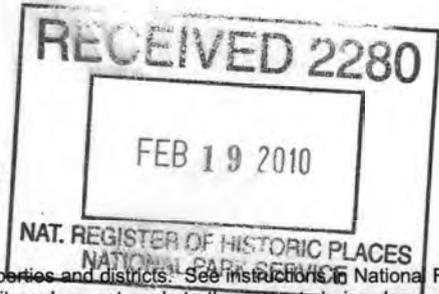


United States Department of the Interior
National Park Service

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets (NPS Form 10-900a).

1. Name of Property

Historic name Flagstaff Southside Historic District

Other names/site number _____

2. Location

street & number _____ not for publication

city of town Flagstaff vicinity

State Arizona code AZ county Coconino code 005 zip code 86001

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 at the following level(s) of significance:

___ national ___ statewide local

James W. Gannon AZSPPO
Signature of certifying official

8 FEBRUARY 2010
Date

State Historic Preservation Officer
Title

Arizona State Parks
State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby, certify that this property is:

Edson H. Beall
Signature of the Keeper Date of Action 3-31-10

- entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:)

5. Classification

Ownership of Property
(Check as many boxes as apply)

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input checked="" type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal
<input type="checkbox"/>	private

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

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	building(s)
<input type="checkbox"/>	object

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

Contributing	Noncontributing	
142	58	buildings
		sites
		structures
		objects
		buildings
142	58	Total

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

Flagstaff Multiple Resource Area

Number of contributing resources previously listed in the National Register

9

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling _____

DOMESTIC: Multiple Dwelling _____

DOMESTIC: Hotel _____

SOCIAL: Meeting Hall _____

COMMERCE/TRADE: Specialty Store _____

COMMERCE/TRADE: Department Store _____

COMMERCE/TRADE: Restaurant _____

EDUCATION: School _____

RELIGION: Religious Structure _____

RECREATION and CULTURE: Sports facility/ball court _____

Current Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling _____

DOMESTIC: Multiple Dwelling _____

RELIGION: Religious Structure _____

COMMERCE/TRADE: Specialty Store _____

COMMERCE/TRADE: Restaurant _____

EDUCATION: School _____

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Queen Anne _____

LATE 19TH AND EARLY 20TH CENTURY _____

AMERICAN MOVEMENTS: Bungalow/Craftsman _____

OTHER: Amerikanuak _____

OTHER: Vernacular and commercial _____

Materials

(Enter categories from instructions)

foundation: STONE _____

walls: WOOD; Weatherboard, _____
BRICK, STONE _____

roof: ASPHALT _____

other: WOOD; Shingle, CONCRETE, _____
METAL; Steel, STUCCO _____

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The district is primarily residential in character with well defined commercial areas. Most buildings are in good condition and retain sufficient historic integrity to convey their significance. The properties are modest in character, and represent a variety of styles and ethnic influences. The district is located at a key Flagstaff hub location south of downtown bordered by Route 66 and the Sante Fe Railroad, the Rio de Flag, a significant former lumber mill, and Northern Arizona University. There were a total of 470 buildings that were initially surveyed for the Southside/Old Town Historic Building District in 1992. Since the initial survey, re-development has taken place and the boundary of the district has been modified. There are now a total of 200 buildings within the Southside Historic District boundary. 142 structures pre-date 1948 and possess sufficient integrity to be classified as contributing resources within the district. The remaining buildings within the boundary, which total 58, are classified as non-contributing resources because they lack sufficient historic integrity, were built after 1947, have too many modifications, or have been re-developed since the initial survey. 270 buildings initially surveyed are no longer within the district boundary. The percentage of contributing resources within the district boundary is 71% of the total number of buildings. There are currently 9 National Register properties located within the district. The Flagstaff Southside Historic District still conveys the historic appearance of the area at the height of its development just prior to World War II.

Narrative Description

See Continuation Sheets, Section 7

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Flagstaff Southside Historical District
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Flagstaff Multiple Resource Area
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NARRATIVE DESCRIPTION

Flagstaff, Arizona is located about 150 miles north of Phoenix, Arizona, and is the largest city in Northern Arizona. The city is also the regional center and county seat for Coconino County, the second largest county in the 48 contiguous states. Flagstaff is comprised of just over 64 square miles and lies near the southwestern edge of the Colorado Plateau, along the western side of the largest contiguous Ponderosa Pine forest in the continental United States.

The general location of the district within Arizona and Flagstaff is defined almost entirely by its proximity to notable historic and modern transportation corridors; chief among them, the Santa Fe Railway and Route 66. The district became a pivotal hub of commercial and residential development prior to World War II. Transportation, higher education, and natural resources contributed significantly to the establishment and growth of Flagstaff.

Significant adjacent lumber milling, education centers, and the Rio de Flag determined the district's eastern and southern boundaries. The district, composed primarily of residential subdivisions, housed historically prominent middle class Anglos, Hispanic and African-American lumber industry workers, Basque sheep herders, as well as faculty members and boarders associated with the historic Northern Arizona Normal School, now Northern Arizona University.

The modern appearance of the district is quite diverse but rich in historical attributes. The district has eluded gentrification largely due to its A-1 Flood Insurance classification and development restrictions within the Rio de Flag flood zone within the heart of the district. Plans are underway to divert the Rio de Flag around the perimeter of the district which is expected to trigger incentives for substantial improvements to historic properties, many of which currently serve as affordable housing and student rentals. District commercial buildings are in various states of repair. Many properties are tidy and well kept; and, if not fully restored, they have been repurposed while continuing to display significant historical character.

The Flagstaff Southside Historic District is located in an area south of the Santa Fe Railroad right-of-way and a portion of the Railroad Addition Historic District, Brannen's Addition, and Normal School Addition of the Flagstaff Townsite. The district encompasses all or portions of 37 contiguous blocks, providing for an irregular shaped boundary. The edges of the district are generally defined by Mike's Pike and Beaver Street on the west; Franklin Avenue, Ellery Avenue, and the Rio de Flag watercourse on the south; Elden Street and Lone Tree Road on the east; an Phoenix Avenue on the north.

The district is primarily residential in character. The residential character of the district is defined by streetscapes of modest dwellings situated on square or rectangular blocks with lots averaging 50 feet by 140 feet in size. Street right-of-ways are typically 50 feet, with roadway widths ranging from 25 to 35 feet. The houses face each other in a primarily east-west orientation, with about 12 houses located along each street from block to block. Almost all streetscapes contain concrete sidewalks, and mature deciduous and evergreen trees and shrubs.

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Many of the houses in the district are constructed of wood with shiplap or clapboard siding. Several houses are built of Malpais (lava) field stone. The material was widely used in both residential and commercial construction and is one of the distinguishing characteristics of the district.

The commercial areas are limited and well defined. North-south one-way couplets San Francisco Street and Beaver Street connect downtown Flagstaff to N.A.U and serve as the commercial heart of the district. The Butler Avenue thoroughfare bisects the district in the east-west direction. The primary commercial area located along South San Francisco Street is characterized by one and two story buildings with facades built up to the property lines, and shared party walls. A small grouping of additional commercial structures is located at the intersection of Beaver Street and Phoenix Avenue. Like the South San Francisco streetscape, they are also one and two story structures with zero lot line facades.

Nine buildings located within the Flagstaff Southside Historic District have been previously listed on the National Register of Historic Places, five of which are listed as part of the Flagstaff Multiple Resource Area (MRA). Three are residences, three are churches, one is a school, and two are commercial buildings. The **Double Circle Garage (#212)** and **Our Lady of Guadalupe Church (#169, MRA)** are located near the intersection of Mike's Pike and Benton Avenue. They are key contributing resources and help define the western edge of the district. The **Charles Prochnow House (#202, MRA)** is located at the southeast corner of Lone Tree Road and Butler Avenue. The turreted Queen Anne style house is a dominant landmark and helps define the eastern boundary of the district. The **Lanaham/O'Farrell House (#44, MRA)**, and the **First Baptist Church (#35)**, both located on South Beaver Street, and the **Brannen/Devine House (#99, MRA)**, situated on East Cottage Avenue, all help contribute to the visual quality of the district's residential areas. **La Ciudad de Mexico (#289, MRA)** provides a strong anchor at the south end of San Francisco Street commercial thoroughfare. Two more recently registered properties include **El Divino Redentor Presbyterian Church (#296)** on South San Francisco Street, and the **South Beaver School (#52)** anchoring the southwest corner of the district.

The residential architectural character of the district is represented by styles associated with the two primary periods in the area's historical evolution. The initial nineteenth century development of the district is represented by a number of vernacular cottages, based on the hall and parlor house type with "L" or "T" shaped plans. Their designs feature intersecting, steeply pitched gable roofs, and pitched or hip roofed porches. Some Queen Anne or Greek revival detailing is usually evident at the gable heads, eaves or porches. Most of these houses are of wood frame construction and are sheathed with shiplap or weatherboard siding.

Some of the important contributing nineteenth century residential buildings in the district are in Brannen's Addition. They include the **P.J. Brannen House (#10)**, the **J.M. Brannen House (#99, NR)**, and the **Tallman/Lindeman House (#06)**. The **Charles Prochnow House (#202)**, built about 1900 and listed on the National Register, exemplifies the transition from Queen Anne style to the Colonial Revival Style.

The district's early twentieth century development, is represented by a range of bungalow style houses. They include the simple Classical Bungalow style and the popular California Bungalow style. The Classical Bungalows are distinguished by their rectangular plans and gable fronts. These houses were designed with

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nearly symmetrical facades, and porches recessed beneath the main roof form supported with simple wood posts.

Details typically include exposed eaves and knee braced purlins. Noteworthy Classic Bungalow style houses are the **Rudolph Hohenhaus House (#40)**, the **Olovario Aguilar House (#76)**, and the **May Hicks Curtis House (#171)**.

The more elaborate bungalows were designed in the California Bungalow manner and were generally built after 1915. They feature irregular shaped plans and multiple gable roofs. Porches are offset and usually supported by wood columns on masonry piers. Craftsman style detailing, such as articulated timberwork around the eaves and porches, and jig-cut rafter ends, was usually incorporated into the design of these houses. Important California Bungalow style houses that contribute to the district are the **Lanaham/O'Farrell house (#44, NR)**, the **Daniel Portillo House (#297)**, the **Sam Quay House (#43)**, the **Prieto House (#175)**, the **Agapito Magana House (#129)** and the **Sanchez House (#185)**.

During the early twentieth century growth of the district, several houses were constructed by Basque immigrants who combined elements of the Bungalow style with their traditional rural house type. Referred to as Amerikanuak Vernacular, these houses were built with rectangular plans covered by a low or moderately pitched gable roof with a symmetrical front. Most are one and one half stories high and contain a window at the gable head. Malpais field stone was almost always used for the first story construction, with wood frame walls at the second level. Amerikanuak Vernacular style houses that contribute to the district are the **Francisco Satrustegui House (#120)**, the **Martin House/La Nacional Grocery (#308)**, the **Gregorio Erro House (#62)**, and the **Nemesio Gammiochippi House (#218)**.

The commercial buildings in the district are stylistically modest vernacular adaptations of the popular early twentieth century commercial styles. Almost all are built of brick or Malpais field stone with flat, parapeted roofs. The Panel Brick Commercial style is represented by a few buildings and feature large storefront bays with brick framed panels above and some brick corbelling at the parapet. The Malpais stone buildings have simple facades with little or no ornamentation. Important contributing commercial buildings are the **Hotel Paso del Norte (#284)**, **La Ciudad de Mexico (#289, NR)**, the **Lucerno Building (#278)**, the **Jiminez Building (#272)**, the **Nieto Bakery (#178)**, the **Hutchinson and Sauer Building (#356)**, the **American Laundry Building (#269)**, and the **Flagstaff Steam Laundry Building (#265)**.

The Flagstaff Southside Historic District still conveys the historic appearance of the area at the height of its development just before World War II. Most buildings are in good condition and retain sufficient historic integrity to convey their significance. Changes to the historic appearance of the district include construction of additional houses on empty lots along some streetscapes, a few additional commercial buildings, and parking lots to accommodate off-street parking near the commercial area.

There were a total of 470 buildings that were initially surveyed for the proposed Southside/Old Town Historic Building District in 1992 and updated in 1998. Since the time of these initial surveys, re-development has taken place, particularly in the previously proposed Old Town District, and the boundary of the proposed

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Flagstaff Southside Historic District has been modified in accordance with our most recent findings. There are now a total of 200 buildings within the Southside Historic District boundary. 142 structures pre-date 1948 and possess sufficient integrity to be classified as contributing resources within the district.

The remaining buildings within the boundary, which total 58, are classified as non-contributing resources because they lack sufficient historic integrity, were built after 1947, or have been re-developed since the initial survey. 270 buildings surveyed are no longer within the district boundary. The percentage of contributing resources within the district boundary is 71% of the total number of buildings. There are currently 9 National Register properties located within the Southside district.

