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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

JUN 22 2000

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NATIONAL REGISTER, HISTORY

This form is for use in nominating or requesting determinations for individual properties and districts. See *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 an item does not apply to the property being documented, enter "N/A" or "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 Toltec Lodge

other names/site number \_\_\_\_\_

2. Location

street & number 228 High Street  not for publication

city or town Prescott  vicinity

state Arizona code AZ county Yavapai code 025 zip code 86303

3. State/Federal Agency Certification

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

James W. Cronin AZSHPO 13 JUNE 2000  
Signature of Certifying official/Title Date

ARIZONA STATE PARKS  
State of 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 certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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): \_\_\_\_\_

Edson H. Beall  
Signature of the Keeper

Date of Action  
7-20-00

**Toltec Lodge**  
Name of Property

**Yavapai, AZ**  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	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**

None

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC: Single Dwelling

**Current Functions**  
(Enter categories from instructions)

DOMESTIC: Single Dwelling

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

LATE 19th & EARLY 20th CENTURY  
REVIVALS: Bungalow - Craftsman/  
Prairie

**Materials**  
(Enter categories from instructions)

foundation CONCRETE  
walls BRICK  
roof WOOD SHINGLES  
other Interior Walls: PLASTERED

**Narrative Description**

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

**Toltec Lodge**

Name of Property

**Yavapai, AZ**

County and State

**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.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or 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.

**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 # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

**ARCHITECTURE**

**Period of Significance**

**1919-1930**

**1930-1949**

**Significant Dates**

**1919**

**1930**

**Significant Person**

(Complete if Criterion B is marked above)

**LeRoy Anderson**

**Cultural Affiliation**

**Architect/Builder**

**Builder: Le Roy Anderson**

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

**Sharlot Hall Museum**

Toltec Lodge

Name of Property

Yavapai, AZ

County and State

**10. Geographical Data**

Acreeage of Property 3/4 +/-

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>12</u>	<u>364220</u>	<u>3822800</u>
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

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 Nancy L. Burgess

organization Preservation Consulting date May 31, 1999

street & number P. O. Box 42 telephone (520) 445-8765

city or town Prescott, state AZ zip code 86302-0042

**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.  
**See Map labeled "Parcel Map"**

**Photographs**

Representative black and white photographs of the property.

**Additional Items**

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

**Property Owner**

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

name Dr. and Mrs. Lawrence J. Arnone

street & number 228 High Street telephone (520) 776-0892

city or town Prescott, state AZ zip code 86303

**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 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 Projects (1024-0018), Washington, DC 20503.

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### 7. DESCRIPTION:

Toltec Lodge is a single family residence located at 228 High Street in Prescott, Yavapai County, Arizona. It was built by Le Roy and Margherite Anderson in 1919 in the Craftsman/Prairie Style (see photo #1). The property possesses integrity of location, design, setting, materials, workmanship, feeling and association.

Toltec Lodge derives its name from the common understanding at the time that the native people who previously inhabited the Prescott area were Aztec or Toltec Indians from Mexico. Ruins in the area were thought to have been associated with these people, primarily due to support for this assumption set forth in William Hickling Prescott's The History of the Conquest of Mexico, in which he contends that these people originated in this area. There were many hilltop ruins in this area, and the present owners were told at the time they purchased the property that there had been "Toltec" ruins on the site prior to construction of Toltec Lodge, thus Anderson's choice of the name for his home.

### COMMUNITY, SETTING AND APPEARANCE:

Prescott was founded in 1864 as the Territorial Capital of Arizona. Though three of the names originally proposed for Prescott were "Audubon", "Goodwin City" and "Aztlán", the name "Prescott" was chosen in honor of William Hickling Prescott. The Arizona Miner reported that the name was accepted because Prescott was "a good citizen, a true patriot, with industry, perseverance under difficulty, amiability of character and love of country".

Prescott is located on the northwest slope of the Bradshaw Mountains of Central Arizona at an elevation of 5,354 feet. The altitude combined with the continental air mass determine the native growth. Much of the area is forested with native gambrel and Emory oak, alligator bark juniper, Arizona cypress and ponderosa pine. The climate is mild and semi-arid with distinct seasons. As stated in The WPA Guide to 1930s Arizona (published 1940, republished in facsimile in 1989, at p. 239): "Prescott..., seat of Yavapai County, in the mountainous section of west-central Arizona, is hemmed in on three sides by ranges rising to granite Peak, Spruce Mountain, and Mount Tritle. The rocky outline of a great lion that dominates the western skyline is Thumb Butte. Granite Creek meanders through the dense pine forests of the serried mountains encircling Prescott, and, after seasonal rains, flows through the town..."

