined by a one-story area which contains a recreation room and two sewing rooms. From the outside, this room is reached through a rustic stone gate designed by Michael Riordan and decorated with random tiles depicting Navajo designs. The gate and its wall help enclose a terrace which is also bounded by the two wings and the veranda of the central section, or rendezvous, as it is sometimes called.

The two wings are similar in material and design but differ in roofline, the one roof is steep and the other low-pitched. Both have cross gables and are shingled. Fake beam ends, many of which are deteriorating, protrude here and there.

The foundations are of stone, as are the heavy porch columns and arches and the facing around the library window. The first floor exterior is log and the second floor is a combination of shingle and plank. Windows are of several different styles and shapes. Stained glass windows enhance the living and breakfast rooms. There are also stained glass skylights over the reception hall. After a fire in the West wing in November of 1921, Mike Riordan commissioned Tiffany's to make a new skylight based on the design of a Navajo rug owned by Timothy. It was installed in 1922. (See Exhibit "D")

The first floor of each wing contains a living room, library, reception hall (two stories high), dining room, breakfast room, kitchen, two pantries, and a bath. The living room has a large fireplace, ceiling beams with paired light fixtures and indirect lighting, and built-in storage. Woodwork throughout the house is dark.

The library has a small rough textured fireplace, a piano, and built-in cases and portfolio storage. The reception hall has an inglenook fireplace and seating area, a wall clock in a niche and arches leading to adjoining rooms.

The dining room has custom built table and chairs, built-in cabinets, a light fixture over the table and others on the walls. The breakfast room has many original details such as the entry curtains with appliqued stylized tulips and a decorative fountain. There is a pass-through with dish storage space. The kitchen also has original fixtures including the wood-burning stove and a sink with a low drainboard. A large refrigerator can be opened from the house and also from the porch.

The second floor has six bedrooms, two baths, and two servants' rooms. Bedrooms have their original light fixtures and the casement windows are screened inside.

The rendezvous between the wings is the only rustic interior. There is a large stone fireplace on the South wall and peeled log beams on the ceiling. Transparencies of the Grand Canyon decorate the South windows. The original light fixtures and pool table remain.

The building is generally in good condition but does need some minor repairs. Fake wood

See letter from S. H. P. dated Feb. 25, 1980

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CONTINUATION SHEET Riordan Estate ITEM NUMBER 7 PAGE 1

beam ends are rotting and out of line, porches are overgrown with vines, and the yard is neglected. Several unique custom features, such as some custom furniture and stained glass will be removed at the request of the former owner. However, the Riordan Estate is clearly unique in many ways and retains so much of the original design elements and custom features that it must be regarded as outstanding from an architectural viewpoint as well as an historical viewpoint.

The Riordan Estate has always been surrounded by ponderosa pine forests, and was designed to blend into that setting. The previously submitted nomination included the entire estate grounds, known as Kinluchi Knoll, consisting of 47.850 acres, but only a five acre portion is now being retained by the Arizona State Parks Board for inclusion into the National Register. The Riordan Estate will not retain much of its secluded character, as the remainder of the estate grounds is being developed as a commercial shopping center.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1904 BUILDER/ARCHITECT Charles Whittlesey

STATEMENT OF SIGNIFICANCE

A potent combination of lumber, ranching and a transcontinental railroad built the city of Flagstaff. In addition to these advantages, it stands on the major North-South highway and is the nearest large community to Grand Canyon National Park. The Riordan brothers were intimately associated with the development of the city from its earliest years and involved in almost every economic, social, and political aspect of its growth. The Riordan Estate, with its rustic exterior in harmony with its surroundings and its sophisticated interior stamped with the personal tastes of its owners, epitomizes the lives and personalities of these complex individuals.

Denis Matthew Riordan (1848-1928) was born in Troy, New York. His carpenter father moved the family to Chicago in 1852. The boy worked from the age of 10 and had very little formal schooling. He was large for his age and enlisted in the Union Army four times but was sent home each time as under age. In 1864, at the age of 16, he finally succeeded in becoming a soldier. He went west in 1869 and knocked about in many jobs and places, picking up some knowledge of mining and some experience in managing a lumber yard.

