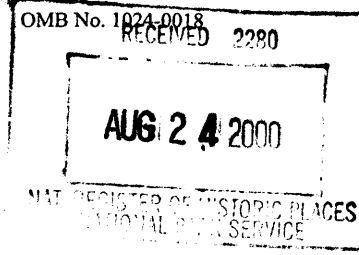


United States Department of the Interior
National Park Service



1125

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Douglas, Walter, House

other names/site number Loma Linda

2. Location

street & number 201 Cole Avenue

not for publication

city or town Bisbee

vicinity

state Arizona code AZ county Cochise code 003 zip code 85603

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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. I recommend that this property be considered significant nationally X statewide locally.
(See continuation sheet for additional comments.)

James W. Garrison AZSMP
Signature of certifying official

17 AUGUST 2000
Date

ARIZONA STATE PARKS
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. 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):

Bob
Signature of Keeper

Edson H. Beall

9-22-00
Date of Action

5. Classification

Ownership of Property (check as many as apply)		Category of Property (check as many as apply)		Number of Resources within Property (Do not include previously listed resources in the count.)		
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing			
<input type="checkbox"/> public-local	<input type="checkbox"/> district	1				building(s)
<input type="checkbox"/> public-State	<input type="checkbox"/> site					site
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure					structure
	<input type="checkbox"/> object					object
		1	0			Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
N/A

Number of contributing resources previously listed in the National Register
0

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
Domestic/Single dwelling	Domestic/Single dwelling
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
Mission/Spanish Colonial Revival	foundation Steel reinforced concrete
Bungalow/Craftsman	walls Steel reinforced concrete
_____	roof Tin simulating tile
_____	other
_____	_____
_____	_____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

- Architecture
- Community Planning and Development
-
-
-
-

Period of Significance

1908-1941

Significant Dates

1908

Significant Person

(Complete if Criterion B is marked above)

Douglas, Walter

Cultural Affiliation

N/A

Architect/Builder

Trost, Henry C.

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

Name of repository:

10. Geographical Data

Acreeage of Property 1.64 acres

UTM References (Place additional UTM references on a continuation sheet)

1	12	606750	3476300	3			
	Zone	Easting	Northing		Zone	Easting	Northing
2				4			
	Zone	Easting	Northing		Zone	Easting	Northing

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title	Lloyd Pressel (co-owner) with assistance from Celly Conrad (520/432-2852)			date	12/20/99
organization				telephone	(520) 432-5361
street & number	201 Cole Avenue			zip code	85603
city or town	Bisbee	state	AZ		

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property. 24 photographs submitted

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name/title				telephone	
street & number				zip code	
city or town		state			

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Section 7, Page 1

Walter Douglas House (Loma Linda)
201 Cole Avenue, Warren
Bisbee, Cochise County, Arizona 85603

Narrative Description

Summary

The Walter Douglas House is an excellent example of a large scale Arts and Crafts / Mission Revival Style house. It is one of the best remaining examples of the residential designs of the prominent and influential architectural firm of Trost and Trost. It is also one of the largest and earliest examples of a cast-in-place concrete residence in Arizona.

Situated on a low hill on the northern end of the township of Warren, this large, three story house overlooks Warren to the south. Distant views extending to Mexico are framed in many of the south facing windows (See photo #s 1 & 2).

The rooms of the house are large and airy, most with good natural light. Many of the windows are carefully crafted, leaded patterns, some matching the woodwork of the room. This is very typical of arts and crafts houses of the period with matched window and paneling designs such as the Gamble House by Green and Green in Pasadena, California.

The broad veranda, the spacious entry (See photo #s 3 & 4), the scale of the rooms and halls and the second floor bedroom arrangements with the adjacent outdoor sleeping porches and solar

rooms are also typical of the large scale western American Arts and Crafts houses of the period. However, unlike many houses of the day, natural lighting is excellent. From the front entry foyer one can look through layered spaces all the way through to the library to the east and to the dining room to the west. While each room is discreet, often separable from adjoining rooms by large pocket doors; there is a feeling of openness (See photo # 9).

The exterior is Mission Revival style, stucco on concrete, with Sullivanesque cast plaster details on the spandrels of the front arches and the pediment of the port cochere. Flattened circular windows arranged horizontally under the broad eaves are also a signature detail of the Trosts. The low pitched roofs appear to be of mission tile but closer inspection through the port hole windows in the attic reveal a roof made of tin, cleverly crafted to imitate mission tile.