The west Prescott neighborhood in which Toltec Lodge is located is typical of the rural growth around the Prescott area in the early to mid-twentieth century, a time period when open space was beginning to give way to modest, rural development. There are many Arts and Crafts era buildings in this area of Prescott (see West Prescott Historic District National Register Nomination, listed 1989). In this part of west Prescott, the terrain rises steeply uphill from Park Avenue on the east to the top of Anderson Hill on the west. Toltec Lodge is located on top of Anderson Hill. Unlike the original Prescott Townsite (platted 1864), the streets in this part of Prescott are not laid out in a grid, but instead are more representative of

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the Arts and Crafts movement, following the contours of the natural terrain. High street winds up Anderson Hill from south to north, culminating at Toltec Lodge. It is unpaved.

### ARCHITECTURAL CONTEXT AND STYLE:

Toltec Lodge is a one story brick Craftsman/Prairie Style Bungalow with a broad front porch. (See photos #3, 4 & 5). It is generally rectangular in plan and asymmetrical in massing with the broad facade to the front.

Toltec Lodge is located on an irregular parcel located west of the original Prescott Townsite consisting of approximately 3/4 acre known as a "portion of Block F, Anderson Heights Addition". It is the remainder of the Anderson Hill property originally purchased by LeRoy Anderson before 1904 and consists of a portion of Anderson Heights Addition plus an irregularly shaped metes and bounds parcel of land. It is defined as Yavapai County Assessor's Tax Parcel number 109-06-080F (see Parcel Map). This area was annexed into the City of Prescott in 1904. Anderson's holdings originally consisted of a large metes and bounds tract known as Block 15 of Fleury's Addition, encompassing all of the hilltop known as Anderson Hill. Anderson Tract was created prior to 1904 out of this tract. In 1920, Anderson created Anderson Subdivision, splitting off and subdividing property to the east, on the east side of what was then Pleasant Avenue and is today Coronado Drive. This left two large tracts, the Anderson Tract (see Amended Map dated 1914) and the Bailey Tract. In January, 1931, the Anderson Heights Addition was platted by Anderson Realty Company, with LeRoy Anderson as President and his wife, Florence Gale Anderson, Secretary of the company. This plat included lots surrounding the hilltop to the east, south and west and created both Anderson Road and High Street (see Amended Plat Map, Anderson Heights Addition dated September, 1929). This left Anderson "Tract F", which included Toltec Lodge along with the carriage house and gardener's cottage on the property. The Andersons sold the property to the Ruffner family in 1934. This configuration seems to have remained essentially intact until 1976 when the then owners began splitting parcels from the remaining acreage, including parcels containing the carriage house and the gardener's cottage (see Parcel Map). Both of these buildings are still extant, but are now under other ownership. Neither have sufficient integrity to be eligible for the National Register. The last split occurred in 1983. None of the new construction in the area has interfered with the view from Toltec Lodge of downtown Prescott to the east (see photos #10 & 11).

### INTEGRITY:

Toltec Lodge is an excellent, intact example of a Craftsman/Prairie Style bungalow with excellent historic integrity and few alterations. Although bungalows are usually associated with smaller buildings, Toltec Lodge is one of the largest bungalow buildings in Prescott and is an outstanding example of the style in the community. Its location at the top of Anderson Hill, or, as it is called today, "the top of High Street", gives it prominence many other Prescott buildings from the Arts and Crafts period do not have.

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### 8. STATEMENT OF SIGNIFICANCE:

The Toltec Lodge can be considered eligible for the National Register under criterion "B" for its association with LeRoy Anderson, a member of the Territorial Legislature and a significant person in Prescott's history and criterion "C", as a property which embodies the distinctive characteristics of the Craftsman/Prairie Style Bungalow. The period of significance for criterion "B" represents the year the house was constructed (1919) to the approximate year the Andersons left Arizona (1930). The period of significance for criterion "C" represents the time period from the time the house was built until 1949. The property possesses integrity of location, design, setting, materials, workmanship, feeling and association.

#### **HISTORICAL BACKGROUND:**

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

The historic development period of Prescott traditionally begins in 1864 with the establishment of Prescott as the Arizona Territorial Capital. Prescott was also designated at the same time as the County Seat of Yavapai County, one of four original territorial counties. Although the Capital moved to Tucson from 1867 to 1877, the Capital returned to Prescott at the end of 1877 and remained until it was moved permanently to Phoenix in 1889. During these years as Territorial Capital, Prescott was the dominant political center of the territory and was protected and influenced by the presence of nearby Fort Whipple. The city was well established by the time the transcontinental Atlantic & Pacific Railroad crossed northern Arizona in 1882. By that date, many prominent and prosperous families in the territory had settled in Prescott and built homes.