Denis came to Arizona in 1880 and, since he was a friend of territorial governor F.A. Tritle, he was sent to be agent to the Navajo (1882-1884) when rumors of mineral wealth on the reservation began to circulate. Riordan investigated the rumors but found them baseless. As an agent, he was conscientious and introduced many reforms.

In the meantime, the transcontinental railroad had reached Flagstaff (August 1882) and a large lumber mill had been built by Edward Ayer of Chicago to supply lumber for the railroad. Ayer had other more important interests and wanted a dependable manager for the mill. The job went to Denis and the Riordan Family began its Flagstaff career. Brothers Timothy (1858-1946) and Michael J. (1865-1931) arrived about 1886 and joined Denis in the lumber business. In 1887, Ayer wanted to sell the mill, which was outside his current field of interest, and Denis bought it. Michael was put in charge of the new branch commissary at Williams.

The sawmill, which cost \$150,000, had been started in August of 1882, two weeks after the railroad came to Flagstaff. Within a year, it employed 250 men and produced 120,000 board feet a day. The steam engines required a lot of water so a pipeline was built from O'Neill Springs $8\frac{1}{2}$ miles away and eventually from other springs in the area. By 1884, there were 500 men working and 500 or 600 animals. The mill also made crates for California fruit growers.

In July 1887, shortly after Denis purchased the mill, it burned down for a loss of \$100,000. He immediately rebuilt, making the mill larger and better. Transporting the machinery and equipment was much easier this time. Parts for the first mill had

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Arizona Historical Review. January 1931.
Arizona Republic. October 24, 1946.
Chambers, Robert. Interview. May 1976
Cline, Platt. They Came to the Mountain. 1976.
Coconino County Records.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 5.000
UTM REFERENCES

See continuation sheet.

A

ZONE	EASTING	NORTHING									

B

ZONE	EASTING	NORTHING									

VERBAL BOUNDARY DESCRIPTION

See continuation sheet.

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

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME/TITLE Thomas S. Rothweiler
Marjorie H. Wilson

Registrar
Registrar
DATE

ORGANIZATION

Heritage Conservation Section, Arizona State Parks

STREET & NUMBER

1688 West Adams

TELEPHONE

(602) 255-4174

CITY OR TOWN

Phoenix

STATE

Arizona

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL X

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

Dorothy H. Hall 1-22-79

TITLE

SHPO

DATE

FOR NPS USE ONLY

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

[Signature]
DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

DATE 2/28/79

KEEPER OF THE NATIONAL REGISTER

ATTEST:

DATE 2/27/79

[Signature]
KEEPER OF THE NATIONAL REGISTER

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CONTINUATION SHEET Riordan Estate ITEM NUMBER 8 PAGE 1

been brought in by ox team from the end of the line, which was then Canyon Diablo.

The lumber company prospered but there was some friction between Denis and his younger brothers. In 1893, he sold out to Tim and Mike and F.W. Sisson, who had been treasurer of the company. The name was changed to Arizona Lumber and Timber Company with Tim as president and Mike as secretary. Denis became involved in numerous mining and other ventures which took him to many parts of the United States and the world before he finally settled in San Francisco.

In Flagstaff, Denis had been very active in community affairs. He had been instrumental in getting Coconino County separated from Yavapai in 1891 and is said to have named the new county. He served on the first county Board of Supervisors, was active in the Library Association, and was one of the first members of the Flagstaff Board of Trade.

Tim and Mike continued this tradition of leadership. They married Caroline and Elizabeth Metz, daughters of a Cincinatti merchant. A third daughter, Alice, came out to visit in 1891 and started the town's first Catholic school, teaching in it until 1899 when it was put under the Sisters of Loretto. Mike had been instrumental in getting the Catholic church started in Flagstaff in 1887. In addition to his position as secretary-treasurer of the lumber company, he was president of the First National Bank, served in the territorial legislature (1901-1903), and joined Tim in stock raising and other enterprises, including the city's first electric light plant. Tim served on the Board of Regents in the 1920s, was state food administrator during the first World War, and built the dam (1903) which created Lake Mary, an important source of city water. The lake was named for Tim's daughter, Mary, late wife of Robert Chambers, former owner of the Riordan Estate along with Blanche, daughter of Mike. Both Tim and Mike were sophisticated world travelers.