The following is an inventory listing of the 200 buildings/properties proposed to be included in the Flagstaff Southside Historic District with the current property status updated in 2009. Buildings are classified as "contributing", "non-contributing", and "previously listed" if they have been previously listed on the National Register. The "Note" column adds information about existing inclusion in the Flagstaff Multiple Resource Area (MRA) listings, and additional notes pertaining to updated property status. In one case, the property is noted as constructed in 1950; therefore, it is non-contributing given the period of significance.

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<u>ADDRESS</u>	<u>HISTORIC NAME</u>	<u>DATE</u>	<u>FSS#</u>	<u>PROPERTY STATUS</u>	<u>NOTE</u>
8 S. Agassiz Street (Formerly 10 S. Agassiz Street)	Charles F. Kathrens/David Lewis House	1886-1887	1	Contributing	
14 S. Agassiz Street	House	1910-1916/ 1937	2	Non-Contributing	Too many modifications following period of significance
17 S. Agassiz Street	Wong June House	1937	3	Contributing	
19 S. Agassiz Street	W.H. Ashurst House	1888	4	Previously Listed	National Register
20 S. Agassiz Street	Thomas J. Ross House	1891	5	Non-Contributing	Too many modifications following period of significance
23 S. Agassiz Street	Tallman/Lindeman House	1890-1892	6	Contributing	
24 S. Agassiz Street	F.C. Watson/Elias S. Nackard House	1910-1916	7	Contributing	
24 S. Agassiz Street #3	Rental House	1925-1943	8	Contributing	
24 S. Agassiz Street #1&2	Rental House	1910-1935	9	Contributing	
101 S. Agassiz Street	P.J. Brannen House	1885	10	Contributing	
106 S. Agassiz Street	Alonzo Store Building	Ca. 1930	11	Contributing	
S. of 106 S. Agassiz Street	Apartment Building	Ca. 1939	12	Contributing	
202 S. Agassiz Street	Cady Lumber Co. Employee House	1926-1929	13	Non-Contributing	Too many modifications following period of significance
205 S. Agassiz Street	House	Ca. 1915	15	Contributing	
321 S. Agassiz Street	J.L. Daugherty House	1912-1916	16	Non-Contributing	Too many modifications following period of significance
323 S. Agassiz Street	Victor Gomez House	1921	17	Contributing	
417 S. Agassiz Street	Montoya House	Ca. 1918	22	Non-Contributing	Too many modifications following period of significance
419 S. Agassiz Street	House	1938-1942	23	Non-Contributing	Too many modifications following period of significance
1-7 S Beaver Street	Hutchison and Sauer Building	1930-35/1938	356	Contributing	

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<u>ADDRESS</u>	<u>HISTORIC NAME</u>	<u>DATE</u>	<u>FSS#</u>	<u>PROPERTY STATUS</u>	<u>NOTE</u>
7-9 S. Beaver Street	Arizona Machinery Co. Building	1934-1943	30	Contributing	
23 S. Beaver Street	C.R. Hutchinson House	1917	31	Contributing	
24 S. Beaver Street	AZ Central Commercial Warehouse	1924	32	Contributing	
102 S. Beaver Street	J.C. Blake/Phil Coyle House	1898-1901	33	Contributing	
107 S. Beaver Street	Harrington House	1910-1916	34	Contributing	
123 S. Beaver Street	First Baptist Church	1939	35	Previously Listed	National Register
201 S. Beaver Street	Piper Rental House	1920-1925	36	Non-Contributing	
203 S. Beaver Street	Piper Rental House	1920-1925	37	Contributing	
208 S. Beaver Street	Albert Dennis House	1916	39	Contributing	
212 S. Beaver Street	Rudolph Hohenhaus Home	1919	40	Contributing	
216 S. Beaver Street	Hohenhaus Rental House	1925	41	Contributing	
220 S. Beaver Street	John Lugin House	Ca. 1934	42	Contributing	
306 S. Beaver Street	Sam Quay/Walter Morteck House	1912-1915	43	Contributing	
310 S. Beaver Street	Lanaham/O'Farrell House	1911	44	Previously Listed	National Register (MRA)
316 S. Beaver Street	Lewellen/O'Farrell /Fram House	1917-1919	45	Non-Contributing	Too many modifications following period of significance
402 S. Beaver Street	House	1924-1930	46	Non-Contributing	Too many modifications following period of significance
407 S. Beaver Street	Oscar Dietzman/ J.A. Osle House	1916-1919	47	Contributing	
412 S. Beaver Street	House	1925-1930	48	Contributing	
415 S. Beaver Street	House	1943-1948	49	Contributing	
423 S. Beaver Street	House	1920-1924	50	Non-Contributing	Too many modifications following period of significance
424 S. Beaver Street	House	1924-1930	51	Non-Contributing	Too many modifications following period of significance

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<u>ADDRESS</u>	<u>HISTORIC NAME</u>	<u>DATE</u>	<u>FSS#</u>	<u>PROPERTY STATUS</u>	<u>NOTE</u>
506 S. Beaver Street	South Beaver Street School	1935	52	Previously Listed	National Register
10 E. Benton Avenue	Rental House	1950	53	Non-Contributing	Constructed after period of significance
12 E. Benton Avenue	Rental House	1916-1924	54	Non-Contributing	Too many modifications following period of significance
14 E. Benton Avenue	Sepulveda/Hernandez House	1904-1908	55	Contributing	
16 E. Benton Avenue	House	1929-1939	56	Contributing	
117 E. Benton Avenue	Eli Lucero House	1920-1925	57	Contributing	
118 E. Benton Avenue	Jose Lopez House	Ca. 1923	58	Non-Contributing	Too many modifications following period of significance
123 E. Benton Avenue	Store Building	1930-1943	59	Contributing	
8 W. Benton Avenue	Martin/Landa/Marcellino Sota House	1915	60	Non-Contributing	Too many modifications following period of significance
114 W. Benton Avenue	Chavez/Bidegain House	1907-1911	61	Contributing	
116 W. Benton Avenue	Gregorio Erro House	1921	62	Contributing	
124 W. Benton Avenue	Martin Martin Boarding House	1900-1910	63	Contributing	
206 W. Benton Avenue	Dionisio Martin House	Ca. 1910	64	Contributing	
207 W. Benton Avenue	House	Ca. 1916	65	Contributing	
202 ½ E. Brannen Avenue	Rental House	1916-1930	66	Contributing	
251 E. Brannen Avenue	House	1910-1930	67	Non-Contributing	Too many modifications following period of significance
303 E. Brannen Avenue	Greenlaw/Britt/Branch House	1892-1895	68	Contributing	
307 E. Brannen Avenue	House	1900-1915	69	Non-Contributing	Moved to site in 1943, Too many modifications following period of significance
313 E. Brannen Avenue	J.G. Higginbotham House	1916-1919	70	Contributing	
316 E. Brannen Avenue	G.M. Nichols/D.A. Headrick House	1913	71	Contributing	
324 E. Brannen Avenue	Satrustegui/Gomez House	1900-1909	72	Contributing	

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<u>ADDRESS</u>	<u>HISTORIC NAME</u>	<u>DATE</u>	<u>FSS#</u>	<u>PROPERTY STATUS</u>	<u>NOTE</u>
119 E. Butler Avenue	Nara House	1916-1919	74	Contributing	
120, 122 E. Butler Avenue	Vasquez House and Cottages	1918	75	Contributing	
121 E. Butler Avenue	Olovario Aguilar House	1912-1916	76	Contributing	
125 E. Butler Avenue	House	1926-1930	77	Non-Contributing	Too many modifications following period of significance
125 (rear)E. Butler Avenue	Apartment Row House	1926-1930	78	Non-Contributing	Too many modifications following period of significance
3 E. Cottage Avenue	Riverside Court	Ca. 1935	95	Contributing	
5 E. Cottage Avenue	House	1910-1916	96	Contributing	
113 E. Cottage Avenue	Esparza Apartments	1929-1935	98	Contributing	
209 E. Cottage Avenue	Brannen/Devine House	1892	99	Previously Listed	National Register (MRA)
218 E. Butler Avenue	Grover Willis House	1916-1929	100	Non-Contributing	Too many modifications following period of significance
220 E. Cottage Avenue	Parley Willis House	1904-1916	101	Non-Contributing	Too many modifications following period of significance
5 W. Cottage Avenue	Colwell Bowley House	1924	102	Non-Contributing	Too many modifications following period of significance
7 W. Cottage Avenue	E.L. Whitton House	Ca. 1924	103	Contributing	
107 W. Cottage Avenue	M. Basset House	1892-1895	104	Non-Contributing	Too many modifications following period of significance
119 W. Cottage Avenue	Erro Rental House	Ca. 1917	105	Non-Contributing	Too many modifications following period of significance
120 W. Cottage Avenue	Juan Sarlangue House	Ca. 1919	106	Contributing	
123 W. Cottage Avenue	West/Platten/Tyson-Burris House	1895-1898	107	Contributing	
126 W. Cottage Avenue	Bongberg/Gambler House	1909	108	Contributing	
201 W. Cottage Avenue	Putnam/Kapanke/Flickinger House	1891	109	Contributing	
12 W. Dupont Avenue	J.F. Sanchez House	1928-1931	112	Contributing	
12 E. Dupont Avenue	House	1929-1935	113	Non-Contributing	Too many modifications following period of significance

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<u>ADDRESS</u>	<u>HISTORIC NAME</u>	<u>DATE</u>	<u>FSS#</u>	<u>PROPERTY STATUS</u>	<u>NOTE</u>
120 E. Dupont Avenue	Modesto Vasquez House	Ca. 1920	116	Non-Contributing	Too many modifications following period of significance
122 E. Dupont Avenue	Lorenzo Vasquez House	Ca. 1930	117	Contributing	
208 E. Dupont Avenue	Vergara House	1937-1946	119	Contributing	
105 S. Elden Street	Frank Satrustegui House	1920-1925	120	Contributing	
115 S. Elden Street	House	Ca. 1929	121	Contributing	
116 S. Elden Street	Frank Leslie House	1905-1907	122	Contributing	
202 S. Elden Street	DuChain/Martinez House	1911-1912	123	Contributing	
206 S. Elden Street	House	1937-1943	124	Contributing	
218 S. Elden Street	Tate House	Ca. 1918	125	Contributing	
51-2 E. Ellery Avenue	Agapito Magana House	Ca. 1925	129	Contributing	
116 E. Ellery Avenue	G.M. Lozano House	1937-1945	130	Non-Contributing	Too many modifications following period of significance
214-216 E. Ellery Avenue	House	1924-1930	132	Contributing	
201 S. Humphreys Street	House	1930-1943	155	Non-Contributing	Too many modifications following period of significance
202 S. Humphreys Street	C.A. Daniels/J.W. Piper House	1908-1912	156	Non-Contributing	Too many modifications following period of significance
205 S. Humphreys Street	Mateo/Newman House	1916-1923	157	Non-Contributing	Too many modifications following period of significance
208 S. Humphreys Street	House	Ca. 1938	158	Non-Contributing	Too many modifications following period of significance
209 S. Humphreys Street	Philip Lopez House	1930-1943	159	Non-Contributing	Too many modifications following period of significance
211 S. Humphreys Street	House	1930-1943	160	Contributing	
212 S. Humphreys Street	House	1934-1943	161	Contributing	
213 S. Humphreys Street	House	1930-1943	162	Non-Contributing	Too many modifications following period of significance
220 S. Humphreys Street	J.L. Emlaw/F.B. Quirk House	Ca. 1925	163	Contributing	
221 S. Humphreys Street	Ramirez House	1930-1943	164	Contributing	

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Name of multiple property listing

<u>ADDRESS</u>	<u>HISTORIC NAME</u>	<u>DATE</u>	<u>FSS#</u>	<u>PROPERTY STATUS</u>	<u>NOTE</u>
222 S. Humphreys Street	Navarro House	1930-1943	165	Contributing	
224 S. Humphreys Street	Samsky/Florez House	1927	166	Contributing	
206 S. Kendrick Street	Our Lady of Guadalupe Church Rectory	1926-1929	355	Contributing	
224 S. Kendrick Street	Greer House/Missionary Home	1916-1929	168	Contributing	
302 S. Kendrick Street	Our Lady of Guadalupe Church	1926	169	Previously Listed	National Register (MRA)
13 S. Leroux Street	May Hicks Curtis House	1913	171	Contributing	
124 S. Leroux Street	Robinson/Sanchez House	1916-1921	174	Non-Contributing	Too many modifications following period of significance
201 S. Leroux Street	Prieta/Dandito House	1910-1916	175	Contributing	
210 S. Leroux Street	Jose L. Nieto House	1917	176	Non-Contributing	Too many modifications following period of significance
212 S. Leroux Street	Max Nieto Hose	1931-1933	177	Contributing	
214-216 S. Leroux Street	Nieto Bakery	1934	178	Contributing	
306 S. Leroux Street	House	Ca. 1930	179	Contributing	
311 S. Leroux Street	Lucas Sanchez House	Ca. 1932	180	Contributing	
312 S. Leroux Street	Paulita Juarez House	Ca. 1930	181	Non-Contributing	Too many modifications following period of significance
313 S. Leroux Street	Herman H. Dietzman House	1928	182	Non-Contributing	Too many modifications following period of significance
314 S. Leroux Street	House	Ca. 1930	183	Non-Contributing	Too many modifications following period of significance
317 S. Leroux Street	House	Ca. 1933	184	Non-Contributing	Too many modifications following period of significance
323 S. Leroux Street	Sanchez House/Legionnaire Inn	Ca. 1931	185	Contributing	
324 S. Leroux Street	House	Ca. 1930	186	Contributing	
401 S. Leroux Street	Elisco Morales House	1916-1924	187	Contributing	