By 1900, established residences were clearly reflecting the Victorian architectural style. People were beginning to move across Granite Creek and into areas south and west of town. Commercial development was altered dramatically when a disastrous fire on July 14, 1900, destroyed four and one-half blocks of downtown Prescott. Twelve hotels and 20 mercantile establishments were lost. After the fire, citizens soon viewed the event as a chance to replace the old wooden buildings common in the downtown area with more permanent brick and stone buildings. These buildings reflected a shift from exuberant Victorian styles to a more controlled formality of styles. Bungalow and Revival architecture became the prominent residential styles during the first part of the century and remained popular through the 1930s.

##### Twentieth Century Expansion in Prescott, 1900-1940:

The fire of 1900 not only brought on a new era in architecture, but it also seemed to stimulate a variety of social and public improvements. Downtown, cement sidewalks and paved streets replaced the dusty thoroughfares of the 1800s. Fort Whipple was reopened after a brief closure in the 1890s, which provided the community with a steady influx of federal dollars.

The Yavapai Chamber of Commerce (now the Prescott Chamber of Commerce) was founded in 1914 to

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promote Yavapai County and especially the Prescott area for its healthful climate. In the teens and twenties, the group was actively promoting the west Prescott area. Prescott, along with Arizona in general, was experiencing an increase in tourism. Summer in particular was a busy time of the year for Prescott. Many families from Phoenix would stay in summer homes in or around Prescott, or "camp out" in tents, or sometimes, elaborate portable houses.

The copper mining industry also supported area growth in the early twentieth century because of the extra demands for World War I. However, by 1919 Prescott suffered the effects of post-war depression along with the rest of the state and nation. Even so, after a reduction in population during World War I, Prescott was again enjoying a steady growth rate with a population in 1920 of 5,010. The popularity of the Arts and Crafts movement, along with various Revival styles, including Tudor, Mission and Spanish Colonial, became popular in the late teens and twenties. These styles continued to be popular and were built in Prescott throughout the twenties and well into the thirties with a few examples occurring in the 1940s.

### Criterion "B":

LeRoy Anderson was born in Illinois on September 17, 1875. He was the son of Melvin C. and Mary E. (Smith) Anderson, both of pioneer Illinois families. Melvin Anderson was a farmer. LeRoy attended schools in Illinois and graduated from the Law School of the University of Illinois in 1896. He immediately became a member of the Illinois Bar and practiced law in Taylorville, Illinois. He enlisted for service in the Spanish American War in 1898 as a member of the Fifth Illinois Volunteers. He was honorably discharged with the rank of second lieutenant. He resumed his law practice in Illinois until he came to Arizona in 1903 and joined the firm of Herndon & Norris in Prescott for one year. His first client was "one of the most vicious murderers that ever existed". (Newspaper interview, Anderson, *Courier*, September, 1955). After watching his client hang, he resolved to "never accept a client who would not tell the truth" (Ibid.) Consequently, in his subsequent defense of 26 men accused of murder, he was able to clear all but one. In an oral interview, Dixon Fagerberg remembers attending a murder trial with Anderson. Fagerberg states that Anderson, as the defense attorney, did not emphasize points of evidence which would bring in a not guilty verdict, but instead told the jury over and over that his client was a "true western man", meaning that his word was his bond. The verdict was "not guilty".

In about 1905, Anderson became a member of the firm of Hawkins, Ross and Anderson. One year later the firm was dissolved and he became general counsel to the United Verde Copper Company. He later became very well known as a corporate attorney, particularly in the area of mining. He represented many major interests, including Consolidated Arizona Smelting Company, the United Verde and Pacific Railroad and Prescott Gas and Electric. Eventually he become partners with a number of prominent local attorneys at different times, including his brother-in-law, Alfred H. Gale, George Nilsson, James Coleman, John Ellis and Richard Lamson.

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On July 11, 1904, Anderson married Miss Margherite Iddings Gale of Prescott at St. Luke's Episcopal Church in Prescott. Margherite's father, Alphonse S. Gale (deceased before 1904) had been a member of the Regular Army at Fort Whipple in Prescott. LeRoy and Margherite Anderson had no children. Margherite had a sister, Winifred, and a brother, Alfred H. Gale. Captain Alfred H. Gale married Florence Hermann on September 22, 1917 at Toltec Lodge. The Gales had three children, Alfred H., Robert and Margherite. Mr. Gale died in 1928.

In 1905, having been told by the local Democrats that a Republican could not win a seat in the legislature, Anderson ran for the Territorial Legislature as the Republican Representative from Yavapai County and was elected. He served from 1905-1907. During this time, he became well known for his work as president of the Anti-Joint Statehood Commission in 1906. This Commission was successful in preventing Congress from combining Arizona and New Mexico Territories into one future state, although it would be another six years before Arizona and New Mexico attained statehood in February, 1912. Anderson was active in the Arizona Bar Association and served as its president. He had many business interests, including a partial ownership of Munds Park Cattle Company (1915); a Director of Commercial Trust and Savings (1917); a stockholder in Yavapai Construction Company (1918; this company may have been the builder of Toltec Lodge, however, no records to that effect have been found); Director of Prescott State Bank (1919); and a stockholder in Williamson Valley Farms (1922).