The double mansion on Kinlichi Knoll was built in 1904 by Tim and Mike. The architect was Charles Whittlesey, then based in Albuquerque, who later moved to Topeka. Whittlesey, who was a competent, but not innovative, architect, designed the National Register El Tovar Hotel at Grand Canyon a year later. From Riordan family tradition and scrapbooks, it appears that the Riordans, particularly Mike, contributed many ideas to the design of the Riordan Estate and that some of these ideas influenced the design of El Tovar.

It was probably Mike who changed Whittlesey's original exterior design to rustic and who dictated many of the design details both inside and out. Major exterior design elements of the Riordan Estate which also appear at El Tovar are the massive stone arches at porch corners, the wings angled from the core and nearly identical, and the rustic exterior which is a combination of log, plank, stone, and shingle.

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Major Bibliographical References (cont.)

Coconino Sun. 1927.

Flagstaff. City Directories.

Garrison, James. Riordan File.

Northern Arizona University. Special Collections. Riordan File.

Rickard, T.A. Interviews with Mining Engineers. 1922.

Van Valkenburgh, R.F. "A Short Historic of the Navajo People". American Indian Ethnohistory: Indians of the Southwest. 1974.

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- A 12/440 080/3893 840
- B 12/440 ⁶⁸⁰~~808~~/3893 730
- C 12/439 910/3893 735
- D 12/439 910/3893 855
- E 12/439 955/3893 ~~960~~ 860
- F 12/440 020/3893 895

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CONTINUATION SHEET Riordan Estate ITEM NUMBER 10 PAGE 2

Verbal Boundary Description

Coconino County Assessor's Book 103, Page 19, Parcel 1D, or that portion of the West half of Section 21, T21N, R7E, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described by metes and bounds as follows:

~~From the South quarter corner of said Section 21, being monumented with a Brass Cap and Railroad Iron; run thence S 89 23'38"W along the South line of said Section 21, a distance of 1.2-1.32 feet to a point on the Easterly Right of Way line of U.S. Highway 89-A, said point being a Highway Right-of-Way marker 50 feet distant from and at right angle to the highway centerline; run thence N 1 29'00"W along the Easterly Right-of-Way line of U.S. Highway 89-A, a distance of 889.18 feet to a point, said point being a P.K. nail in the concrete base of a fence corner; run thence N 1 29'00"W along said Easterly Right-of-Way line of U.S. Highway 89-A, a distance of 1,200.59 feet to a point; run thence N88 31'00"E, a distance of 300.00 feet to a point, said point being the True Point of Beginning of this exception; run thence N 1 29'00"W parallel to the Easterly Right-of-Way line of U.S. Highway 89-A, a distance of 406.23 feet to a point; run thence N 88 31'00"E, a distance of 186.62 feet to a point; run thence N32 30'38"E, a distance of 145.30 feet to a point; run thence S57 29'22"E, a distance of 280.00 feet to a point; run thence S 1 29'00"E, a distance of 370.14 feet to a point; run thence S88 31'00"W, a distance of 500.00 feet to the True Point of Beginning and containing 217,800 sq. feet (5.000 Acres) of land.~~