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402 S. Leroux Street	Ralph Juarez House	1937-1945	188	Contributing	
403 S. Leroux Street	Arthur Lopez House	1937-1945	189	Contributing	
405 S. Leroux Street	House	Ca. 1930	190	Contributing	
416 S. Leroux Street	House	Ca. 1930	191	Contributing	
417 S. Leroux Street	Melendez House	Ca. 1930	192	Contributing	
418 S. Leroux Street	House	Ca. 1930	193	Contributing	
423 S. Leroux Street	Magana House	1937-1945	194	Non-Contributing	Too many modifications following period of significance
424 S. Leroux Street	House	Ca. 1930	195	Contributing	
502 S. Leroux Street	House	Ca. 1930	196	Contributing	
504 S. Leroux Street	Garcia House	Ca. 1930	197	Contributing	
510 S. Leroux Street	House	Ca. 1935	198	Contributing	
520 ½ S. Leroux Street	Mesas/Magana House	Ca. 1927-1930	199	Contributing	
522 S. Leroux Street	House	Ca. 1930	200	Contributing	
524 S. Leroux Street	House	Ca. 1930	201	Contributing	
304 S. Lone Tree Road	Prochnow House	Ca. 1900	202	Previously Listed	National Register (MRA)
307 S. Lone Tree Road	Flagstaff Lumber Co. Employee House	Ca. 1912	203	Contributing	
311 S. Lone Tree Road	Candy Lumber Co. Employee House	Ca. 1930	204	Contributing	
315 S. Lone Tree Road	Candy Lumber Co. Employee House	Ca. 1930	205	Contributing	
321 S. Lone Tree Road	Candy Lumber Co. Employee House	Ca. 1926	206	Contributing	
204 S. Mike's Pike	Double Circle Garage	1926	212	Previously Listed	National Register

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<u>ADDRESS</u>	<u>HISTORIC NAME</u>	<u>DATE</u>	<u>FSS#</u>	<u>PROPERTY STATUS</u>	<u>NOTE</u>
102 S. O'Leary Street	Saturnino Moler House	1891/ 1943- 1948	214	Non-Contributing	Too many modifications following period of significance
110 S. O'Leary Street	Flor de Mexico Café	1917- 1920	359	Contributing	
112 S. O'Leary Street	Apartment Row House	1910- 16/1935	360	Contributing	
113 S. O'Leary Street	Frederick/Salas/ Sandoval House	1894	215	Non-Contributing	Too many modifications following period of significance
116 S. O'Leary Street	Francisco Satrustegui House	Ca. 1916	216	Contributing	
117 S. O'Leary Street	Montoya Hosue	1900- 1910	217	Non-Contributing	
118 S. O'Leary Street	Gammicochippi/ Auza House	1910- 1920	218	Contributing	
119 S. O'Leary Street	Mier/Tafoya House	Ca. 1912	219	Contributing	
123 S. O'Leary Street	J.M. Rodriguez House	1916	220	Contributing	
124 S. O'Leary Street	Josepha Satrustegui House	1916	221	Non-Contributing	Too many modifications following period of significance
205 S. O'Leary Street	Victor Gomez House	1921	222	Contributing	
206 S. O'Leary Street	Paula Branch Rental House	1922- 1928	223	Contributing	
213 S. O'Leary Street	Britt/Gomez House	Ca. 1914	224	Contributing	
224 S. O'Leary Street	B.F. Salazar House	Ca. 1910	225	Contributing	
309 S. O'Leary Street	A.M. Reaves House	1929- 1939	227	Non-Contributing	Too many modifications following period of significance
311 ½ S. O'Leary Street	Flagstaff Lumber Co. House	Ca. 1914	228	Contributing	
314 S. O'Leary Street	House	1914- 1924	231	Contributing	
322 S. O'Leary Street	Jalisco Market	1946	232	Contributing	
111 W. Phoenix Avenue	Hutchison Building	1937- 1942	261	Contributing	
113 W. Phoenix Avenue	Marcos Café	1941- 1943	262	Contributing	

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119 W. Phoenix Avenue	Coca Cola Bottling Works	1937-1942	263	Contributing	
210 W. Phoenix Avenue	Flagstaff Steam Laundry	1925	265	Contributing	
26 S. San Francisco Street	American Laundry Building	1937	269	Contributing	
34-38 S. San Francisco Street	Jimenez Building	1931	272	Contributing	
42 S. San Francisco Street	La Cancha/Pelota Fronton	Ca. 1926	273	Contributing	
43 S. San Francisco Street	Nackard Wholesale Liquor Warehouse	1934	357	Contributing	
46 S. San Francisco Street	Jesus Garcia's Tourist Home	1926	277	Contributing	
110 S. San Francisco Street	Lucero Building	1937	278	Contributing	
109,111 S. San Francisco Street	Abdon Cancino Building	1931	279	Contributing	
113 S. San Francisco Street	Zaragosa Hall	1926	280	Contributing	
114 S. San Francisco Street	Louis DeMiguel House	1924-1929	281	Contributing	
115-117 S. San Francisco Street	DeMiguel Building	1930	282	Contributing	
119-121 S. San Francisco Street	Villalva Building	Ca. 1931	283	Contributing	
123 S. San Francisco Street	Hotel Paso Del Norte	1924-1928	284	Contributing	
211 S. San Francisco Street	Espinoza Building	Ca. 1929	285	Contributing	
212 S. San Francisco Street	Vida/Luna House	Ca. 1921	286	Contributing	
213 S. San Francisco Street	Store Building	1930-1943	358	Non-Contributing	Too many modifications following period of significance
214 S. San Francisco Street	Juan D. Martinez House	Ca. 1928	287	Non-Contributing	Too many modifications following period of significance
216 S. San Francisco Street	Hernandez/Mosqueda House	1917	288	Contributing	
217 S. San Francisco Street	La Ciudad de Mexico Grocery	1923	289	Previously Listed	National Register (MRA)

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218 S. San Francisco Street	Vallejo House	1910-1915	290	Non-Contributing	Too many modifications following period of significance
305 S. San Francisco Street	House	1920-1926	291	Contributing	
307 S. San Francisco Street	Rental House	1920-2924	292	Contributing	
313 S. San Francisco Street	House	Ca. 1920	293	Contributing	
317 S. San Francisco Street	Methodist Church Personage	1937	295	Contributing	
319 S. San Francisco Street	El Divino Redentor Church	1892-1925	296	Previously Listed	National Register
324 S. San Francisco Street	Daniel Portillo House	1924-1928	297	Contributing	
404 S. San Francisco Street	Abeyta House	1924-1926	298	Non-Contributing	Too many modifications following period of significance
409 S. San Francisco Street	Spanish Inn/Montez House	1918	299	Contributing	
410 S. San Francisco Street	Rodriguez/Gallegos House	1931	300	Non-Contributing	Too many modifications following period of significance
413 S. San Francisco Street	Arturo Valdivia House	1921-1925	301	Contributing	
414 S. San Francisco Street	House	1924-1928	302	Non-Contributing	
415 S. San Francisco Street	Valdivia Rental House	1921-1925	303	Contributing	
416 S. San Francisco Street	Marcario Valderia House	1930-1940	304	Non-Contributing	Too many modifications following period of significance
422 S. San Francisco Street	Rodriguez/Luevano House	Ca. 1919	305	Contributing	
501 S. San Francisco Street	Blea/Salas House	Ca. 1918	306	Contributing	
505 S. San Francisco Street	Marin House/La Nacional Grocery	1924-1930	308	Contributing	
307 S. Verde Street	House	1927-1935	336	Non-Contributing	Too many modifications following period of significance
309 S. Verde Street	Hilario Navarro House	1928	337	Non-Contributing	Too many modifications following period of significance
			338		Not used
402 S. Verde Street	House	Ca. 1926	339	Contributing	
406 S. Verde Street	House	Ca. 1928	340	Non-Contributing	Too many modifications following period of significance

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<u>ADDRESS</u>	<u>HISTORIC NAME</u>	<u>DATE</u>	<u>FSS#</u>	<u>PROPERTY STATUS</u>	<u>NOTE</u>
410 S. Verde Street	House	1927	342	Non-Contributing	Too many modifications following period of significance
410 ½ S. Verde Street	House	1927-1930	343	Non-Contributing	Too many modifications following period of significance
412 S. Verde Street	House	1930-1943	344	Contributing	
416 S. Verde Street	House	1930-1943	345	Contributing	
417 S. Verde Street	House	1928-1935	346	Contributing	

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 old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture
 Community Planning and Development

Period of Significance

1886-1947

Significant Dates

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Various

Period of Significance (justification)

The period of significance spans the primary period of growth of the district from 1886 to 1947. By 1948, and well into the 1950's, the district experienced a distinct hiatus of new building activity as peripheral subdivisions and redevelopment began following World War II.

Criteria Consideratons (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The Flagstaff Southside Historic District is significant under Criterion A, primarily in the area of significance of Community Planning and Development. The district is also significant under Criterion C in the area of significance of Architecture. The district's level of significance is "local". The district provides a good illustration of the historic contexts associated with those areas of significance. It is a good representation of the growth and development of Flagstaff, particularly after the turn of the century, and its association with the lumber and sheep industries is well illustrated by the fact that the majority of the labor force for both industries resided in the district. The district is noteworthy as the best representation of the ethnic diversity that evolved in Flagstaff from the early twentieth century through the 1940's. It contains the largest neighborhoods associated with the historic Hispanic and African-American populations in Flagstaff. Specific Hispanic origins or national affiliations represented in the district are Mexicans, New Mexicans, and Basques. Flagstaff's African-American population, which increased substantially in the 1920's, is also represented within the district. The district contains an array of nineteenth and early twentieth century vernacular houses and commercial structures that represent building types once common in the Flagstaff area. The architectural character of the district is also distinguished by a large number of bungalow style residences, which also help illustrate the growth and development of the district in the 1920's, a period which corresponds with the popularity of the Bungalow style. The district also contains a small, but important number of Amerikanuak Vernacular buildings, which are local adaptations of the Basque traditional home.

Narrative Statement of Significance (provide at least one paragraph for each area of significance)

See Continuation Sheets, Section 8

Developmental history/additional historic context information (if appropriate)

See Continuation Sheets, Section 8

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NARRATIVE STATEMENT OF SIGNIFICANCE

Community Planning and Development: **The Evolution of Flagstaff's Southside Neighborhood**

SETTLEMENT AND EARLY DEVELOPMENT OF FLAGSTAFF

The first attempt by immigrants to settle the Flagstaff area began when two groups of pioneers from Boston, organized as the Arizona Colonization Company, surveyed an area near Leroux Spring in 1876. Lots and blocks for a townsite were laid out but, discouraged with the poor prospects for farming or mining, those first pioneers abandoned the site within a few months.

In the summer of 1880, Atlantic and Pacific Railroad surveyors, followed by the grading subcontractors for the new line, established a camp at Antelope Spring near the base of Mars Hill. The railroad line was established along the southern boundary of Section 16, just south of Antelope Spring. Although the surveyors had located their construction terminus at the spring, which was also near the crossroads of the Overland Route (Beale Road) and Fort Valley Road, they did not plan a town at that location, since a division town had been laid out at Winslow and another planned for Seligman. Nevertheless, a construction terminus boom town began to grow in 1881 when Peter J. Brannen, a merchant from Prescott, located a branch store near the spring just north of the railroad's 100 foot right-of-way. Other merchants and businessmen, operating saloons, restaurants, and dry good stores, began to erect log and tent structures along the railroad line west of Brannen's store. This early commercial focal point for Flagstaff would be known in the future as "Old Town". Archaeological excavations conducted in 1976 revealed the presence of some of those initial business sites, but no standing structures remain today.

In 1881, Edward E. Ayer, a lumberman with operations in Michigan and Wisconsin, contracted with the Atlantic and Pacific Railroad to supply all the ties for the roadbed construction and the lumber for bridges. Ayer erected a sawmill which was in operation by the summer of 1882. Noted as the largest and most modern in the southwest, it was producing 150,000 board feet of lumber per day, two weeks before the arrival of the first train to Flagstaff in August 1882.

The steep railroad grade up to the settlement at Antelope Spring forced the trains to stop on the flatter ground one half mile to the east, so a depot was erected at that location. Businesses began to relocate at this "New Town" in 1883. P.J. Brannen was the first to construct a stone store building on the corner of San Francisco Street and Railroad Avenue, also known as Front Street. Soon a large number of frame buildings sprang up along Railroad Avenue.