He was involved in many civic organizations and projects, including the Yavapai County, Northern Arizona and Arizona Bar Associations; a director of the Prescott Chamber of Commerce; member of the Board of Directors of the Hassayampa Hotel Company; member of Atzlan Lodge No. 1, F & A. M., El Zaribah Temple, Prescott Lodge No. 330, B. P.O. E., the Yavapai Club, Hassayampa Country Club (organizer and first president) and Prescott Rotary Club. He was also very involved in both the Territorial and Yavapai County Fairs. In writing about Le Roy Anderson, in Who's Who in Arizona, Vol. 4, 1930, it is stated: "he is an exemplar of the highest civic virtues."

Anderson was an active director of the Yavapai Chamber of Commerce, which was promoting Prescott as a healthful place to live. He was one of Prescott's biggest boosters, and as early as 1908 was writing about the benefits of living in Prescott and Yavapai County. In an article titled "Prescott, the City of Homes" in *The Call of the Desert*, August 1, 1908, he wrote about the Prescott area, touting the climate, city facilities and the strong economy which included details on mining, utilities, the railroads, agriculture and fruit products and livestock, including cattle and sheep. He wrote about the Territorial Fair and the awards won by Yavapai County farmers and ranchers. In the article Anderson wrote "Prescott needs, wants and extends invitations to men of enterprise and brains. We want you to come and make your home with us. We extend the invitation to all - the manufacturer, the professional man and woman, the tradesman, the banker, the capitalist and the skilled laborer." "We want you to share with us the advantages and opportunities of this country and to help develop the great resources which Providence has placed at our feet".

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In 1910, Le Roy and Margherite Anderson were living on South Pleasant Street. In February, 1918, they sold this house. In July, 1919, Toltec Lodge was finished. In an April, 1924 article in *The Yavapai Magazine*, the writer was promoting the west Prescott neighborhood of Pine Crest (listed, National Register, 1989), and mentioned nearby Toltec Lodge, stating "[m]any years ago, even before Le Roy Anderson built his beautiful palatial residence at Toltec Lodge, thereby starting the desire for picturesque homes among the pines..."(p.23). Anderson had helped to promote the expansion of residential development into west Prescott by choosing that area for his home. He also subdivided the land surrounding Toltec Lodge at various times (see discussion in Section 7 of this nomination). In Prescott, Anderson Subdivision, Anderson Hill, Anderson Road and Anderson Heights Subdivision are named for Le Roy Anderson.

Margherite and LeRoy Anderson apparently divorced, and, after 1928 LeRoy Anderson married Florence Gale, the widow of his former partner and brother-in-law, Alfred H. Gale. In a letter dated November 10, 1991, Florence's daughter Margherite Gale Klein says that she was only nine and her brother Robert was seven when they left Prescott, presumably after her mother's marriage to Le Roy Anderson, for California. In approximately 1935, the Andersons were living in Arcadia, California.

In Who's Who in Arizona, he is described as a man who "commands uniform esteem for his ability, character and accomplishments" and an "[a]ble and successful lawyer, public spirited and progressive citizen and constant and sincere as neighbor and friend, he has attained and retains a high place in the estimation of his fellowmen." Anderson died in July of 1960 in California at the age of 84. His obituary states that he left Arizona about 1930 and that he had been a resident of Arcadia, California for more than 25 years. He served as a City Judge from 1942-1947. Florence Anderson died in March, 1986 in California at the age of 90.

Criterion "C":The Arts and Crafts Movement:

The popularity of the Bungalow styles was due to the Arts and Crafts Movement in America (as influenced by the English Arts and Crafts Movement), and publications such as House Beautiful, House and Garden, Inland Architect and News Record and Western Architect and the resulting flood of pattern books which appeared, offering plans for "Craftsman" Bungalows. Gustav Stickley and his Craftsman magazine also had a tremendous influence in matters of taste during the early years of this century. These periodicals catered to homeowners or to potential builders of homes and to their various home-related hobbies and activities. The reformers of the Arts and Crafts movement sought to reestablish the ties between beautiful work and the worker, returning to an honesty of design, not to be found in mass produced items. In addition to being economical, informal and open, the popularity of the Bungalow style occurred at a time of economic prosperity which allowed many families to purchase their first homes.

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

In Bungalow, author Jan Cigliano defines the "Ideal Bungalow":

- Modest overall size and scale
- One or one-and-a-half story
- Second floor area contained under roof structure
- Low to ground in appearance
- Rectangular or square shape
- Deep roof overhangs and wide eaves
- Porch across facade, or prominent in front, and on two or three sides
- Exterior typically composed of different materials
- Natural wood related to region or area
- Colors and tones related to nature and immediate environment
- Low gable roof with dormers

Cigliano further defines the Prairie Style Bungalow (1900-1920), stating:

"Frank Lloyd Wright introduced his Prairie Style house in 1901, noted for the horizontal spread across the flat mid-western landscape, or prairie, multiple and low-pitched roofs, broad eave overhangs, casement windows across facades, contrasting dark linear bands against lighter broad surfaces, short and squat chimney stacks, and minimal ornament so as not to detract from the overall composition's rectilinearity.