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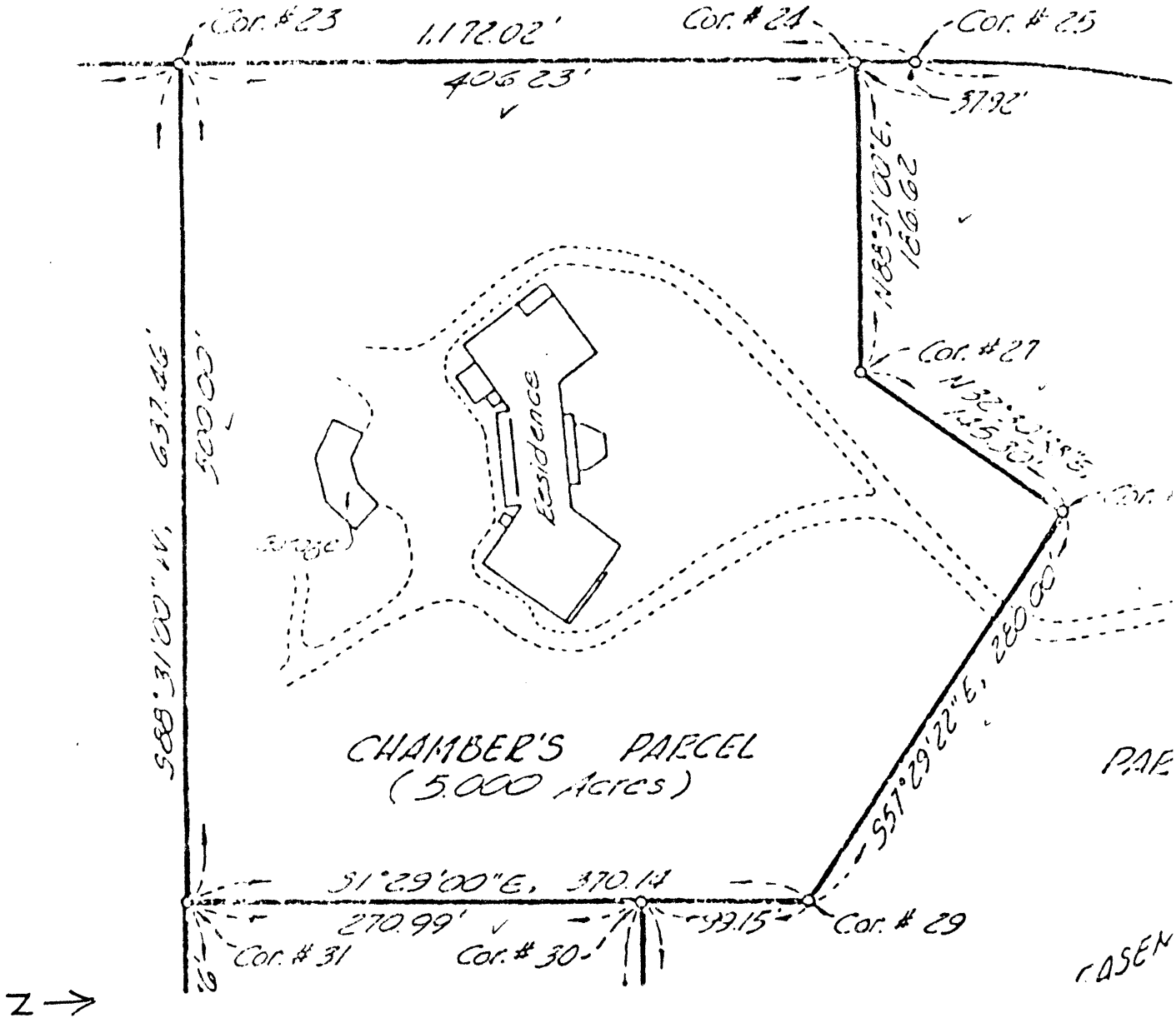
FOR NPS USE ONLY