When most of Old Town burned down in a fire in 1884, the commercial center was recognized to be at the New Town location. A fire in that area in 1886 destroyed almost the entire new district, but it was largely rebuilt by early 1887 with the new buildings being built of brick or stone. Residential areas were also developing in the late 1880's north of the commercial area to about Cherry Street, and along Leroux Street, then known as Gold Avenue.

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The 1890's were important in Flagstaff's economic and political history. Two banks were established by 1890, the Arizona Bank and the Bank of Flagstaff. A private electric light plant was built in 1890 and that same year the beginning of a telephone system was installed. A fire department was also organized in the 1890's. In 1891 the Territorial Legislative Assembly passed an act that created Coconino County out of a portion of Yavapai County. Flagstaff was designated as the county seat by special election.

The Town of Flagstaff was incorporated on May 26 1894, by an order of the Coconino County Board of Supervisors. The Supervisors appointed Gohram A. Bray as mayor and J.A. Vail, J.F. Daggs, P.J. Brannen and David Babbitt as members of the Common Council. The first town elections were held in May 1895. During Julius Aubeneau's term as mayor in 1898, the town of Flagstaff held its first bond election. Voters approved the measure which authorized \$95,000 to build a town-owned water line and reservoir.

The establishment of Flagstaff as the seat of Coconino County, the town's incorporation, and the initiation of its utility systems, helped provide the impetus for Flagstaff's first major building boom. By 1900, Flagstaff had a population of slightly under 2,000 people supported by a prosperous economy founded on lumber, sheep and freighting industries.

THE INITIAL TOWN PLAN AND ITS ADDITIONS

The first survey and townsite plat of the Flagstaff settlement resulted from the interrelated efforts of the three groups of settlers. Those efforts were spearheaded by H.C. Nutt, trustee for the Atlantic and Pacific Railroad (later purchased by the Atchison, Topeka and Santa Fe, and renamed the Santa Fe Pacific Railroad). The other two groups were occupants of the Old Town settlement, represented by E.W. French as trustee, and P.J. Brannen, who controlled the land southeast of the railroad depot that would be developed as Brannen's Addition.

The complexity of that arrangement was due to the land ownership pattern, in which alternating sections of land along the transcontinental rail line were controlled by the Atlantic and Pacific Railroad. Four sections converged at the Flagstaff settlement with their common corner located southeast of the present day intersection of Phoenix Avenue and San Francisco Street. Section 15 and Section 21 were held in trust by the United States for the railroad company, while the opposing Sections 16 and 22 were available for homesteading or for townsite patents.

The initial settlement of Old Town near Antelope Spring was located in the south portion of Section 16, on land that was not controlled by the railroad company. When the Atlantic and Pacific Railroad built their permanent depot east of Old Town in 1883, it was situated in the southwest quarter of Section 15, on company controlled property.

Both areas of this early settlement were surveyed in order to establish blocks and lots as early as 1883, but official plats were not recorded until the 1890's. Additionally, P.J. Brannen, who applied for a patent for the

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northwest quarter of Section 22 in 1884, surveyed his property into a series of blocks and lots. A map of that area, known as Brannen's Addition, was not recorded until 1894.

The district is proximate to, and inclusive of, individual properties and historic districts listed in the Flagstaff Multiple Resource Area (MRA). Bordering the district on the southwest is the Northern Arizona Normal School Historic District. The Railroad Addition Historic District, Townsite Historic Residential District (MRA), and North End Historic Residential District (MRA) are located north of the district.

FLAGSTAFF TOWNSITE (MRA listed)

The Old Town area became known as the Flagstaff Townsite (briefly referred to as the School Addition in the 1890's), and consumed most of the south half of Section 16. An application for a townsite patent was made by E.W. French as trustee in 1889. The official plat of the Flagstaff Townsite was drawn by F.B. Jacobs and C.D. June and was recorded in January 1890. The townsite patent was received from the United States on July 25, 1899.

The layout of the townsite plat consisted of 92 blocks extending north and east of the Old Town settlement and south of the railroad tracks to roughly present day Tombstone and Cottage Avenues. The eastern edge of the townsite plat extended to the boundary of Sections 16 and 15 at about Beaver Street. The square pattern of streets and blocks were configured primarily in relationship to the railroad alignment which extended westerly and then curved southwesterly near the southern boundary of Section 16. With roadways parallel to the curving railroad line, the grid pattern of the townsite presented an irregular form. The westerly extension of Railroad Avenue helped separate the Old Town area from what would be known as the west end of Flagstaff to the north.

Between 1894 and 1935, Old Town within the original Flagstaff Townsite had transformed from its original commercial focus associated with the construction of the railroad line, to an area of modest residences, occupied primarily by a Hispanic population, most of whom had come to Flagstaff from New Mexico.

RAILROAD ADDITION TO THE FLAGSTAFF TOWNSITE (MRA listed)

The Atlantic and Pacific Railroad company's townsite development occurred in Sections 16 and 22. After 1883, when the commercial development shifted to the area north of the depot, the railroad surveyed streets and lots in a grid pattern extending three blocks north of and parallel to the railroad right-of-way between Beaver and Elden Streets.

In August 1888, an official map was prepared that showed an expanded system of blocks and lots for the southwest quarter of Section 15 (New Town) as well as the northeast quarter of Section 21 south of the railroad right-of-way. Called the "Railroad Addition to the Flagstaff Townsite," the plat was recorded by J.A. Williamson, trustee for the railroad, in April 1894. The official patent for the addition was granted by the United States in July 1902.

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The Railroad Addition consisted of 84 blocks, with roughly half located north of the railroad tracks in Section 15. That area was more rapidly developed during the 1890's and early 1900's than its counterpart to the south. In addition to its commercial development, the north side of the Railroad Addition provided the sites for the Coconino County Courthouse, the town hall, and the majority of the upper middle class residences of the settlement. The south side of the Railroad Addition supported hotels and boarding houses fronting the railroad tracks, and a small number of houses. Most of the blocks south of Clay Street (Butler Avenue) in the area known as University Tract or Driving Park were not developed until the 1920's. By that time the south side of the Railroad Addition contained a sizeable neighborhood of modest residences occupied by a mostly Hispanic population composed of Mexicans and New Mexicans. The area was also the location for a moderate sized Basque colony.

BRANNEN'S ADDITION

Peter J. Brannen applied for a townsite patent from the United States for the northwest quarter of Section 22 in 1884. That year he surveyed Brannen's Addition which consisted of 30 square blocks extending from Cottage Avenue south to Hoskins Street. He received the townsite patent in December 1889 and recorded it in August 1892. In October of that year Brannen purchased a triangular parcel of land from the Atlantic and Pacific Railroad located along the north line of Section 22, south of the railroad tracks. He added three additional blocks in that area, re-designated Block 24 as a hotel site, and replatted his addition. The revised plat was recorded in 1894.

Brannen's Addition was surveyed with its grid of streets oriented parallel to the section lines, thus creating an irregular pattern in relationship to the Railroad Addition blocks to the north and west. Most of the early development occurred north of Butler Avenue between Agassiz and Elden Streets. Brannen's hotel block was never developed.

Brannen initially envisioned his addition as the location of an upper middle class neighborhood of homes. In 1885 he built his own house at **101 South Agassiz (#10)**. It was the first building constructed in Brannen's Addition. During the late 1880's and 1890's, Brannen was successful in enticing other prominent families to build his addition. They included his brother, **D.J. Brannen (#99)**, **William H. Ashurst (#04)**, **Thomas J. Ross (#05)**, and **Charles Greenlaw (#68)**.

Flagstaff's first Catholic Church was also built in Brannen's Addition in 1888. It served the entire Catholic community until 1916 when the Nativity Church was erected. The church was then used as the Brannen School and was the only grade school on Flagstaff's south side until 1926.

Beginning at the turn of the century, Brannen's Addition evolved from a small nucleus of upper middle class homes to a neighborhood of the working class. By the 1920's a small Basque neighborhood existed north of Brannen Street between O'Leary and Elden Streets. Adjacent areas were occupied by Hispanic families from Mexico and some New Mexicans. In the 1920's portions of Brannen's Addition were occupied by African-American families who were employed by the Cady Lumber Company. In the early 1940's the southern portion

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of the addition below the Rio de Flag was re-subdivided as the Ashurst and Washington Additions. The area was occupied by Hispanic, African-American and Anglo populations.

THE NORMAL SCHOOL ADDITION TO FLAGSTAFF (MRA listed)

George Babbitt, a local realtor and entrepreneur, became a member of the Northern Arizona Normal School Board of Directors in 1912. That year he began negotiations to purchase the Driving Park and the area north of the campus from the Santa Fe Railroad, in the southern part of the Railroad Addition. In 1914 he had civil engineer W.H. Power lay out the lots in what was called the Normal School Addition. In 1915 he received title to the property which consisted of about 22 blocks. Those lots sold rapidly at \$50 to \$75 each, and resulted in the construction of numerous modest residences and rental cottages. In late 1915 he had the Normal School Addition re-platted with all of the lots having an east or west facing front to make them more saleable. The plat was recorded in January 1916.

In the fall of 1916, under the leadership of Dr. Blome, the enrollment of students at the Normal School had increased to 337, over 100 more than the previous year. The assembly hall in Old Main was crowded, dormitories were full, and a new training school was planned. As a result there was a demand for new, affordable housing for both faculty and students. Many of the bungalows built in Babbitt's Normal School Addition are representative of this circumstance and of the general building boom in Flagstaff during the late teens and early 1920's.

The Railroad Addition blocks south of the railroad tracks, together with Brannen's Addition and the Normal School Addition, collectively became known as the Southside of Flagstaff, an identity which endures today.

Industry: Lumber Manufacturing in Flagstaff

The lumber industry in Flagstaff contributed significantly to the economic growth of Arizona and provided a major impetus for the development of Flagstaff. In fact, the lumber industry centered in Flagstaff was the most vital aspect of the town's economy during the historic period. Lumbering supported a majority of the town's population through the late nineteenth and early twentieth centuries, and became the most important factor in Flagstaff's growth through the 1950's.

The Flagstaff Lumber Company

Edward McGonigle, who had worked his way through the mill business to become general superintendent at the Arizona Lumber and Timber Company, formed his own Flagstaff Lumber Company in 1909. The mill site was located on the south side of town on portions of Brannen's Addition, and was planned to have a daily production capacity of 100,000 board feet of lumber. When the mill opened in 1910, amidst an atmosphere of optimism and enthusiasm, it was expected to attract 1,000 new workers to town and to set off a building boom. Both anticipated events occurred. The influx of new workers stimulated a wave of residential construction between 1909 and 1912. A number of examples of the company's housing still are in evidence along Elden Street or what is now Lone Tree Road.

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By 1917, the Flagstaff Lumber Company had been purchased by Thomas E. Pollock and Joe C. Dolan. At that time, Pollock was also building the Apache Lumber Company, a sawmill in McNary. In December of 1923, two Louisiana lumbermen, James G. McNary and W.M. Cady, purchased the Apache Lumber Company. In 1924, they shut down their Louisiana operations, and moved most of their personnel and equipment to Arizona. That move brought significant numbers of their African-American workers from the South to McNary. When Cady and McNary acquired the Flagstaff lumber company from Pollock in 1925, they renamed it the Cady Lumber Corporation and again brought African-American personnel to the operation in Flagstaff. After re-organization in 1935, the name of the company became the Southwest Lumber Mills, Inc.

In 1938, the American Federation of Labor held the first organizational meeting of sawmill workers in order to establish a local carpenters and joiners union. The initial meeting was conducted in both Spanish and English, and when officers were elected at a second meeting at **Zaragosa Hall (#280)**, the slate included college students and mill workers, Hispanics, Blacks, and Anglos. Ephraim Moreno, a student at the college, was elected president and Wilson Riles, an African-American student, was chosen as recording secretary. The union also established branches in Williams and McNary. The Flagstaff locale still exists and has a meeting hall on South Agassiz Street.

By 1952, consolidation of the lumber industry began to affect Flagstaff when Southwest Lumber Mills was bought and consolidated with the Saginaw and Manistee Lumber Company. In 1993 the Flagstaff Mill was closed, thus ending the lumber industry in Flagstaff.

Industry:

Flagstaff and Northern Arizona's Sheep Growing Industry

In 1876, J.F. Daggs brought some California sheep to graze at Ashurst Run on Anderson mesa near Flagstaff. Daggs and his brothers, planning to improve the stock quality of their Arizona herds, bought breeding stock from Long Beach, and from Amestoy, a Basque breeder in Los Angeles. They also brought sheep from Albuquerque and purchased expensive French and Spanish Merino rams from Vermont. In 1880, they moved their herds to Chaves Pass and located their headquarters in Flagstaff. By 1888, they became known as the largest wool shippers in the territory, owning over 50,000 head.

In 1890, sixty percent of all established sheep ranches in Arizona were located in Coconino County. Sheep raising not only evolved into a large industry for the region, but a profitable one as well. With the goal of promoting the sheep industry, the Arizona Sheep Breeders and Wool Growers Association was formed in Flagstaff in 1886. Early Flagstaff area growers, such as the Daggs brothers, were charter members of the association, and held a number of the offices in the organization until 1890.