Prairie-style design complements bungalow design: open floor plans with prominent fireplaces, brick and brick-and-wood construction, and the Prairie Style's banded wood on stucco."

She describes the Craftsman Style Bungalow (1900-1930) as follows:

"Broad, expansive porches, patios and terraces, vine-covered pergolas, and groups of windows to bring in fresh air and a land of blue skies are common features in this popular bungalow style. The entire house and the low-pitched roof emphasize

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the horizontal line of the landscape. The building materials reflect this harmony: foundations, exterior walls, massive fireplaces, and chimneys are built of local stone; half-timbered wooden gables and exposed beams express the wooden construction; wall paneling and ceiling grids depict the nature of indigenous logs, cedar shakes, oak and mahogany. Built-in furnishings include cabinets, sideboards, benches and bookshelves."

Toltec Lodge is a one story bungalow with a low profile and a broad front porch (see photos #3, 4 & 5). The building combines elements of the Craftsman and the Prairie Styles. It is generally rectangular in plan (33' X 74') and asymmetrical in massing, with the broad side to the front. It has deep roof overhangs and wide eaves. The foundation is concrete, walls are brick (with the exception of an enclosed porch on the rear), roof is of moderate pitch, cross-gabled and covered with wood shingles. The wood shingles are not original. Historic photographs show that the original roofing materials were probably wood shingles (see photo #1). Rafter tails are exposed on the front and rear, though they are presently hidden by gutters. Ornamentation is minimal.

Toltec Lodge contains 2,754 square feet plus a partial basement. Over the partial-width front porch (20' wide X 12' deep) is an open-timbered front gable with wrought iron brackets which is supported by large square brick pillars capped with concrete and large square posts (see photos #4 & 5). Structural members of the porch are exposed. The exterior chimney is brick. Windows are set in groups, consisting mostly of wood frame casements flanking fixed center panes with interior screens and brass hardware. All windows are original. The front door is oak with eight beveled glass panes and is flanked by casement windows (see photos #2 & 5). The doors off the kitchen are wood frame french doors and are not original.

Toltec Lodge includes a wide entry hall which leads directly into the dining room, which is at the back (west) of the house (see photo 15). The living room runs the entire length of the building on the south side, with large plate glass windows flanked by casement windows on the east and west and symmetrically placed casement windows on each side of the central chimney on the south side (see photos # 6, 16, 17, 18, 19 & 20). The master bedroom, with a ½ bath, is at the front of the house immediately north of the entry hall (see photo #15). A long hall runs north and south from the entry providing access to the full bath (see photo #23), the master bedroom and two bedrooms on the north end of the house, one at the front and one at the back. The front bedroom has trap door in the floor, which purportedly led to LeRoy Anderson's liquor storage area (the house was constructed during Prohibition). The two bedrooms have French doors which lead out onto the deck (see photo #8) and are separated by a closet. The large, modern kitchen, which includes a former screened porch which has been enclosed and is now used as a small family room, is at the back of the house and is entered by a modern pair of French doors from a deck which was added (see photo #7). There is also a door leading to the deck on the north end of the enclosed porch. A doorway at ground level under the porch leads to the partial, finished basement. With the exception of the kitchen and enclosed porch, there are no apparent changes to the floor plan or

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configuration of the house.

After the Andersons built Toltec Lodge in 1919, they hired a Japanese couple to assist them in taking care of the property, Jimmy and Satura Okaba (1920 census) or Okomoto (letter from Margherite Gale Klein, see below). Photographs #11, 12 & 13 were taken by Jimmy of the grounds at Toltec Lodge around the early 1920s. The Okomotos lived in the gardener's cottage. Jimmy designed and installed the gardens and took care of them and Sakura helped in the house. According to an undated letter from Anderson's step daughter, Margherite Gale Klein, the Okomotos left the United States around 1924 to return to Japan. The grounds of Toltec Lodge retain much of the original design and plantings of Jimmy Okomoto, and although the land area has been reduced, the site retains a great deal of this vegetation, which includes both native and non-native plants such as oaks (both trees and shrubs), pinion, juniper, Ponderosa Pine and Arizona cypress. There is a small lawn and a fish pond in the front yard. The original stone pillars which marked the entrances to Toltec Lodge are still in place (see photos #10 & 11). The driveway access has been altered and the current owners now primarily use a driveway at the back of the house which gives them access to the freestanding, modern garage (see photo # 9); the front driveway which sweeps along the east side of the property is still present.