RECEIVED JAN 8 1979

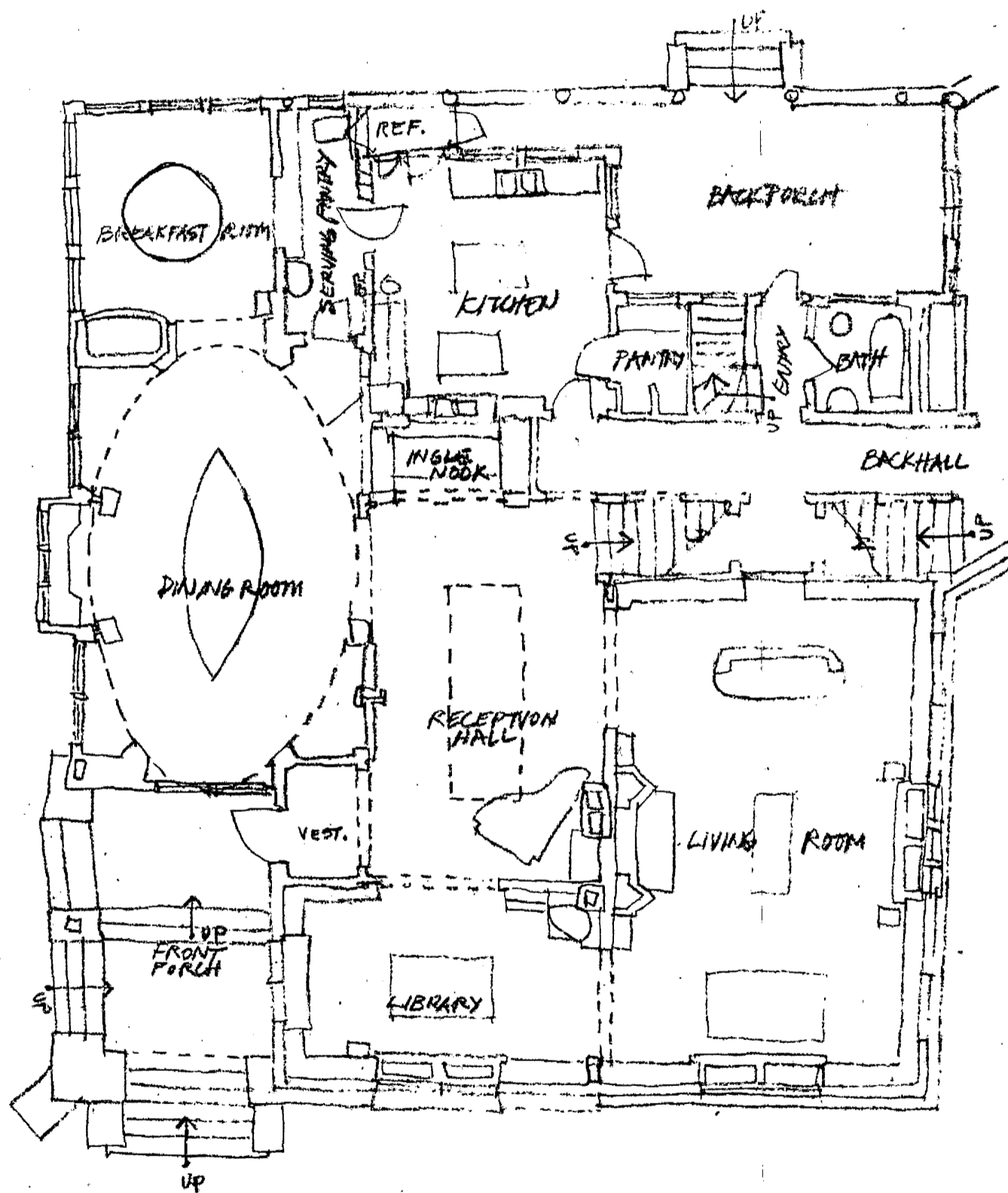
DATE ENTERED

FEB 28 1979

CONTINUATION SHEET Riordan Estate ITEM NUMBER 10 PAGE 3