By the first half of the twentieth century, there were literally thousands of sheep in northern Arizona. Many herders were brought in on contracts to care for them. Beginning in the 1880's, hundreds of Hispanics, mainly from New Mexico, and a substantial number of Basques, were recruited in that manner. Quite a few of the herders took their pay in shares of a herd, thus building up flocks of their own.

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Ethnic Heritage:

The History of the Hispanic and African American Population in Flagstaff

One of the most important characteristics of Flagstaff's historic development was the settlement of the town by a substantial number of Hispanic and African-American families. The diversity of Flagstaff's ethnic heritage is an important aspect of the historic social composition of the community as well as its physical development.

By the end of World War I, the organization of the Flagstaff townsite had solidified into distinct neighborhoods of ethnic groups and economic classes. The north half of the Railroad Addition had become the town's upper middle class Anglo neighborhood; the West End, north of Railroad Avenue in the original Flagstaff Townsite, was the primary location of working class Anglo families. Old Town, both above and below the railroad tracks had become a neighborhood of primarily Hispanic families of New Mexican origin. A sizable population of Mexican immigrants were residing in Flagstaff by 1920, mostly located in neighborhoods on the south side of the Railroad Addition from Cottage Street south to Franklin Avenue, between Beaver and Verde Streets.

Basque settlement of Flagstaff began in the early twentieth century and within twenty years a moderate colony existed in the town. Their neighborhoods were concentrated south of railroad tracks, near Benton Avenue and Humphreys Street; along South San Francisco near Cottage Avenue; and near Brannen and O'Leary Streets.

African-Americans began to populate the townsite in the 1920's and 1930's. Their neighborhoods were located in the southern portion of Brannen's Addition along South Elden, O'Leary, and South Fontaine Streets.

HISPANICS FROM NEW MEXICO AND MEXICO

The new 1920 United States Census provides a vivid illustration of the formidable Hispanic population in Flagstaff after the turn of the century. Of the 784 families enumerated in Flagstaff in 1920, 245 families, or 30%, were Hispanic. With only two exceptions, all of the families resided in the Southside or Old Town areas of Flagstaff.

The influx of Hispanic families to the Flagstaff area dates to the late 1870's and early 1880's. The first substantial group of Hispanics to arrive in the area and later settle in Flagstaff were employed by the Santa Fe Pacific Railroad during the construction of the transcontinental line. After 1877 Hispanic shepherders, tending the flocks of John Clark, and later the Daggs brothers, roamed the forest meadows in central Coconino County. Some were Basques who migrated east from California, and some were from the New Mexico territory.

Flagstaff's original purpose as the railroad construction terminus, followed shortly by its importance as the location of Ayer's Lumber Mill, created a labor demand and provided the incentive for many of these New Mexican Hispanics to settle there permanently. They found employment in the lumber mill, with the railroad, or as herders for area sheep owners.

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Beginning in the 1880's, Flagstaff's New Mexican Hispanics settled primarily in the Old Town Area of the community. By 1920, the residential area from Clay Avenue north to Coconino Avenue had evolved to become the principal neighborhood for these people. Noteworthy citizens of the Old Town neighborhood included the Senin and Genoveba Castillo family, who came from New Mexico in the 1890's, Paul Rodriguez, who came to Flagstaff as a child and later became a neighborhood landowner and businessman, and Nicholas Baca, who came from New Mexico in 1905 and became one of the prominent sheep growers in the Flagstaff area. Other longtime residents of the neighborhood with New Mexican heritage include the families of Rafail Samora, Francisco Saiz, Geronimo Chavez, Francisco Gallardo, and Leandro Archuleta.

Another significant group of Hispanics to settle in Flagstaff were Mexican immigrants. The most substantial wave of Mexican immigrants to Arizona came as a result of the Mexican Revolution (1910-1920). Ample employment opportunities in northern Arizona's lumber mills provided the incentive for many Mexicans to come to Flagstaff. By 1920, 63% of all the employed Mexicans living in Flagstaff worked in the lumber industry, and they constituted over 75% of Arizona Lumber and Timber Company's entire work force.

Representative of Mexican immigrants who settled in Southside neighborhoods are **Leofolo and Antonia Ramierez (#20)**, who came to the United States in 1909; and Marsiso and Fermina Vallejo who arrived in 1912. The Louis Sanchez family, five of whom were employed in the lumber mill, immigrated in 1917.

Mexican immigrants who became businessmen and property owners on Flagstaff's Southside included Jose L. Nieto, who came in 1917 and whose family members owned several houses and operated a **bakery (#178)** in the neighborhood; Juan Garcia, who immigrated in 1902 and along with Elias and Maria Garcia, owned and operated the **Hotel Paso Del Norte (#284)** on San Francisco Street in 1925; Pete Samoza, who built the **Coconino Apartments (#257)** in 1926; and Abdon Cancino, who built the substantial **Cancino Building (#279)** on San Francisco Street in 1931.

BASQUE COLONIZATION IN THE FLAGSTAFF AREA

Basques are a European ethnic group whose homeland consists of 8,000 square miles in the Pyrenees Mountains of northern Spain and southern France. In the first century B.C., Roman historians referred to the group of people living in that region by a variety of tribal names, including Iberi, Cantabri, or Vascones. By the twelfth century, the provincial Bascli or Basconi was being used to describe the people who called themselves Euskaldunak or Eskualdunak. Their homeland in the Pyrenees Mountains includes the provinces of Navarra, Alalva, Viscaya, and Guipuzcoa in Spain and Labourd, Basse-Navarre, and Soule in France. It is a region of indented sea coasts, grassy valleys and rugged, forested mountains. Basques, who speak a language unrelated to any of their Spanish and French neighbors, have made a living there as farmers, and livestock raisers, fisherman, and whalers.

By the late fifteenth century, many Basques followed maritime occupations, and were substantially represented on Columbus's New World expeditions. By the mid-sixteenth century, they owned or operated most of the ships on the transatlantic routes. They also played a significant part in the Spanish colonization of the Americas.

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By the 1830's, Basques were participating in large numbers in sheep raising on the pampas of Argentina and Uruguay. The first major movement of Basques to North America appears to have been in association with the discovery of gold in California in 1848. Although Amerikanuak (New World Basques) do not appear to have become wealthy gold miners, they quickly learned to take advantage of the big demand and high prices for food. They were among the foremost in the development of the sheep industry in California, introducing the Old World pattern of transhumance from summer (mountain) to winter (valley) pastures, thus taking best advantage of forage, breeding and lambing conditions. There were over 1,000 Basques tending sheep herds in California in the 1870's, and by 1900, they had become the most prominent group in the California sheep industry.

Most Basque sheep herders were single men who came to the American West to join friends or relatives. They usually intended to save money and return to the homeland to buy herds or enter other businesses. Once a number of Amerikanuak sheepherders were staying in one community, a hotel or boarding house was established. It was usually near a railroad line or main thoroughfare, so it was easy for new arrivals to find. The hotel was one of the most important institutions for Basque immigrants in the New World. The hotel keeper was usually fluent in the Basque language and had some proficiency in English. The hotels provided a clearing house for information about jobs and other Amerikanuak activities, and served as a cultural center for men who spent most of their working lives alone.

Often a pelota court (Pilotaleku) was built near the boarding house or hotel. A traditional Basque game similar to jai alai and handball was played on these three walled courts, or fronton. The pelota courts attracted additional customers for proprietors of the hotels, and provided Basque herders with a cultural focus and recreation when they were not on the range or were between jobs.

Basques emigrating from the Old World to the American West would typically travel by ship from Europe to New York City. While in New York, new arrivals would stay at a Basque boarding house or hotel. One of the best known was the Casa Vizcaina, an ethnic haven for Basques in New York City. It was owned and operated by Valentin Aguirre, who helped the new immigrants make travel arrangements, and find employment with western sheep owners.

Two Flagstaff residents are known to have made the trip via New York to the mountain town. Alejandro Berrecil came from Spain to Flagstaff via New York in 1907. Manuel Higjara and his wife Carmen left Spain in 1913, their child Miguel was born in New York in 1914 and Manuel was employed as a sheepherder in Flagstaff by 1920.

As a result of the California drought in the 1870's, sheep owners were forced to find alternative forage for their herds. Many animals were driven to the mountain regions of Nevada, Utah, Oregon, Idaho and Arizona, along with the Basque sheepherders who cared for them. By the mid-1880's, most Basque herders who migrated to Arizona settled in or near Flagstaff, the economic center of Coconino County, and the focus of the territory's sheep industry. Although the number of Basque settlers in the Flagstaff region formed a small percentage of the population, their economic and social influence was significant. Unmarried men who came to work in

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sheep herding operations usually settled in the boarding houses with others of similar origins, and married herders set up households for their families, generally in the small ethnic enclaves that developed in the Southside area of Flagstaff. When Basques applied for citizenship, they were often turned down because they had not served in the armed forces in World War I and because they were considered temporary immigrants who would return to Spain or France. Failure to obtain citizenship often resulted in failure to own land, because in 1921 the state of Arizona passed the Arizona Land Act, which specified that only citizens or aliens eligible for citizenship could "acquire, possess, enjoy, transmit, and inherit" real property.

The Ohaco Sheep Company and the sheep business of Pete and Luis Espil were owned and managed Basques, but many established tramp operations. These Basques herders took their pay in shares of a herd, thus building up their own flocks. They grazed herds on public lands, and moved them from winter to summer pastures. Conflicts between migratory sheep operations and settled ranchers became an important issue in the early twentieth century. Ranchers complained about sheep being drive near their land, and contrived to impose numerous restrictions on the tramp operators. These operations were effectively put out of business with the passage of the Taylor Grazing Act in 1934. It specified that access to public lands would be denied to those how held no deeded private property. Basques still continue to be employed as sheep herders in the West and some became the major sheep owners in Arizona.

The exact Basque population of Flagstaff between 1900 and 1940 is difficult to determine, because census data identify Basques as to national, rather than to cultural origin, such as from Spain or France, or sometimes Mexico. The boarding house and pelota court locations are well documented on maps and in the local newspaper, and this information along with characteristic names, ownership and census data, does allow a reasonable conclusion about the possible Basque settlement areas in the Southside. For example, the earliest ball court in Flagstaff, built in 1911, was on the northeast corner of Humphreys and Benton Streets, and it was associated with a boarding house operated by **Martin Martin (#63)**. Several other residences in the immediate vicinity were occupied, and in some cases owned, by Basque families. They included the residences of **Gregorio Erro (#62)**, **Dionisio Martin (#64)**, **Juan Sarlangue (#106)**, Pedro Bidegain, Jose Osle, and Pete Espil.

In the mid-1920's, the pelota court, **La Cancha (#273)** on South San Francisco Street was constructed next to the Basque boarding house known as **Jesus Garcia's Tourist Home (#277)**. It is the only standing court in Arizona. At least fourteen are known to exist in the American West, and two of the best documented are in Jordon Valley, Oregon, and Mountain Home, Idaho. Both are listed on the National Register of Historic Places. To the east of the ballcourt, in the area of Brannen and O'Leary Streets, other Basque households developed. By 1925, that Basque neighborhood included the residences of **Francisco Satrustegui (#216)**, **R.J. DuChain (#123)**, **Nemesio Gammiochippi (#218)**, **Salvador Mier (#219)**, and **Victor Gomez (#222)**.

In the 1920 census, 23 heads of households were identified as being born in Spain or France, and it is likely that a majority of these were of Basque decent. Slightly more than one-third of those who headed these households were employed in the sheep industry, and they often provided board for single Basque men during winter months or periods of unemployment. Other Basques who headed households on the Southside were employed in the lumber mills, as common laborers, as salespersons, or owned small businesses.

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Some Basque businessmen were also instrumental in developing the South San Francisco Street commercial core of the Southside after 1920. They built commercial buildings in which they operated their own businesses or leased space to other proprietors. Key buildings built by Basques included **Louis De Miguel's Zaragosa Hall (#280)**; the **De Miguel Building (#282)** occupied by Chappo's Spanish Café; **La Ciudad de Mexico (#289)**, a grocery store originally operated by Salvador Mier; and **Ramon Vasquez House (#299)** which was converted to the Spanish Inn restaurant, operated by Santiago Montez in the 1930's.

THE AFRICAN-AMERICAN POPULATION IN FLAGSTAFF

When Louisiana lumberman J.G. McNary and W.M. Cady established their mill at McNary, many laborers from the South relocated to eastern Arizona. When Cady acquired the Flagstaff Lumber Company operation in 1925, many of those McNary workers came to town. It was at that time the African-American population in Flagstaff grew rapidly, probably reaching its present proportions in the city.

The opening of the Cady operation in southeast Flagstaff prompted the building of a small school in 1926. It was known as the Colored School, but by the school year 1927-1928, it was named Dunbar, for Black poet Paul Lawrence Dunbar (1872-1906). The teacher there was Effie Autry, who taught all grades for a salary of \$125 per month. This was reasonably comparable to the \$140 to \$160 per month earned by teachers at the two other elementary schools then operating in Flagstaff, but the other teachers did not have to prepare lessons for kindergarten through the sixth grade.