The interior of Toltec Lodge is largely unaltered with the exception of the kitchen. Photographs taken in the mid 1930s by the Ruffner family (see photos #14, 16, 17, 19 & 21) show the interior of the house, including the entry hall with the door to the master bedroom in the background (#14), living room (#16, 17 & 19) and dining room (#21). Contemporary (April, 1999) photos show the same locations: entry hall (#15), living room (#18 & 20) and dining room (#22). Interior walls are plaster. Floors are hard wood and are original. The original light fixture in the center of the dining room is still in place and in working condition. All light fixtures are original and in working condition with the exception of the bathroom and kitchen. Original built-in bookcases in the living room remain (see photos #16 & 18). With the exception of the kitchen, all woodwork appears to be original, though some repairs have been made, and almost all interior doors are original. A closet has been added to the master bedroom. Bathroom fixtures in both the full and ½ baths are original (see photo #23, full bath).

Alterations to this building are minimal and consist primarily of an enclosed rear porch which is now part of the modern kitchen and rear deck additions (see photos #7 & 8). These changes are unobtrusive and do not detract from the historic integrity or character of the building. The property possesses integrity of location, design, setting, materials, workmanship, feeling and association.

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### 9. BIBLIOGRAPHY

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### 10. GEOGRAPHICAL DATA

The specific boundary of Toltec Lodge is shown on the accompanying map entitled "Parcel Map" and consists of Yavapai County Assessor's Parcel number 109-06-080F. This is the property which is currently under the ownership of Dr. and Mrs. Arnone.



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Continuation Sheet**Section number Photos Page 1**PHOTOGRAPHS:****All photographs:****Toltec Lodge  
Prescott, Yavapai County, Arizona**

Photographs numbered 1, 2, 3, 11, 12, 13, 14, 16, 17, 19 and 21 are historic photographs of Toltec Lodge; photographers and dates are listed below; photographs and negatives for photographs #1, 3, 14, 16, 17, 19 and 21 are located at Sharlot Hall Museum Archives, 415 West Gurley Street, Prescott, AZ 86301; copy negatives for photographs 2, 11, 12 and 13, which were copied from photocopies of photos as the originals were not available, are located at the Arizona SHPO Office, 1300 West Washington Street, Phoenix, AZ 85007. Photographs #4 through 10, 15, 18, 20, 22 and 23: photographer Nancy L. Burgess, April, 1999, negatives are located at the Arizona SHPO.

1. **Ruffner Collection**  
Circa 1930  
Front (east) and side (south) of house
2. **Photographer unknown; Collection of Margherite Gale Klein**  
About 1920  
Front porch (east); left to right: Winifred Gale, Alfred H. Gale, Margherite Gale Anderson (sisters and brother), Le Roy Anderson
3. **Ruffner Collection**  
Circa 1930  
3/4 view of front of house (east and south), Ruffner family sitting in front; shows old driveway which is no longer used
4. **April, 1999**  
front, (east) 3/4 view
5. **April, 1999**  
front porch (east) showing front door, window and construction details, same view as photo #2
6. **April, 1999**  
South side of house showing living room windows (see photo #17 for interior view of window on left)

*See Continuation Page*

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7. **April, 1999**  
Rear (west) side of house showing porch enclosure, decks, rear driveway
8. **April, 1999**  
North side of house, corner of garage to right of photo
9. **April, 1999**  
front of garage (south side)
10. **April, 1999**  
View from the front porch of Toltec Lodge, looking to the east at downtown Prescott, showing fish pond, original lamp posts and lamps
11. **Jimmy Okomoto (collection of Margherite Gale Klein)**  
Circa 1920  
View from the front porch, looking east with downtown Prescott in the background, showing fish pond, original lamp posts and lamps
12. **Jimmy Okomoto (collection of Margherite Gale Klein)**  
Circa 1920  
Facing south and slightly west, Sakura Okomoto in front of the fish pond, steps to front porch on the right
13. **Jimmy Okomoto (collection of Margherite Gale Klein)**  
Circa 1920  
Facing north, along the path from the house to the Gardener's Cottage
14. **Ruffner Collection**  
Circa 1930  
Interior, showing entryway, door to master bedroom in center, front door to right out of view; living room in foreground; facing north
15. **April, 1999**  
Interior, showing doorway from living room into entryway, door to master bedroom in center, front door to right, living room in foreground; facing north
16. **Ruffner Collection**  
Circa 1930  
Interior, showing living room, including original built-in bookcases on right; facing west