The siting of this residence was a very significant part of the overall Warren "City Beautiful" Plan where residences of leading citizens were to occupy prominent positions in the planned town. Their homes were to line the two Vistas facing each other to the south with the Douglas home capping the six block long parkway separating the two Vistas. The Douglas home was

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the first to be built (1908) and would remain the most imposing home, corresponding to Walter Douglas's position as General Manager of the Phelps Dodge Corporation's mines.

The house has served many roles through the years. For the first 35 years it was both a meeting place for International and National business leaders and an executive family mansion, another time it was carved into apartments, briefly it was a lodge, eventually it was restored. Amazingly, through its many lives, it continues to boldly communicate the spirit, design, and original detailing of the original designers.

Description

Site and Landscaping

A high oleander, privacy hedge curves around the perimeter of the front and sides of the house. A classic wrought iron fence sitting atop a concrete footing also rings the perimeter of the front of the property. In the 1980's power lines to the house were put underground.

Two covered matching stairways with pitched roofs protrude from the front of the house and ascend to the large veranda that runs across the front of the house. Between these is the main entrance to the house and across looking outward is a large, open patio thrusting

out in an arc. Centered on this is a small lily pond with a low, Mexican tiled lip.

In the interior of the L-shape configuration of the house is a large courtyard created by a concrete, arched, L-shaped pergola. Centered in the courtyard is a reflecting pool with Mexican tiles matching the one in the front of the house. Added over time beyond the concrete, arched pergola continuing the courtyard to the north is a large swimming pool plus a matching platform to accommodate a Jacuzzi beyond the pool (See photo # 5).

Fruit, chinaberries, palm trees and roses have been planted in the north rear yard of the house reminiscent of the old orchards. A sand based volleyball court occupies the eastern section of the north yard. A secluded Spanish patio garden with centerpiece fountain fills out the concrete walled remains of the original carriage garage attached to the north side of the house.

Exterior

The building is stucco over cast-in-place concrete. The exterior walls are stucco (plaster) with preformed Sullivanesque style plaster tracery panels added to the arched spandrels extending downward and ending in plaster medallions on the front of the house and to horizontal bands of tracery in selected positions, below the eaves of the house.

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Even at close range the low pitched roofs read as mission tile but a very careful examination reveals molded tin carefully crafted to look like mission tile and vertical combs along the peaks of some of the roofs. Cleverly, the round ends of the tin are cut and bent to give the appearance of thickness to the tin. On a three story building where the concrete walls taper upward from 18 to 14 inches becoming thinner in each succeeding story, this lightweight roof saved much in structure by eliminating the need of massive timbers and beefed up concrete work to hold up an exceedingly heavy roof.

South Façade - Front

A wide covered veranda on the front south façade is interrupted by a central uncovered porch thrusting outward in an arc with a reflecting pool centered. On either side of this open terrace are large covered entry stairs up to the veranda. Standing on the open terrace between the entry porches and looking back at the house you can get a close-up look at the Sullivan-esque tracery between the spandrels of the arches that frame the front doors beyond. Looking out from the terrace over the village of Warren toward Mexico the land seems to fall away from you and you feel well above the town beyond. This sense is broken to some extent by

the privacy hedge added around the front of the property.

East Façade

A port cochere designed to accommodate a single car dominates the east side of the house. The windows of a solar room-conservatory are visible on the second floor and stairs leading from the port cochere up onto the broad covered veranda that curls around the east and south sides of the house are visible (See photo # 6).

West Façade

It was from this side of the house that one could enter the kitchen, the school, the servants quarters. Towards the back of the house a narrow stairway leads down to the work areas in the basement, and in earlier times it probably lead to the carriage house and stables. Today there is ample parking space on the west side of the house (See photo #s 7 & 8).

Northeast Façade

A pergola encloses a rear exterior patio with a central reflecting pool ringed by a lip of Mexican tiles. Beyond this is a very large swimming pool added in the 1930's and beyond this a jacuzzi.

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Walter Douglas House (Loma Linda)
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Interior

There are forty-two rooms in the house including the basement- twelve bedrooms, ten bathrooms and six fireplaces. A compartment for a school, a game/ billiards room, servant's quarters and a master bedroom suite with adjoining sleeping porch (now converted to a glassed-in sun room) and a large linen room with floor to ceiling cabinets by the upstairs bedrooms gives an idea of the scale of the house.