Mrs. Cleo Murdoch also taught at the school, and continued as principal-teacher until her death in 1940. Murdoch Center, a community center located in the newer addition to the former Dunbar School, is the only portion of the building that still remains. It is named for Mrs. Murdoch.

When Mr. and Mrs. Wislon Riles began teaching at the school in the 1945-1946 school year, they provided the only incidence of double sessions in Flagstaff public schools. Due to a serious lack of space, Mrs. Riles taught the primary grades in the morning and Mr. Riles the upper grades in the afternoon. The Riles' taught through the 1953-1954 year, after which they moved to California where Wilson Riles became State Superintendent of Public Schools.

In 1942 and 1943 two new subdivisions, the Ashurst Addition and the Washington Addition, were opened in the South O'Leary and Fountaine Streets area of town. Many African-American mill workers began to buy lots and settle in those subdivisions.

Also located in that area were two African-American churches: the Springhill Baptist Church and the First Baptist Church. In the late 1930's, the African-American churches joined with the Mexican Methodists (who occupied the former **El Divino Redentor Church (#296)** in presenting Easter and other religious holiday events. Throughout the development of the Southside neighborhoods, relationships between African-American and Hispanic residents seemed to have been harmonious. They tended to think of each other as fellow workers, since most were employed at one of the two lumber mills. Although they had obvious cultural

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contrasts and somewhat circumscribed neighborhoods, interaction was generally cordial, informal, and friendly.

Popular local entertainment included boxing matches, often between Hispanic and African-American fighters, some of whom were local residents. On some occasions, fight organizers brought well known African-American fighters to Flagstaff from California to meet regional challengers in the Southside halls. Zaragosa Hall, located on South San Francisco Street, was the location of many boxing matches during the 1930's and 1940's.

Architecture:

Trends in the Architectural Heritage of the Southside

The historic architecture of Flagstaff's Southside is a vivid illustration of the cultural diversity of the community. The buildings reflect the evolution of the area from its beginnings as small enclaves settled by middle class Anglos, to its emergence in the early twentieth century as the predominant neighborhoods for Flagstaff's Hispanic population. Unlike the more prestigious historic residential areas north of the railroad tracks, the Southside is characterized by the modest buildings of vernacular or Bungalow style origins. They represent the cultural and traditions of their builders and illustrate the development of the area as an important facet of Flagstaff's history.

ANGLO VERNACULAR COTTAGES

The earliest buildings on the Southside represent its initial settlement by Flagstaff businessmen and area ranchers. Brannen's Addition was the location of the first substantial residential area south of the railroad. Inspired by the construction of **P.J. Brannen's own house (#10)** in 1885, other businessmen built homes in the subdivision with the view that it would evolve as a middle and upper class neighborhood. Although the area never achieved that initial vision, the houses from that period are excellent illustrations of the modest vernacular building traditions of the nineteenth century.

The cottages found in the Southside are all derivatives of the same vernacular forms and stylistic references and are similar to houses found throughout the Midwest and west. Based on the traditional hall and parlor house type, these cottages are readily distinguishable by their "L" or "T" shaped plans. Often referred to as gabled-ell houses, they are, in most cases, single story dwellings covered by an intersecting gable roof. Eaves are usually boxed with a simple plain board frieze below the soffit. Wall surfaces are sided with shiplap and the corners are detailed with simple cantons. Basic design components (such as gable heads, eaves, or porches) may incorporate elements from the Queen Anne or Greek Revival styles, but the overall image of these houses is one of simplicity and functional necessity. Eight houses, all located in the Flagstaff Southside Historic District, epitomize the traditional gable-ell vernacular cottage. All were constructed between 1885 and 1909, and all were built for Anglos. One of the best preserved wood frame examples is the **Tallman/Lindeman House (#06)**, built between 1890 and 1892. **J.M. Brannen (#99)** constructed the only brick example of this type of vernacular cottage in 1892. Listed on the National Register of Historic Places,

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the house incorporates Queen Anne surface ornamentation such as brick quoins and corbelling, decorative shingles, and bracketed boxed cornices.

Flagstaff area lumberman **Charles A. Greenlaw (#68)** built a one and a half story version of this vernacular cottage between 1892 and 1895. Pedimented gables decorated with shingles were used in the house constructed by Flagstaff businessman **Thomas E. Pollock (#72)** about 1900. The house was later owned by Basque sheepman Manuel Satrustegui. Two other examples of this vernacular tradition are the residences of Territorial legislator **William H. Ashurst (#04)**, built in 1888, and local merchant **Charles F. Kathrens (#01)**, built in 1887. The Greek Revival inspired **Putnam/Kapanke House (#109)**, built in 1891, and the **West/Platten House (#107)**, built in two stages between 1895 and 1898, also exemplify this house type.

A regionally rare variation of the vernacular gabled-ell house form is found in Flagstaff and was frequently used in houses predating 1900. Called the double-ell plan, it is characterized by opposing symmetrical wings, separated by a shed roofed veranda, and usually containing two separate entrances. The **J.C. Black/Phil Coyle House (#33)**, built between 1898 and 1901, is the best example of the double-ell located in the Southside.

BUNGALOW STYLE

By the end of the first decade of the twentieth century, the national popularity of the Bungalow style greatly influenced residential construction in Flagstaff. In the Southside neighborhoods, the Bungalow style was used almost exclusively for new houses built between 1909 and 1930. That period also coincided with the increased population of the Southside area by Hispanic families. The majority of the bungalows found in the neighborhoods, however, do not necessarily reflect the cultural traditions of their occupants. Rather, most of the houses were built from pattern books provided by the local lumber supply houses.

The simplest house type of the Bungalow style is the Classical Bungalow. These houses are designed over simple rectangular plans with gabled fronts. The nearly symmetrical facades usually incorporate recessed porches, either full width or at one corner. Characteristic Bungalow style details and elements are always present and include kneebraced purlins, exposed rafters, simple wood posts, and double hung windows, usually with a multiple light top sash.

Good examples of the Classical Bungalow exist in the Flagstaff Southside Historic District. The designs of the **Rudolph Hohenhaus House (#40)** and the **Olovario Aguilar House (#76)** employ the characteristic recessed veranda at the gable front. Local contractors W.S. Porter and D.F. Shanks built a Classical Bungalow for **May Hicks Curtis (#171)** on her property adjacent to the Hick's Boarding House in 1913. Its roof is detailed with bellcast eaves, which are usually associated with the Colonial Revival cottages of the turn of the century.

The California Bungalow was the most widely used of the all the Bungalow styles. Locally popular by 1915, they are distinguished from the Classical Bungalow by their irregular, box-like shapes and multiple gabled roofs. The California Bungalow incorporated Craftsman style detailing in its design, particularly in the

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articulated timberwork around the eaves and porches. This version of the bungalow employs an offset porch under its own roof, usually supported by truncated columns or multiple posts on masonry piers. Most windows are double hung with a multiple light top sash.

Four houses located in the Flagstaff Southside Historic District illustrate the local popularity of the California Bungalow. One of the largest examples is the **Daniel Portillo House (#297)**, built in the mid 1920's. It is one-and-one half stories and are designed with a broad, offset gable roofed veranda at the front. The **Lanaham/O'Farrell House (#44)** (NR), built in 1911 is a well preserved example of the style. Built of Malpais field stone, the building features a large shed roofed dormer with shingled walls, battered stone piers at the veranda, and broad eaves with exposed rafters. More modest representatives of this bungalow type are the **Sam Quay House (#43)** and the **George M. Nichols House (#71)**. Both were built between 1912 and 1915 and are constructed with offset gabled porches, and detailed with simple bracketed eaves.

Bungalows built with hipped roofs were rare for the style, but one exists on the Southside. It is the **Prieto House (#175)**. The characteristic California Bungalow box-like massing and offset entry porch are used on this house, but the roof line relates more to the earlier Colonial Revival styles. Combining stylistic elements from other periods within the California Bungalow format is also seen in three other houses. In each case the gable roofed porch is treated more like the classical portico with pedimented front and boxed eaves, while the remainder of the house is stylistically bungalowoid. The houses are the **J.M. Rodriguez House (#220)**, built in 1916; the ca. 1925 **Agapito Magana House (#129)**; and the house at 416 South Leroux, built about 1930.

Three double-ell cottages, built in the California Bungalow format are located on the Southside and represent a rare interpretation of the style. The **Elisco Morales House (#187)**, built between 1916 and 1924, was used as a duplex and was built with two symmetrical wings separated by a recessed entry porch. The **Sanchez House (#185)**, built about 1931, is a well designed version of the double-ell bungalow. The Sanchez family operated a Spanish restaurant called the Legionaire Inn, in one half of the house. Also built about 1930 is the **rental house (#196) at 502 South Leroux**. The modest house has a small vestibule separating the two gabled wings.

AMERIKANUAK VERNACULAR

A variation of the Bungalow style that appears in Flagstaff's Southside is a vernacular adaptation of traditional Basque houses. For the purpose of this study, this house type is referred to as Amerikanuak Vernacular. These houses are based on the rural folk houses found in the Euskaldunak provinces of Spain and France, and are unique to the Basque culture. Called jauregiak, the earliest of these houses dates to the sixteenth century. They served as both a shelter for farm equipment and as living quarters. They were large rectangular structures usually two stories high with low pitched gable roofs. The buildings incorporated a large central doorway on the gable front providing access for carts and wagons which were housed in a large room called the eskaratza. Agricultural implements and cattle fodder were stored in adjacent rooms behind which were the bedrooms and a kitchen. The second story, or half story loft, was used as a granary and agricultural products storeroom. It also contained additional living quarters if the etcheko primu (chosen family heir) was married. Windows and other fenestrations were usually symmetrical and included a central window or door at the gable

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head. Many Basque houses were built of stone with a wood frame second story. The framing was usually infilled with mud, plaster or weatherboard.

The simplicity of that house type was well suited for its adaptation in the popular Bungalow style. The Classical Bungalow format, with its rectangular form and gable front, was quite similar to the Basque homeland dwellings and was used frequently for many Basque homes. The fusion of that cultural tradition with the bungalow produced a variation of the style that is distinct. All of the buildings that exemplify Amerikanuak Vernacular are built on a rectangular plan covered by a double pitched roof with a symmetrical gable front. Most are one and a half stories high and most contain a second story window at the gable head.

Built between 1920 and 1925, the **Francisco Satrustegui House (#120)** is the best example of the Amerikanuak Vernacular house in Flagstaff. Constructed of stone, it is similar to another house he built about 1917 at **116 South O'Leary (#216)**. The Marin House, also known as **La Nacional Grocery (#308)** is another good example. It was built in the late 1920's and is also constructed of stone with a frame upper story. Other important examples of folk houses built by Basque immigrants between 1916 and 1920 are the **Gregorio Erro House (#62)**, and the **Nemesio Gammiochippi House (#218)**.

COMMERCIAL ARCHITECTURE

The commercial architecture of the Flagstaff Southside Historic District includes buildings constructed in the popular Panel Brick Commercial style, structures with modest stylistic references to the Mission Revival style, and vernacular buildings based on the traditions of their Hispanic builders.

Well preserved examples of the straightforward Panel Brick Commercial format are the **Jiminez Building (#272)**, and the **Lucerno Building (#278)**. Both are built with pressed brick facades and have framed brick panels over the store bays. The Jiminez Building, built about 1931, features two splayed and recessed storefronts, and simple corbelling at the parapet. The 1937 Lucerno Building is constructed of Malpais rubble stone with brick at the façade articulated with quoins at the corners, raised brick panels and a corbelled parapet. Built in 1925 by Francisco Mosqueda, the **Hotel Paso del Norte (#284)** is a good example of a two story commercial building. The simple symmetrical façade, not stuccoed, has corbelled brick arches and surrounds at the openings, spherical finials at the corners, and articulated concrete lintels at the side walls. Other modest examples of the Panel Brick Commercial style are the **Flagstaff Steam Laundry (#265)**, a one story flatiron building constructed in 1925, the **Abdon Cancino Building (#279)**, the **De Miguel Building (#282)**, and the **Villalva Building (#283)**.

Malpais stone was a common choice for building commercial buildings during the early twentieth century. While the material did not lend itself to articulate detailing, it was economical and was used for buildings with plain fronts or simple Mission revival style facades. A good example of the use of Malpais stone in commercial buildings is the **American Laundry Building (#269)**. Built in 1937, the building features a rubble stone façade with a stylized Mission Revival pedimented parapet with round arch peak. The **Espinoza Building (#285)**, the **Hutchison Building (#261)**, the **Coco Cola Bottling Works (#263)**, and the **Arizona**

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Name of multiple property listing

Machinery Company Building (#30) are all well preserved examples of Malpais stone construction in a very simple format. The **Hutchison and Sauer Building (#356)**, built in the early 1930's, and modified in 1938 and again in the late 1940's, is a visually prominent commercial building located at the southwest corner of Phoenix Avenue and Beaver Street. The two story building was stylistically changed to a Pueblo Revival theme and features rusticated concrete plaster to simulate random ashlar. The recessed balcony for the apartments on the second floor, false oriels, stepped parapet, and the corner entry, contribute to its irregular form and help convey its stylistic reference.