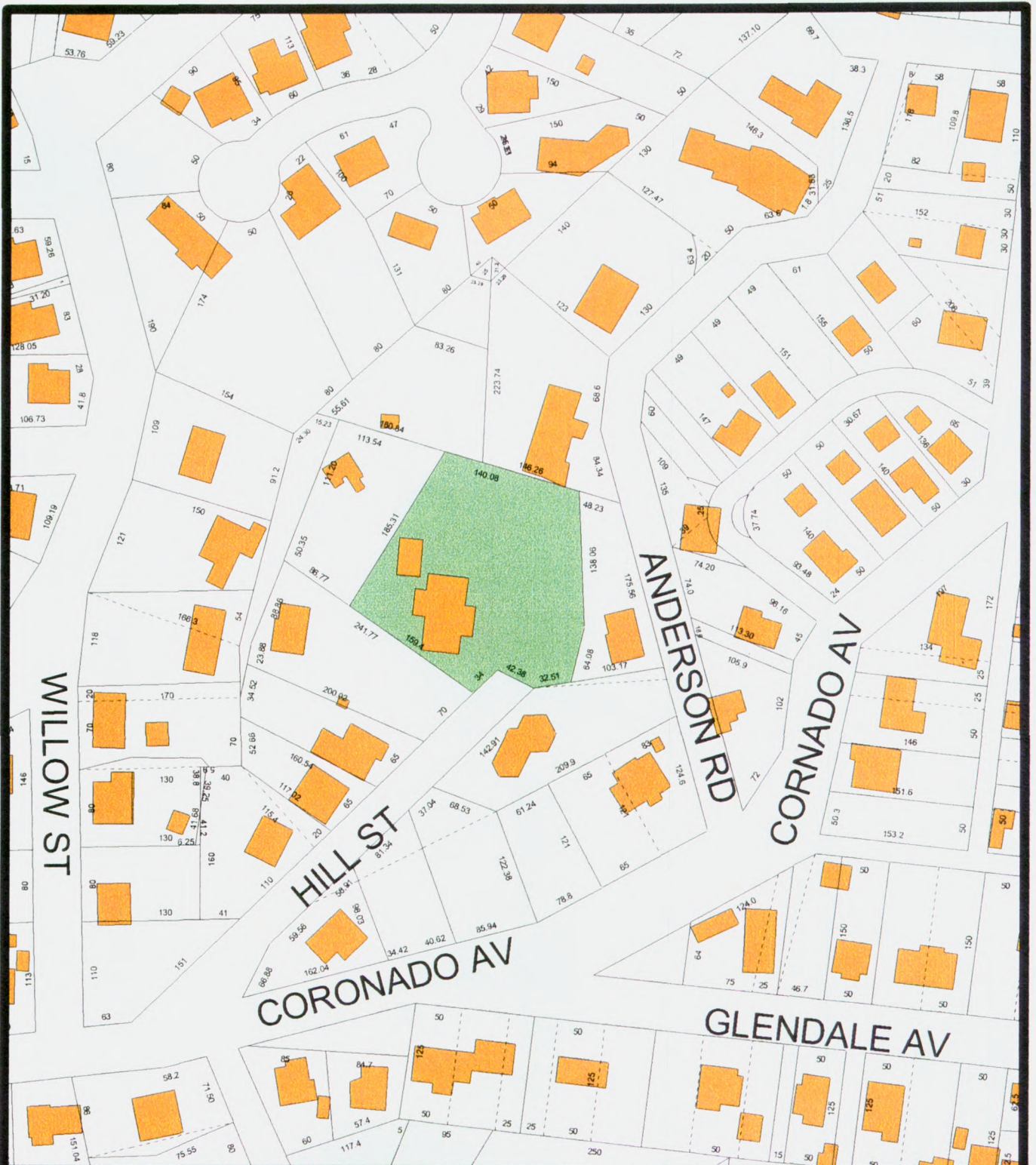
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17. **Ruffner Collection**  
**Circa 1930**  
**Interior, showing living room; facing west**
18. **April, 1999**  
**Interior, showing 3/4 view of living room, including original built-in bookcases on right; facing west and slightly north**
19. **Ruffner Collection**  
**Circa 1930**  
**Interior, showing living room; facing east and slightly north**
20. **April, 1999**  
**Interior, showing living room, doorway to entry hall on the left; facing east**
21. **Ruffner Collection**  
**Circa 1930**  
**Interior, showing dining room, door to kitchen to the right; facing west**
22. **April, 1999**  
**Interior, showing dining room, doorway to kitchen to the right; facing west**
23. **April, 1999**  
**Interior, showing hall bath with original tile, fixtures and cabinets**