The Entry

Large, lighted, double doors lead off the broad veranda into the house. These are flanked by windows. The entry foyer is large with views to the left into the drawing room and beyond into the very large dining room with a windowed bay area, and to the right of the entry foyer into the library. These rooms are all connected with large sets of pocketed double doors. But the impression is of one large space leading to another large space and so on, all well lit with natural light. Immediately in front of you at the entry is a beautiful staircase winding in a semi circle to the floor above. It is dark quarter-round oak with mission style cutting and in its curve upwards there is a hesitating dip midway up. Marching upward above the staircase and disappearing as the staircase turns, vertical leaded windows

rise to the high ceiling. To the right of the stairs directly in front of you as you enter the foyer, double doors with leaded glass lead to the center patio. The arched pergola and inner courtyard fountain are visible beyond. Exterior wooden protective swimming pool wall added recently is modern but not distracting to the original design. The interior maple floors are clear and unmarked.

The Library

The library to the right of the entry seems almost untouched over the years. The original glass door bookcases, and Stickley / mission style furniture remain and are in excellent condition. It is in this room we see the best examples of the typical fireplace with inlaid green tiles that are found in a number of rooms of the house, the leaded glass windows and doors designed with iron grills. The book cabinets line the walls but do not continue to the ceiling. Instead they terminate in an exaggerated horizontal molding several feet from the ceiling. The ceiling seems to float. The woodwork is impressive and of high quality. It is a light wood color suggesting possibly a rez finish (See photo # 10).

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The Living and Dining Room

To the left of the entry is the living room with a fireplace on the north wall, leaded windows, and hardwood floors. Fairly recently a mural 22 inches in depth forms a horizontal band just below the ceiling around the entire room. It is outline in form and depicts western high desert and Mexican fiesta scenes. It is in this room we can see the matching of pattern in the leaded window patterns and in the pattern of the molding on the walls (See photo # 12).

Beyond the living room and separated by large double pocket doors is the dining room. It is large and can easily accommodate several dozen guests with much space all around to access and serve the table. The wall finishes and window treatments are modern and different from the rest of the house. Beyond the table is a large alcove or bay lined with windows with vertical panels and with a window seat beneath (See photo # 11).

The Kitchen Area

Little remains of original fittings in the kitchen passageway on the west side of the house with its cubicles along the side that formed pantries, serving areas and iceboxes. One small remnant is the dumb waiter designed to carry food to the upper floors. On the far northwest corner of the main floor are

the servants quarters. This remains a separate apartment area.

Second Floor

Hallways lead east and west off the large foyer at the top of the stairs (See photo # 13). Along the hall are various bedrooms, some with adjoining baths and some with fireplaces, and others have an adjoining dressing or linen rooms. Going to the right at the top of the stairs off the west hall and down a north hall, a doorway admits you to what were the old school rooms. The Douglas children were educated here along with other selected children. In a photo of the western façade of the house probably taken just after the house was completed, the north west corner of the house does not extend a full two stories but today there is a full second story. Sometime, shortly after the house was built the school compartment expanded over the remainder of the second story. This history is born out in interior photos showing exterior light coming in around the door of the main school room and what was at first probably an exterior screened second floor porch

Following the east hallway off the second floor foyer passed a number of bedrooms we come to the master bedroom suite (See photo # 15). It has a pavilion-like quality with sunlight flowing in from several sides. Old

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heating registers are still in place and functional. The adjoining bathroom has the original fixtures as advertised in the Trost advertising book from the University of Arizona Special Collections. Continuing through the suite we come to a solar room which was almost certainly, originally a screened-in sleeping porch. Several colorful stained glass panels of recent design have been added that are not of the same proportions nor spirit as leaded window patterns throughout the house (See photo # 14).

At least three of the bathrooms on the second floor still have the original old bathroom fixtures as pictured in the Trost and Trost book in U/A Special Collections.

Besides the many bedroom/bathrooms on the second floor a room on the left side of the hall approaching the master bedroom suite has no closets but is lined with cupboards and cabinets. It appears to be a gentleman's dressing room or perhaps a large linen supply center. The tin ceiling in this room has recently been added and painted copper.

In the southeast corner of the second floor there is an updated apartment with much heavy oak wainscoting and detailing that is quite different from the original house. The

hot water registers have been replaced with modern baseboard heating units.