One commercial building in the district is a locally unique example of design and use of materials. **La Ciudad de Mexico (#289)** (NR), a commercial building with living quarters on the second floor, was patterned after the Basque dorrea house type. The two and a half story square building is covered by a hipped roof and features adobe side walls and a façade built of quarry face tufa stone on the first level and pressed brick on the second level. The symmetrical front has a recessed central entrance and large windows built with brick segmental arches. Constructed in 1923, it is a unique example of the fusion of popular commercial and traditional residential styles.

The significance of community development and architectural history of the district are a testament to Criteria A and C. This district provides a unique and ethnically diverse architectural history integral to the development of Flagstaff during its period of significance.

9. Major Bibliographical References

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

See Continuation Sheets for Bibliography

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: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 86.4 acres
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>12</u>	<u>440474</u>	<u>3894920</u>	3	<u>12</u>	<u>441332</u>	<u>3894212</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>12</u>	<u>441332</u>	<u>3894920</u>	4	<u>12</u>	<u>440474</u>	<u>3894212</u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

The boundary of the Flagstaff Southside Historic District is shown as the dotted line on the accompanying Sketch Map, drawing at a scale of 1" = 200', and entitled "Flagstaff Southside Historic District."

Boundary Justification (explain why the boundaries were selected)

The boundary includes the remaining contiguous area of the south side of Flagstaff that was developed during the historic period of significance. The northern edge of the district abuts the southern line of the existing Railroad Addition Historic District. The southern edge of the district is defined by the Rio de Flag, the campus of Northern Arizona University, and portions of the Northern Arizona Normal School Historic District. The west boundary of the district extends generally along Mike's Pike (formerly Route 66) and Beaver Street, which separate the Historic area from later development. The east edge of the district is defined by the original Flagstaff Lumber Company mill site.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 9 Page 1

Flagstaff Multiple Resource Area
Name of multiple property listing

MAJOR BIBLIOGRAPHIC REFERENCE

Bibliography

Campa, Arthur L. Hispanic Culture in the Southwest. Norman: University of Oklahoma, 1979.

Cline, Platt. They Came to the Mountain: The Story of Flagstaff's Beginning. Flagstaff: Northland Press, 1976.

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Douglas, William A. "The Basques of the American West: Preliminary Historical Perspectives." Nevada Historical Society Quarterly. 13 (Winter 1970).

Douglas, William A., and John Bibao. Amerikanuak: Basques in the New World. Reno: University of Nevada Press, 1975.

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"Fourteenth Census of the United States of 1920 Population," Flagstaff, Arizona.

Haskett, Burt. "History of the Sheep Industry in Arizona." Arizona Historical Review. 7 (1936).

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Peplow, Edward H. History of Arizona. New York: Lewis Historical Publishing Company, 1958.

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Shock, Donald Paul. "The History of Flagstaff." MA Thesis, University of Arizona, 1952.

Stein, Pat. The Basques in Arizona From Spanish Colonial Times to the Present. Arizona State Historic Preservation Office, 1991.

Whiffen, Marcus. American Architecture Since 1780: A Guide to the Styles. Cambridge: M.I.T. Press, 1969.

11. Form Prepared By

name/title James Woodward & Susan Wilcox, 1992, 1998
Updated by Michael Wilson-Kelly Architects, Ltd., 2009

organization Michael Wilson Kelly Architects, Ltd. date 2009

street & number 21 E. 6th Street / Suite 518 telephone 480.829.7667

city or town Tempe state AZ zip code 85281

e-mail mike@mwkarch.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

See the following 16 photographs with descriptions.
All Photographs are keyed to the Sketch Map.

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

Photographs:



Name of Property:
W.H. Ashurst Home.
Date Built: 1888
City or Vicinity:
19 S. Agassiz Street
#4 Flagstaff Southside Historic District
County: Coconino County
State: Arizona
Photographer: Michael Kelly
Location of Original Negative:
Offices of Michael Wilson Kelly-
Architects, Ltd. Tempe, AZ
Date Photographed: December 2008
Description of Photograph(s):
The view is from Agassiz Street
looking west.
1 of 16.



Name of Property:
First Baptist Church
Date Built: 1939
City or Vicinity:
123 S. Beaver Street
#35 Flagstaff Southside Historic
District
County: Coconino County
State: Arizona
Photographer: Michael Kelly
Location of Original Negative:
Offices of Michael Wilson Kelly-
Architects, Ltd. Tempe, AZ
Date Photographed: December 2008
Description of Photograph(s):
This view is from Beaver Street looking
northwest.
2 of 16.

Photographs:



Name of Property:
Beaver Street School
Date Built: 1935
City or Vicinity:
506 S. Beaver Street
#52 Flagstaff Southside Historic District
County: Coconino County
State: Arizona
Photographer: Michael Kelly
Location of Original Negative:
Offices of Michael Wilson Kelly-
Architects, Ltd. Tempe, AZ
Date Photographed: December 2008
Description of Photograph(s):
This view is from S. Beaver Street
looking northeast.
3 of 16.



Name of Property:
Vasquez House and Cottages
Date Built: 1918
City or Vicinity:
120-122 Butler Avenue
#75 Flagstaff Southside Historic
District
County: Coconino County
State: Arizona
Photographer: Michael Kelly
Location of Original Negative:
Offices of Michael Wilson Kelly-
Architects, Ltd. Tempe, AZ
Date Photographed: December 2008
Description of Photograph(s):
The view is from Butler Avenue looking
northeast showing main house and
multiple architecturally compatible
rentals.
4 of 16.

Photographs:



Name of Property:
Bongberg/Gamble House
Date Built: 1909
City or Vicinity:
126 W. Cottage Avenue
#108 Flagstaff Southside Historic District
County: Coconino County
State: Arizona
Photographer: Michael Kelly
Location of Original Negative:
Offices of Michael Wilson Kelly-
Architects, Ltd. Tempe, AZ
Date Photographed: December 2008
Description of Photograph(s):
This view is from the intersection of
Humphrey's Street & Cottage Avenue
looking north.
5 of 16.



Name of Property:
Frank Satrustegui House
Date Built: 1920-1925
City or Vicinity:
105 S. Elden Street
#120 Flagstaff Southside Historic District
County: Coconino County
State: Arizona
Photographer: Michael Kelly
Location of Original Negative:
Offices of Michael Wilson Kelly-
Architects, Ltd. Tempe, AZ
Date Photographed: December 2008
Description of Photograph(s):
This view is from Elden Street looking
northwest.
6 of 16.

Photographs:



Name of Property:
Sanchez House/Legionnaire Inn
Date Built: c. 1931
City or Vicinity:
323 S. Leroux Street
#185 Flagstaff Southside Historic District
County: Coconino County
State: Arizona
Photographer: Michael Kelly
Location of Original Negative:
Offices of Michael Wilson Kelly-
Architects, Ltd. Tempe, AZ
Date Photographed: December 2008
Description of Photograph(s):
This view is from the corner of Dupont
Avenue and Leroux Street looking
northwest.
7 of 16.



Name of Property:
Jalisco Market
Date Built: 1946
City or Vicinity:
322 S. O'Leary Street
#232 Flagstaff Southside Historic District
County: Coconino County
State: Arizona
Photographer: Michael Kelly
Location of Original Negative:
Offices of Michael Wilson Kelly-
Architects, Ltd. Tempe, AZ
Date Photographed: December 2008
Description of Photograph(s):
This view is from O'Leary Street looking
northeast.
8 of 16.

Photographs:



Name of Property:
La Cancha/Pelota Fronton
Date Built: c. 1926
City or Vicinity:
42 S. San Francisco Street
#273 Flagstaff Southside Historic District
County: Coconino County
State: Arizona
Photographer: Michael Kelly
Location of Original Negative:
Offices of Michael Wilson Kelly-
Architects, Ltd. Tempe, AZ
Date Photographed: December 2008
Description of Photograph(s):
This view is from San Francisco Street
looking east.
9 of 16.



Name of Property:
Zaragosa Hall
Date Built: 1926
City or Vicinity:
113 S. San Francisco Street
#280 Flagstaff Southside Historic District
County: Coconino County
State: Arizona
Photographer: Michael Kelly
Location of Original Negative:
Offices of Michael Wilson Kelly-
Architects, Ltd. Tempe, AZ
Date Photographed: December 2008
Description of Photograph(s):
This view is from San Francisco Street
looking west.
10 of 16.

Photographs:



Name of Property:
La Ciudad de Mexico Grocery
Date Built: 1923
City or Vicinity:
217 S. San Francisco Street
#289 Flagstaff Southside Historic District
County: Coconino County
State: Arizona
Photographer: Michael Kelly
Location of Original Negative:
Offices of Michael Wilson Kelly-
Architects, Ltd. Tempe, AZ
Date Photographed: December 2008
Description of Photograph(s):
This view is from San Francisco Street
looking west.
11 of 16.



Name of Property:
El Divino Redentor Church
Date Built: 1892-1925
City or Vicinity:
319 S. San Francisco Street
#296 Flagstaff Southside Historic District
County: Coconino County
State: Arizona
Photographer: Michael Kelly
Location of Original Negative:
Offices of Michael Wilson Kelly-
Architects, Ltd. Tempe, AZ
Date Photographed: December 2008
Description of Photograph(s):
This view is from San Francisco Street
looking northwest.
12 of 16.

Photographs:



Name of Property:
Example of refined Malpais field stone construction
Date Built: c.1922
City or Vicinity:
Flagstaff Southside Historic District
County: Coconino County
State: Arizona
Photographer: Michael Kelly
Location of Original Negative:
Offices of Michael Wilson Kelly-
Architects, Ltd. Tempe, AZ
Date Photographed: December 2008
Description of Photograph(s):
Example of local Malpais field stone construction with concave tooled joints
13 of 16.



Name of Property:
Rio de Flag
City or Vicinity:
Flagstaff Southside Historic District
County: Coconino County
State: Arizona
Photographer: Michael Kelly
Location of Original Negative:
Offices of Michael Wilson Kelly-
Architects, Ltd. Tempe, AZ
Date Photographed: December 2008
Description of Photograph(s):
This view is from Fontaine Street south
of Ashurst Avenue looking northeast.
14 of 16.

Photographs:



Name of Property:
De Miguel Building, Villalva Building,
Hotel Paso Del Norte
Dates Built: 1930, c.1931, and 1924-
1928 respectively
City or Vicinity:
115-117, 119-121, and
123 South San Francisco Street
#282,283,284 (Streetscape)
Flagstaff Southside Historic District
County: Coconino County
State: Arizona
Photographer: Michael Kelly
Location of Original Negative:
Offices of Michael Wilson Kelly-
Architects, Ltd. Tempe, AZ
Date Photographed: October 2008
Description of Photograph(s):
View from South San Francisco Street
looking Southwest.
15 of 16.



Name of Property:
Marin House / La Nacional Grocery
Date Built: 1924-1930
City or Vicinity:
505 South San Francisco Street
#308 Flagstaff Southside Historic District
County: Coconino County
State: Arizona
Photographer: Michael Kelly
Location of Original Negative:
Offices of Michael Wilson Kelly-
Architects, Ltd. Tempe, AZ
Date Photographed: October 2008
Description of Photograph(s):
View is from South San Francisco Street
looking Northwest past Marin House
(foreground) to architecturally compatible
student rentals.
16 of 16.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Flagstaff Southside Historic District

MULTIPLE NAME: Flagstaff MRA (AD)

STATE & COUNTY: ARIZONA, Coconino

DATE RECEIVED: 2/19/10 DATE OF PENDING LIST: 3/04/10
DATE OF 16TH DAY: 3/19/10 DATE OF 45TH DAY: 4/05/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000107

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 3-31-10 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



W.H. ASHURST HOME
19 S. AGASSIZ ST.
FLAGSTAFF SOUTHSIDE
HISTORICAL DISTRICT
COCONINO COUNTY, AZ.
PHOTO 1 of 16



FIRST BAPTIST CHURCH
123 S. BEAVER ST.
FLAGSTAFF SOUTHSIDE
HISTORICAL DISTRICT
COCONINO COUNTY, AZ.
PHOTO 2 of 10



BEAVER STREET
SCHOOL

506 S. BEAVER ST.
FLAGSTAFF SOUTHSIDE
HISTORIC DISTRICT
COCONINO COUNTY, AZ
PHOTO 3 of 10



VASQUEZ HOUSE
& COTTAGES

120-122 BUTLER AVE.
FLAGSTAFF SOUTHSIDE
HISTORICAL DISTRICT
COCONINO COUNTY, AZ
PHOTO 4 of 16



BONGBERG / SAMPLE
HOUSE

126 W. COTTAGE AVE.
FLAGSTAFF SOUTHSIDE
HISTORIC DISTRICT
COCONINO COUNTY, AZ
PHOTO 5 of 16



FRANK SATRUSTEGUI
HOUSE

105 S. ELDEN ST

FLAGSTAFF SOUTHSIDE
HISTORIC DISTRICT

COCONINO COUNTY, AZ.