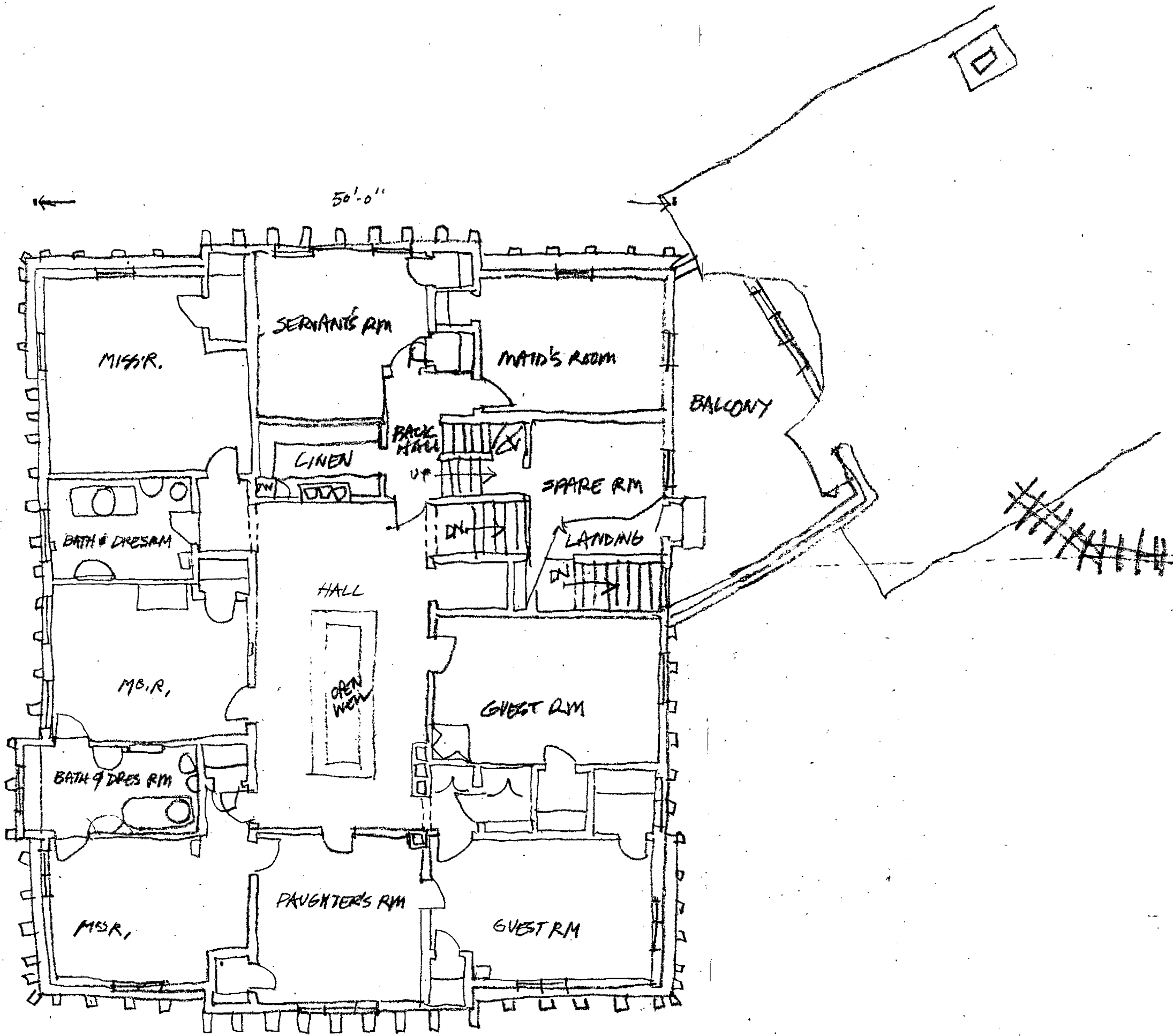
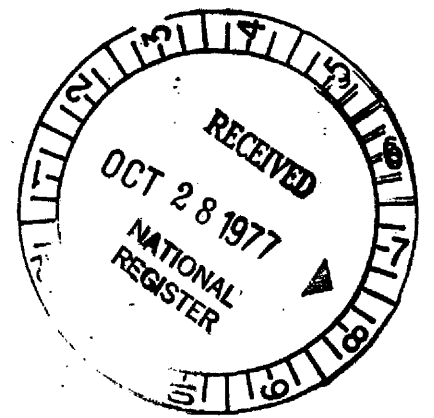


SCHEDULE A



EAST HOUSE - FIRST FLOOR





EAST HOUSE - SECOND FLOOR.