Three of the bathrooms on the second floor have been updated, one complete with a steam room.

The Third Floor

A comfortable stairway leads up to a billiards room on the third floor (See photo # 16). A window wall comprised of vertical panels with a horizontal leaded pattern across the top looks off to the north. And below this a banco extends the full length of the north wall. In earlier times this would have been a view to the orchards and stables with the Mule Mountains in the background. Today, piles of overburden from the Lavender Pit mine loom threateningly close. A full bathroom stands just outside the billiards room door. Another door at the top of the third floor stairs opens to a large unfinished attic covering the entire house. Over the years it has served as a huge storage space. Walking straight ahead from the entry door and then to the right takes one over the northwest side of the house. Walking a few steps to the south from the door and taking 20 steps to the east admits one to a large cedar lined room lined with beautifully crafted cedar cabinets and closets for storage of clothes and linens. (See photos 17-24 of House circa 1910).

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SUMMARY

The Walter Douglas House is eligible for the National Register under **Criterion A** in the area of Community Planning and Development because of its place within the Warren Townsite 1907 "City Beautiful" Plan.

The House is eligible under **Criterion B** because the person associated with the property, Mr. Walter Douglas, was significant as a business and community leader within an Arizona historic period of time (1899-1929).

The House is eligible under **Criterion C** because it is an example of noteworthy architecture by Henry C. Trost. The house served as a meeting place for international business people, as an executive family residence with servant and school quarters, and provided comfort and grandeur in the high desert environment. Almost a hundred years later history proved Trost's design of the House served its multiple purposes and stands in near perfect condition.

HISTORICAL OVERVIEW

The origin and architecture of the Walter Douglas House accreted from a congruence of conditions arising within a unique era in Arizona history - **the mining of the Bisbee motherlode**. As

cited by Lynn R. Bailey, "To the student of American history...(it) represents the emergence of industrialism in the Far West, and the perfection of mining technology."¹

This era started serendipitously in 1887. A cavalry officer stationed in Ft. Bowie, Lt. John Rucker, led his scouting party on an assignment that happened onto and reported outcroppings of minerals in the Mule Mountains.² Subsequently miners attracted by the lure of ore bodies arrived and helped the boisterous camp-town of Bisbee to prosper.

Two major mining companies helped develop the area: the Copper Queen Consolidated Mining Company, a division of Phelps Dodge, and the Calumet and Arizona Mining Company. The Warren Townsite was developed by the Calumet and Arizona Mining Company in response to housing shortages in the Bisbee area. It was intended as a model city. It was "meant to combine the comprehensive functional and aesthetic qualities of the City Beautiful with the ideal characteristics of a company town: convenience, sanitary conditions, affordable housing, and recreational and educational opportunities."³ Hallmarks of the City Beautiful concept include vistas, formality, and boulevard/parkway/park systems, all of

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which were incorporated into the city design of Warren. The Walter Douglas house was sited at one end of Vista Park while a ball diamond terminated the view at the opposite end. City Beautiful aesthetics, along with "the ideology of efficiency, utility, urban reform, social responsibility, environmentalism..." fit well with the concept of a company town meant to retain quality workers and managers.⁴

It took the distinguished **Douglas** family from Quebec however to build the complex infrastructure to bring billions of dollars of copper, gold, lead, silver, zinc and manganese to market and to distinguish the city of Bisbee as the "Queen of the Copper Camps."

Again according to Bailey, "From a tract of ore-bearing land, two by three miles in extent on the surface, by 4,000 feet deep (roughly 4.6 cubic miles), a staggering amount of metal was produced: Nearly eight billion pounds of copper, 355 million pounds zinc, 324 million pounds of lead, 100 million ounces of silver, slightly less than eight million ounces of gold, and almost eleven million pounds of manganese."⁵

The first Douglas on the scene, **Dr. James Douglas**, consulted on mining for the New York City based Phelps Dodge Corporation. He recommended they

acquire Bisbee mining rights. He acted subsequently as Phelps Dodge's Director, President, and Chairman of the Board.

In 1899, **Walter Douglas**, son of Dr. James Douglas, and a graduate of Columbia University's School of Mines, assumed General Managership of Phelps Dodge's Bisbee mining operations. For the next 30 years he guided the mining operations through a period of spectacular growth.