# City of Prescott

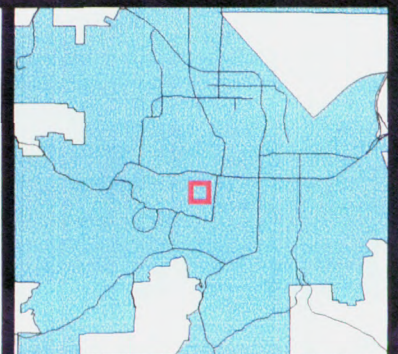
## TOLTEC LODGE PARCEL MAP



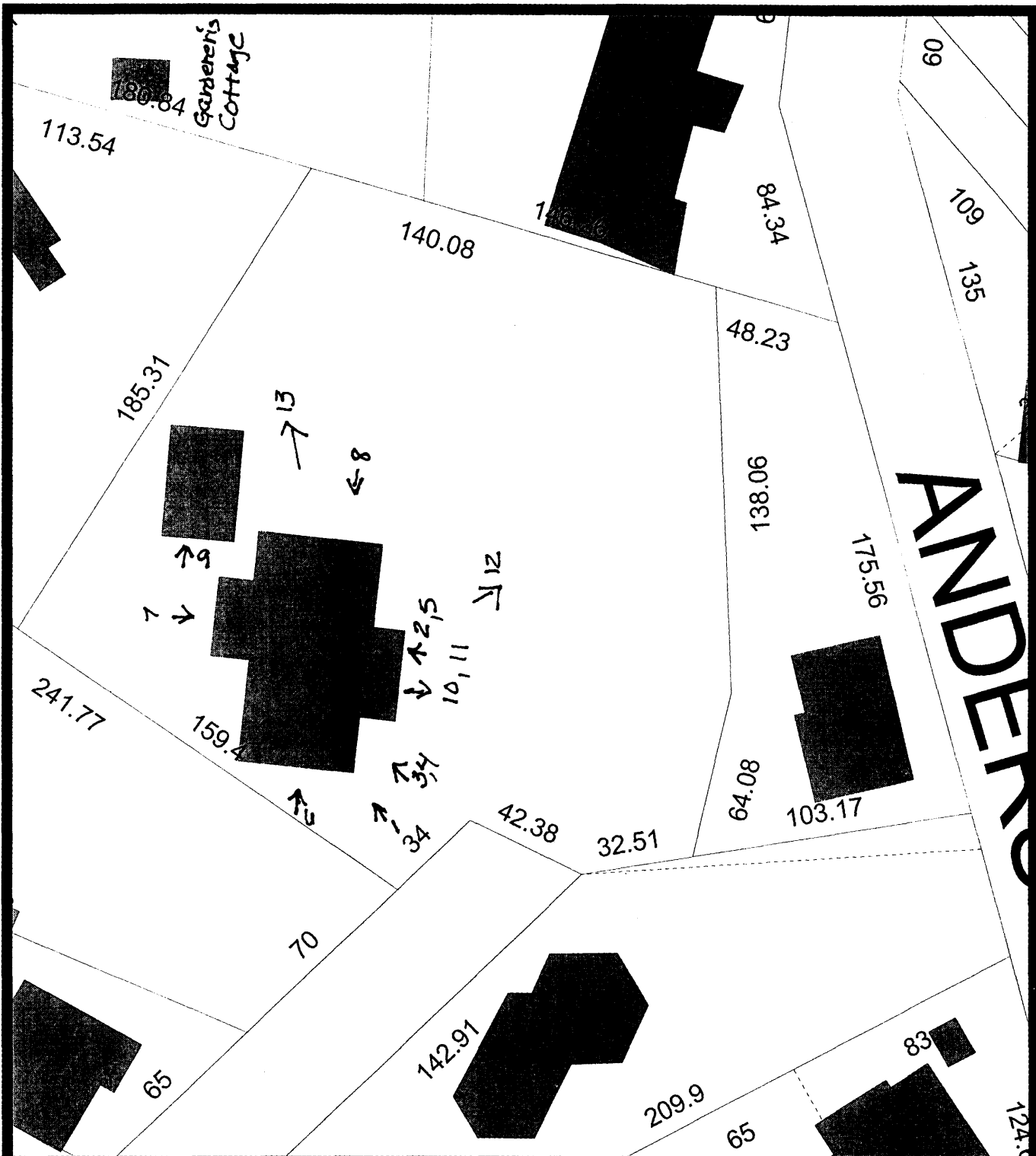
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Product of Community Development Geographic Information System  
 Reference Toltec.apr April 19, 1999

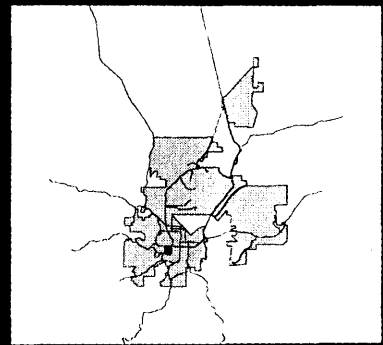


VICINITY MAP



**City of Prescott**  
**TOLTEC LODGE**  
**PHOTO MAP**

N  
  
 Scale: 1 in = 50 ft



VICINITY MAP

Product of Community Development Geographic Information System  
 Reference Toltec.apr April 19, 1999