FEB 28 1979

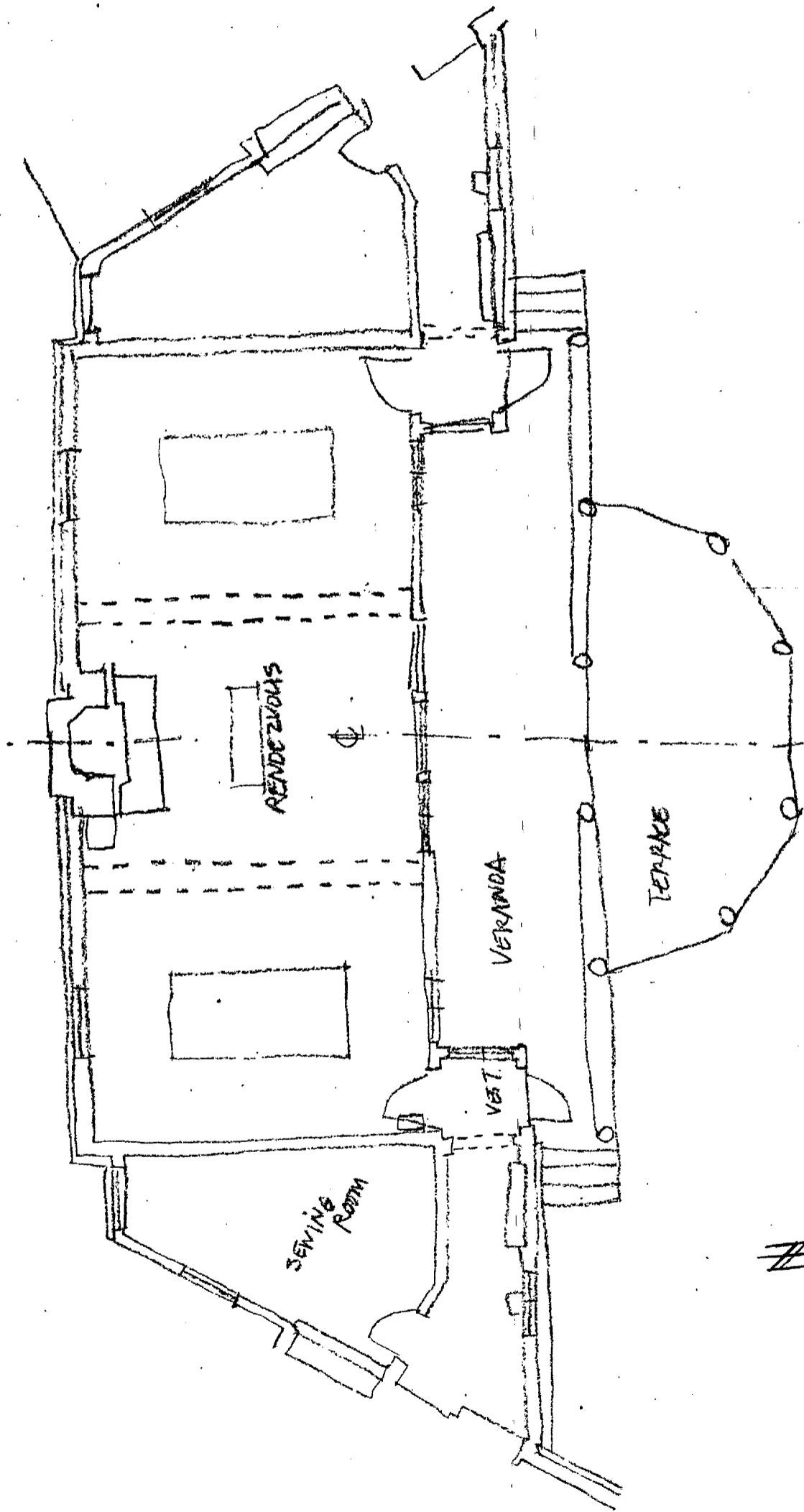


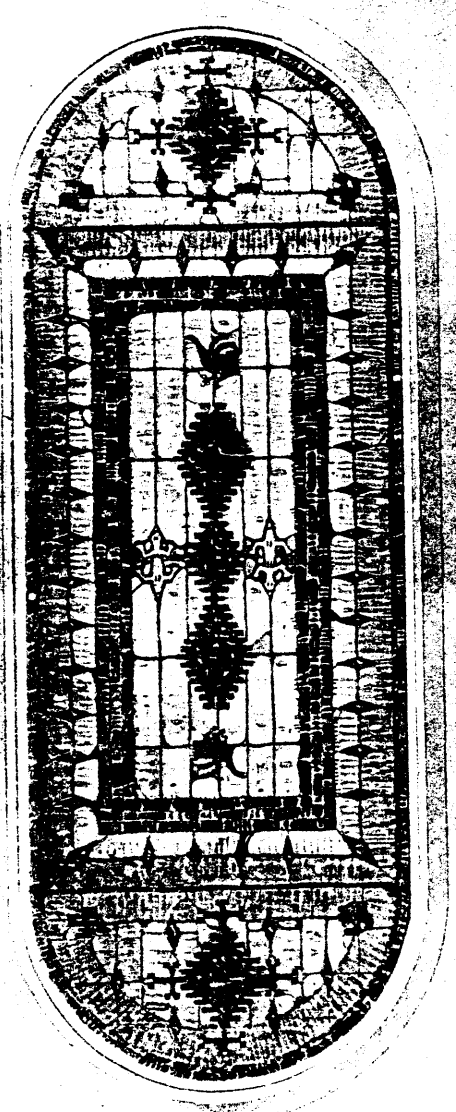
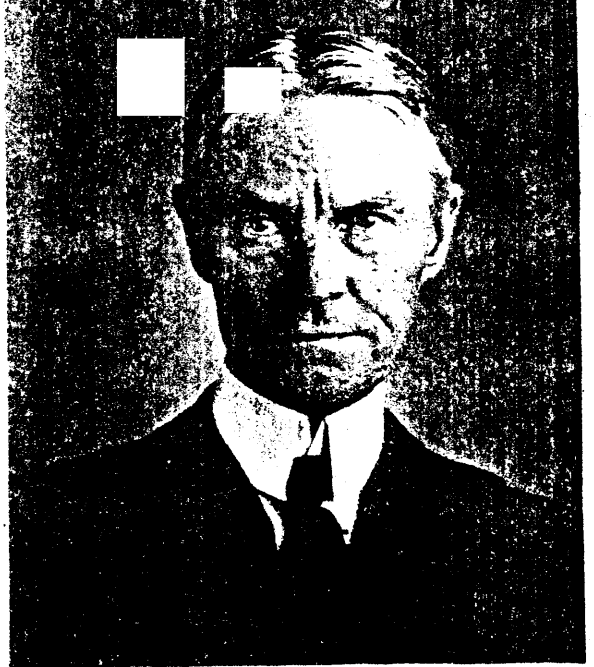
EXHIBIT "C"

CONNECTING VERANDA BETWEEN EAST & WEST HOUSES

*T. A. Stewart, 123 Broadway, N.Y. + Joseph
Bryce on the
Cattle
Horns
Hanging
Shops - 1922*



Taken at March 31, 1923 for passport



Photograph of a design for a stained glass skylight which I had Tiffany's Studio, Los Angeles, make for me June 28, 1922. The design is made up from a Navajo blanket that was used in front of T. A.'s fireplace: the animal figures and their symbolism I had taken from Bureau of Ethnology Report 1883-84, The Mountain Chant, see Plates Xv & Xv. page 449 et seq., and for full explanation of the development of the design, see my Letter Book #28, pages 415-417-520 & 602. Mr Tom Stewart of Phoenix made the original drawing of the details of the blanket under my directions then Tiffany's worked it up and sent the design to me in a beautiful water color picture from which this photograph was made.

*It was used for a while when he met the Bishop
Leland at the Grand Canyon & he gave the
Bishop's. Fr. Leland gave it to me in 1924
on Feb 13th 1924 which was the last time I saw*

Archbishop Timoniani, Bianda

Apostolic Delegate

*been alive. He died at 8:15 the evening of Feb
14th 1924*

RIORDAN ESTATE

REVISED BOUNDARY (5.00 AC)

ORIGINAL BOUNDARY (47.85 AC)

NORTH ENTRANCE



HIGHWAY 66 & 89

FIRST NATIONAL BANK OF ARIZONA
RIORDAN ROAD OFFICE

RIORDAN ROAD
ENTRANCE

NORTH
ACADEMIC
CENTER



SOUTH
ENTRANCE

HIGHWAY 89A

TO WILLIAMS