The Arizona Daily Star's Millennium Issue (December 31, 1999) listed Walter Douglas as one of Arizona's 20th Century Top 100 contributors. It said: "Between the two World Wars, Douglas ran the biggest copper company and the biggest railroad in the state. He also controlled most of the state's newspapers... Walter Douglas assumed control and consolidated the power of the state's copper barons by electing friendly legislatures and occasionally a friendly governor, and gutting the power of organized labor."

Walter's leadership produced 1) the development and installation of many new mining processes, 2) a new, advanced smelter in the nearby, newly created town of Douglas, a city named in honor of the Douglas family, 3) schools, hospitals and community-wide improved

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sanitation practices and living conditions, and 4) founding and building of a railroad, the El Paso & Southwestern, to transport the tons of materials flowing in and out of Bisbee.

In short, in its design, the Walter Douglas House reflected the events happening in an historic Arizona era (1887-1908). For instance:

- 1) Phelps Dodge Corporation required a stately place in the Arizona Territory to receive eastern and foreign visitors,
- 2) The eastern-bred Walter Douglas and wife, Margaret, sought an executive-scaled house for rearing and schooling their family,
- 3) Phelps Dodge Corporation was producing record revenues. For instance, in 1906 they produced 64,600 tons of copper, or over \$25 million in gross annual revenue. This bonanza propelled Bisbee into the third largest and the most prosperous city in the territory.

Henry C. Trost of the firm of Trost and Trost in El Paso was commissioned to design and oversee the building of a magnificent executive house for Walter Douglas. "Mr. Douglas' beautiful residence at the head of the Vista is progressing rapidly...when the building is completed it will be the most

handsome and substantial residence in Arizona."⁶

Henry C. Trost (1860-1933) was born in Toledo, Ohio. He graduated from an art school and worked as a draftsman in Toledo. In 1880, he moved to Denver and worked with the architectural firm of Nichols & Canman. He started his own firm in Pueblo in 1881 and then formed a partnership with Frank A. Weston for the next seven years. In 1888, Trost moved to Chicago and was able to work in the community that was emerging as one of the world's most vital architectural centers. An article in the El Paso Times dated April 4, 1954 (section C, p. 14) states:

"Henry [Trost] received his baptism in architecture during the golden age of the 'Chicago School' in offices of that city, one of which was Adler and Sullivan, where he worked beside a bright young man, Frank Lloyd Wright, and under the direction of the father of modern architecture, Louis Sullivan."

Trost moved to Colorado Springs in 1897 and to Tucson in 1899. In Tucson, he designed many notable buildings including the First and Second Owls Club. In 1903, Trost moved to El Paso, opened the firm of Trost and Trost with his brother, and worked from that office for the remainder of his career.

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By the time he was commissioned to design the Walter Douglas house, Trost had designed a number of significant homes and buildings in the Southwest, including buildings in Tucson as well as the landmark 100- room luxury hotel in nearby Douglas.

In private correspondence by the writer with Dr. Lloyd Engelbrecht, foremost scholar of Trost's work and Professor of Architecture at the University of Cincinnati, he cited: "We saw your home in 1988... It was designed by Henry C. Trost (1860-1933) of Trost and Trost. Trost had been part of the progressive Chicago School of Architecture, and while working in Arizona, as early as 1899, he blended Native-American and Spanish-Colonial motifs with Chicago-School practices to develop an architecture suited for Arizona's demanding climate. An example is the wide overhang of the eaves on the Douglas Home. Trost's work in Arizona bears clear traces of two of the best-known of the Chicago-School architects, Louis H. Sullivan (1856-1924) and Frank Lloyd Wright (1867-1959)."

Dr. Engelbrecht went on to say that this is the largest residence built by Trost and displays motifs favored by Trost such as Sullivan-like plant forms and traditional egg-and-dart and bead-and-

reel friezes. Although other examples of Trost's ornament have been lost, the ornament on the Douglas house survives in excellent condition.

According to Dr. Engelbrecht, this house is Trost's stellar achievement in the Bisbee area.

Trost started the design and building of the Walter Douglas House in 1907 and finished it July 5, 1908. The cost of the House was \$65,000.⁷ By comparison, \$65,000 in 1908 equates to \$1,151,247 in 1998 dollars.⁸

HISTORY OF USE AND OCCUPANTS OF WALTER DOUGLAS HOUSE

The house was occupied by the Walter Douglas family for 14 years, or until 1922. In 1910 Walter was appointed President of all of Phelps Dodge Corporation, and moved to New York City. The family, however, continued to return summers to take residence in the house.