PHOTO 6 of 16



SANCHEZ HOUSE /
LEGIONAIRE INN
323 S. LEROUX STREET
FLAGSTAFF SOUTHSIDE
HISTORIC DISTRICT
COCONINO COUNTY, AZ.
PHOTO 7 of 16



JALISCO MARKET
322 S. O'LEARY ST.
FLAGSTAFF SOUTHSIDE
HISTORIC DISTRICT
COCONINO COUNTY, AZ.
PHOTO 8 of 16



LA CANCHA /
PELOTA FRONTON

42 S. SAN FRANCISCO
FLAGSTAFF SOUTHSIDE
HISTORICAL DISTRICT

COCONINO COUNTY, AZ
PHOTO 9 of 16



ZARAGOSA HALL
113 S. SAN FRANCISCO
FLAGSTAFF SOUTHSIDE
HISTORICAL DISTRICT
COCONINO COUNTY, AZ.
PHOTO 10 of 16



LA CUIDAD de MEXICO
GROCERY
217 S. SAN FRANCISCO
FLAGSTAFF SOUTHSIDE
HISTORIC DISTRICT
COCONINO COUNTY, AZ.
PHOTO 11 of 16



EL DIVINO REDENTOR
CHURCH

319 S. SAN FRANCISCO ST.

FLAGSTAFF SOUTHSIDE

HISTORIC DISTRICT

COCONINO COUNTY, AZ.

PHOTO 12 of 16



EXAMPLE of refined
MALPAIS field stone
construction

FLAGSTAFF SOUTHSIDE
HISTORIC DISTRICT

COCONINO COUNTY, AZ.

PHOTO 13 of 16



RIO DE FLAG

FLAGSTAFF SOUTHSIDE
HISTORIC DISTRICT

COCONINO COUNTY, AZ

PHOTO 14 of 16



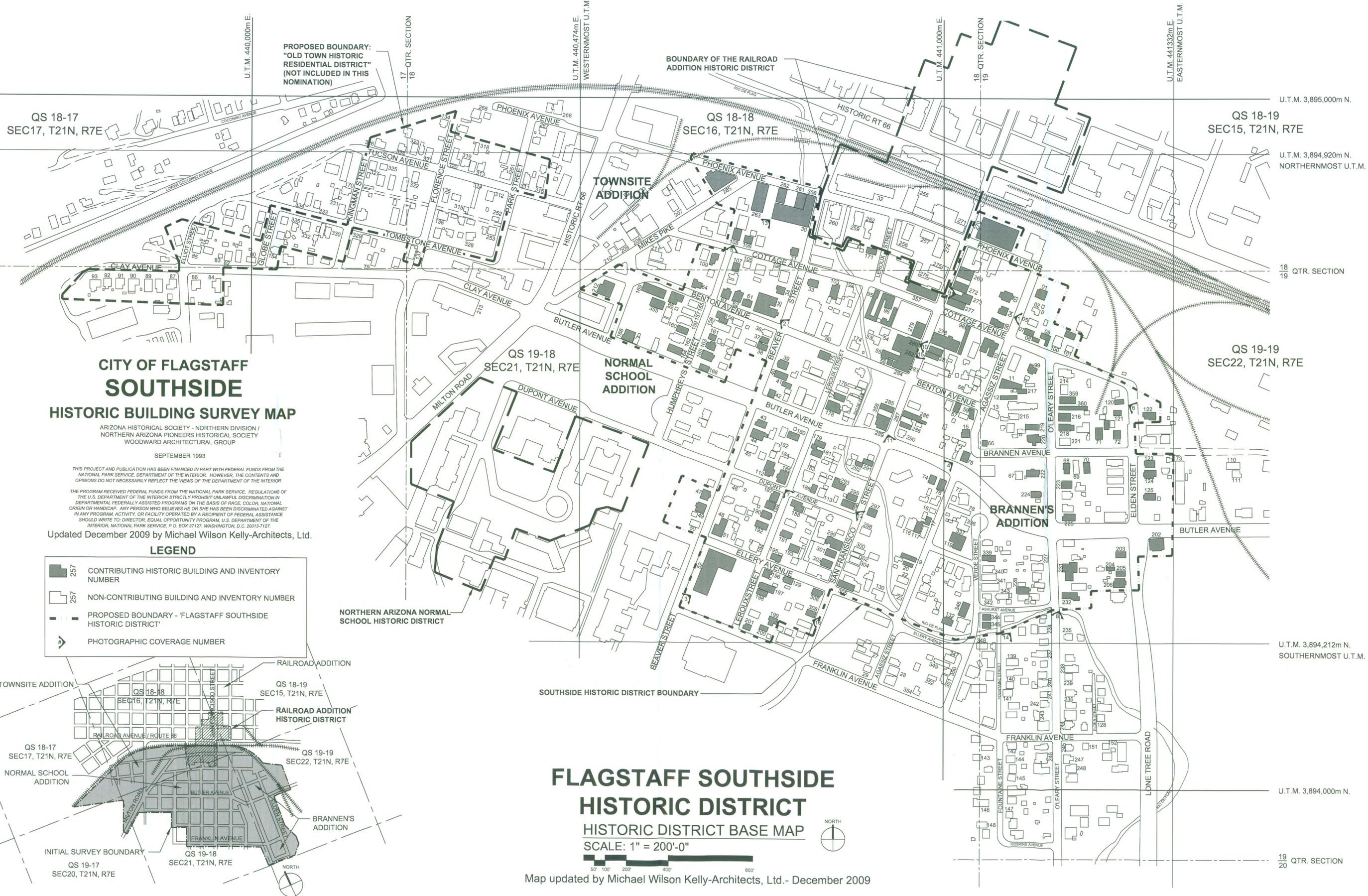
DE MIGUEL BUILDING,
VILLALVA BUILDING,
HOTEL PASO DEL NORTE
115-117, 119-121, and
123 S. SAN FRANCISCO
FLAGSTAFF SOUTHSIDE
HISTORIC DISTRICT
COCONINO COUNTY, AZ.
PHOTO 15 of 16



MARIN HOUSE/LA NATIONAL
GROCERY
with COTTAGE RENTALS

505 S. SAN FRANCISCO
COCONINO COUNTY, AZ.
FLAGSTAFF SOUTHSIDE
HISTORIC DISTRICT

PHOTO 16 of 16



**CITY OF FLAGSTAFF
SOUTHSIDE
HISTORIC BUILDING SURVEY MAP**

ARIZONA HISTORICAL SOCIETY - NORTHERN DIVISION /
NORTHERN ARIZONA PIONEERS HISTORICAL SOCIETY
WOODWARD ARCHITECTURAL GROUP

SEPTEMBER 1993

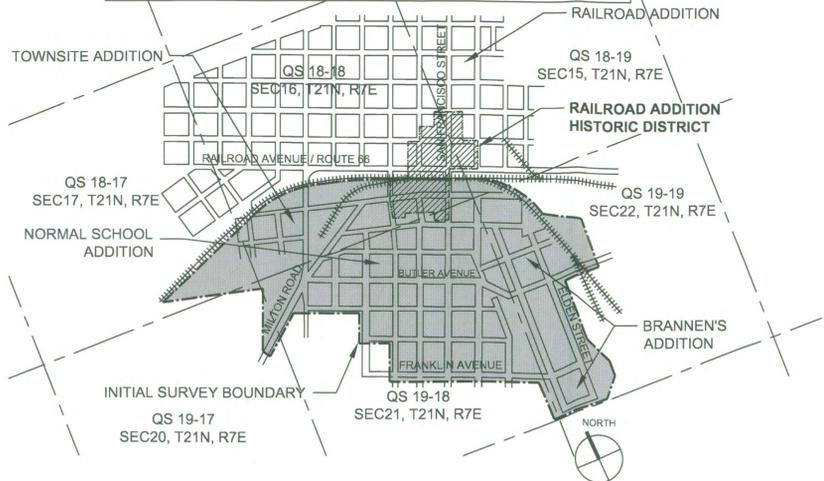
THIS PROJECT AND PUBLICATION HAS BEEN FINANCED IN PART WITH FEDERAL FUNDS FROM THE NATIONAL PARK SERVICE, DEPARTMENT OF THE INTERIOR. HOWEVER, THE CONTENTS AND OPINIONS DO NOT NECESSARILY REFLECT THE VIEWS OF THE DEPARTMENT OF THE INTERIOR.

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Updated December 2009 by Michael Wilson Kelly-Architects, Ltd.

LEGEND

- 257 CONTRIBUTING HISTORIC BUILDING AND INVENTORY NUMBER
- 257 NON-CONTRIBUTING BUILDING AND INVENTORY NUMBER
- PROPOSED BOUNDARY - 'FLAGSTAFF SOUTHSIDE HISTORIC DISTRICT'
- PHOTOGRAPHIC COVERAGE NUMBER



**FLAGSTAFF SOUTHSIDE
HISTORIC DISTRICT
HISTORIC DISTRICT BASE MAP**

SCALE: 1" = 200'-0"



Map updated by Michael Wilson Kelly-Architects, Ltd. - December 2009



U.T.M. 3,895,000m N.
U.T.M. 3,894,920m N.
NORTHERNMOST U.T.M.
18 QTR. SECTION
19 QTR. SECTION
U.T.M. 3,894,212m N.
SOUTHERNMOST U.T.M.
U.T.M. 3,894,000m N.
19 QTR. SECTION

RECEIVED 2280

FEB 19 2010

NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

February 8, 2010

Carol Shull
Keeper of the National Register
National Park Service
1201 Eye Street, NW 8th Floor (MS 2280)
Washington, D.C. 20005-5905

RE: **Flagstaff Southside Residential Historic District**
Coconino County
National Register nomination

Dear Ms. Shull:

I am pleased to submit a National Register of Historic Places nomination form for the property referenced above. This district nomination includes 142 contributing buildings and 58 noncontributing buildings.

Accompanying documentation is enclosed, as required. If you have any questions or concerns you may contact me at wcollins@azstateparks.gov.

Sincerely,



William S. Collins, Ph.D.
Deputy State Historic Preservation Officer
State Historic Preservation Office

encl.



Janice K. Brewer
Governor

State Parks
Board Members

Chair
Reese Woodling
Tucson

Tracey Westerhausen
Phoenix

Larry Landry
Phoenix

Walter D. Armer, Jr.
Vail

Arlan Colton
Tucson

William C. Scalzo
Phoenix

Maria Baier
State Land
Commissioner

Renée E. Bahl
Executive Director

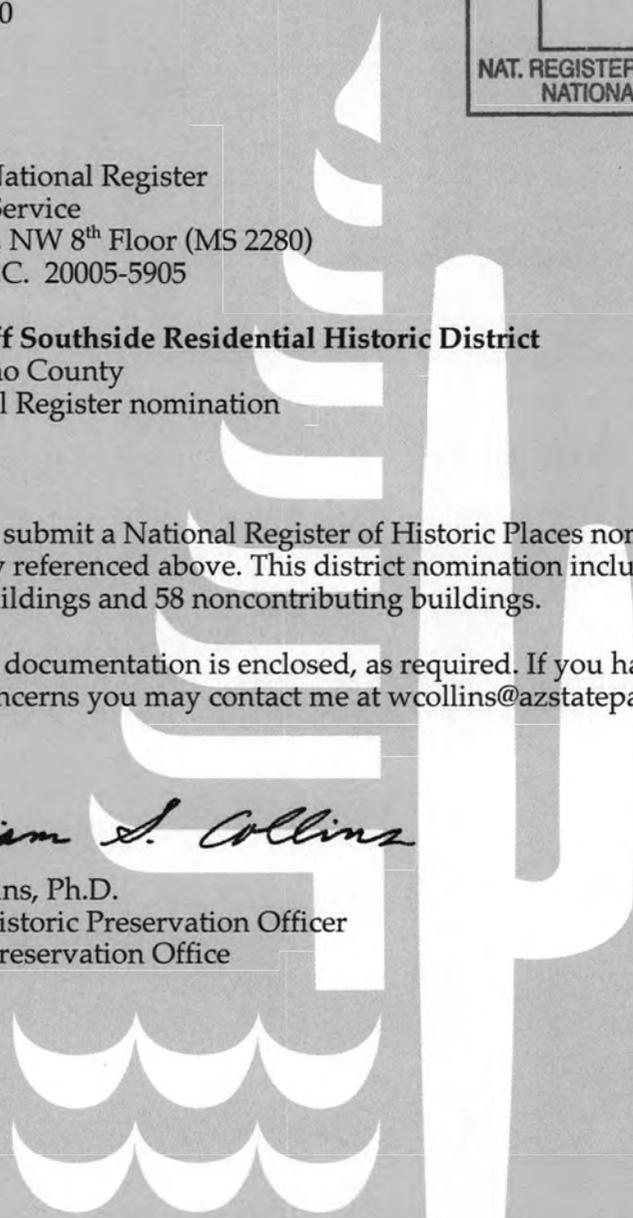
Arizona State Parks
1300 W. Washington
Phoenix, AZ 85007

Tel & TTY: 602.542.4174
AZStateParks.com

800.285.3703 from
(520 & 928) area codes

General Fax:
602.542.4180

Director's Office Fax:
602.542.4188



Arizona[®]
State Parks