Mr. P.G. Becket and his family occupied the house for seven years, from 1922 to 1929, while he was General Manager of the Copper Queen Mine.

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Colonel Hartzen and his family, who succeeded Becket as General Manager of the Mines, lived in the house from 1929 until 1941.

In 1941 Phelps Dodge Corporation sold the house to Frank Cunningham. Following is the chain of owners by their year of purchase.⁹

Phelps Dodge & Company, 1908
Frank Cunningham, 1941
Allen Fergen, 1943
LaDelle Mars, 1951
Albert Foster, 1952
Mildred Foster, 1964 (Wife of Albert)
James and Margaret Hardy, 1970
Alfred and Jane Schultz, 1975
Marc McIntyre, 1976
Lloyd and Marguerite Pressel, 1987

Unfortunately, from 1941 to 1976 the house went through its low period. It started with the noble purpose of serving the World War II cause by being divided into apartments for use by people in nearby military bases. It continued as an apartment house after the war. This use deteriorated some of the interior of the mansion as the succession of buyers pursued their intent on increasing the number of apartments available for rent. At times as many as nine apartments were created and rented. Partitions were constructed, paneled walls and Italian

fireplace tiles were painted, and some ceilings were marred or broken through.

Surprisingly, the hardwood maple floors, interior walls, architectural appointments and 18 to 14-inch concrete exterior walls with Sullivan-esque ornamentation remained intact and unharmed throughout the heavy inside use and the daily outside mining explosions.

During Allen Fergen's ownership from 1943 to 1951 the house became known as the Loma Linda, a name it is still known by, although the original name, Walter Douglas House, continues in the minds of many.

The owner from 1964 to 1970, Mrs. Mildred Foster, sold in 1964 the 1.8 northernmost acres of property to Phelps Dodge Corporation for \$1,750 "to provide additional dump space for the Lavender Open Pit Mine." At the same time she acquired from Phelps Dodge Corporation contiguous property to extend some 20 feet her eastern boundary.

In the next 11 years, from 1964 to 1975, a man-made mountain arose from the transporting of the overburden of the Lavender Open Pit Mine, with mixed results for the house. For instance, the house's northern view would be better without the mountain of overburden.

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Conversely, the wintertime heat radiating from the southern exposure of the mountain and the security value of a northern shield against intruders is to the house's betterment.

Fortunately a bright period began when the 1976 owner ended the apartment leases, returned it to an individual family dwelling and began a massive, professional restoration of the house - a project continued by the current owners.

Today, the Walter Douglas House stands as a treasure from the past glory days of Bisbee mining, specifically in the House's key former roles in hosting National and International business visitors, in attracting and retaining nationally prominent, superior mining General Managers, and in its promotion of excellence of architecture in the American Southwest.

Thus the House commemorates a proud, prosperous epoch in Arizona history. The current good condition of the Walter Douglas House also attests to Henry Trost's architectural skill in his early use of reinforced concrete for massive structures, in his sense of scale and proportion, and in designing for specific environments by taking into account the climate, the terrain and the many potential uses of a building.

Henry C. Trost's Walter Douglas House stands today as one of **the best preserved as well as significant architectural residential exhibits** by the turn-of-the-century "architect of the Southwest."

¹ Bailey, Lynn R. *Bisbee, Queen of the Copper Camps*, dust jacket.

² *Ibid.*, p. 11-13.

³ Woodward Architectural Group. *Warren: The City Beautiful*. Vol. 1 Historic Building Survey and Historical Overview of the Warren Townsite Bisbee, Arizona, p. 22.

⁴ *Ibid.*, p. 28.

⁵ Bailey, dust jacket.

⁶ 27 June 1907. *Bisbee Daily Review*, Bisbee, Arizona.

⁷ July 5, 1908. *Bisbee Daily Review*.

⁸ S. Morgan Friedman's Inflation Calculator. <http://www.westegg.com/inflation>

⁹ Cochise County Records Office records (Bisbee, Arizona).

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**VERBAL BOUNDARY
DESCRIPTION**

Legal description section 23 twn 23 rmg
24 acres, 1.64 use 0161Warren A pt of
surf to a dep of 40' of #10 Sat &
Livingstone Pat mines in Warren mng
dist beg at a pt on E line of lot herein
conveyed from wh cor #4 of #10 Pat
mine bears N GO DEG 26min W280.63'
th alng a cur to right 222' to an intrsec
with n side of Cole Ave. Warren twns
S78DEG 09min w75' Thn n alng cur
rad 193' long chord bears N IO DEG
12min E132.32" N31DEG 30min
E117.84" S58DEG 30min E75"
S82DEG 20min E84.5" Sg7DEG 30min
E158.75" S31DEG 30min W139.3" to
TPOB sec 23 23 24 1.639AC

BOUNDARY JUSTIFICATION

Official Cochise County Assessors
Office property description
The property consists of the lot on which
the nominated building stands.

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All photograph information the same except where noted:

Property: Douglas, Walter, House

County, State: Cochise County, Arizona

Photographer: Richard Senti

Date: June/July 1999

Negatives in possession of Richard Senti, photographer

1. Walter Douglas House, south façade (view north)
2. Walter Douglas House in the foreground looking south toward distant mountains in Mexico, taken from top of man-made, mining overburden mountain to the north
3. Front entry, looking from the semicircular courtyard through the entry, view northeast. Sullivanesque plaster work, large overhanging eaves and "mission tile" roof visible
4. Looking west through the veranda
5. Aerial view taken from the top of the overburden mountain looking south. The dormer of the billiards room on a third level overlooks the rear courtyard enclosed by the arched pergola
6. East façade showing the port-cochere and the upper glassed-in room, formerly a screened sleeping porch off the master bedroom
7. Aerial view showing west side of house. The room to the far left, second floor, is the addition probably completed in the 1920's. It expanded the school house compartment on the northwest second floor. The service entry is centered through the arches. The bay off the dining room is to the right
8. Another view of the west façade. Porthole windows under the eaves are visible
9. Central entry with stairwell to second floor and doors to the central courtyard

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10. Corner in library showing glass door bookcases, woodwork and battered columns framing doors and fireplace. The corner of the fireplace has the typical green stone facing of a number of fireplaces in the house. The horizontal cap on the cabinetry makes the upper walls disappear and the ceiling seem to float. The chair pictured is one of the original nine pieces of Stickley furniture still in the library
11. Bay room off the dining room. Lower window sections are curved and operable. Upper sections have a horizontal leaded glass pattern
12. Photo illustrates the repetition of lines in the woodwork of the room and in the lines of window frames, so typical of the Arts and Crafts houses. The motif above is a modern addition
13. Second floor landing looking out into the central courtyard. Stairs ascend to the third level billiards room and storage. Note the original heating register, still operative
14. Master bedroom seating area looking out into the sleeping porch, now glassed in
15. Master bedroom bathroom still has all the original bathroom fixtures in the Trost and Trost company brochure in the Special Collections of the University of Arizona Library
16. Pictured is a corner of the billiards room on the third level showing original wainscoting and the first two panels of a window wall that looks to the north
17. Two sections, A and B: 1908 panoramic picture (looking northeast) of the just completed Walter Douglas House (upper left corner) showing surrounding terrain as the "City Beautiful" development began. Note array of electric poles for newly built intercity rail line; train barn in extreme right corner; and Calumet and Arizona Corporation's headquarters building in right center (today's Bisbee City Hall). From a negative held by Lloyd Pressel, gift from a Douglas descendent.
18. 1908 photo of house with poles in foreground, view northeast
From a negative held by Lloyd Pressel, gift from a Douglas descendent.

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19. 1908 picture of House, south façade
From a negative held by Lloyd Pressel, gift from a Douglas descendent.
20. Circa 1910 view (looking from the northeast) of the House's courtyard. Now it is the site of the large concrete swimming pool and jacuzzi
From a negative held by Lloyd Pressel, gift from a Douglas descendent.
21. Circa 1910 picture of front entry (view northeast), looking from semi circular front courtyard through to the entry. Sullivanesque plaster work and lily pond visible
From a negative held by Lloyd Pressel, gift from a Douglas descendent.
22. Circa 1910 picture of the main entry showing elegant staircase to second floor and first floor doors and adjoining windows to the courtyard
From a negative held by Lloyd Pressel, gift from a Douglas descendent.
23. Circa 1910 picture showing library furnishings, including Stickley furniture
From a negative held by Lloyd Pressel, gift from a Douglas descendent.
24. Circa 1910 picture showing master bedroom and furnishings
From a negative held by Lloyd Pressel, gift from a Douglas descendent.