

United States Department of the Interior  
National Park Service

### National Register of Historic Places Registration Form

1387

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 18A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

#### 1. Name of Property

historic name Joslin and Whipple Historic District

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

#### 2. Location

street & number S. Mt. Vernon, Virginia, Washington & Arizona streets  not for publication

city or town Prescott  vicinity

state Arizona code AZ county Yavapai code 25 zip code 86303

#### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

James W. Garrison A-ZSHPD 19 OCTOBER 2000  
Signature of certifying official/Title Date

ARIZONA STATE PARKS  
State of Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

#### 4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): \_\_\_\_\_

(S) Signature of the Keeper  
Shawn D. Pope

Date of Action

12/07/00

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
77	69	buildings
	3	sites
		structures
27		objects
104	72	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

None

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

DOMESTIC: hotel

COMMERCE/TRADE: business

COMMERCE/TRADE: restaurant

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

DOMESTIC: motel

COMMERCE/TRADE: business

COMMERCE/TRADE: restaurant

RELIGION: Church

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th & 20th CENTURY REVIVALS:

Mission/Spanish Colonial

LATE 19th & 20th CENTURY AMERICAN

MOVEMENTS: Bungalow/Craftsman

OTHER: Vernacular

Materials

(Enter categories from instructions)

foundation BRICK; STONE; CONCRETE

walls WOOD; BRICK; ADOBE;

roof SYNTHETIC; WOOD

other

Narrative Description

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

**Joslin & Whipple**

Name of Property

**Yavapai, Arizona**

County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

**COMMUNITY PLANNING & DEVELOPMENT**

**Period of Significance**

**1904-1950**

**Significant Dates**

**1904; 1908; 1924; 1935**

**Significant Person**

(Complete if Criterion B is marked above)

**N/A**

**Cultural Affiliation**

**Architect/Builder**

**Primary location of additional data:**

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

Name of repository:

**Sharlot Hall Museum; City of Prescott**

Joslin & Whipple

Name of Property

Yavapai, Arizona

County and State

**10. Geographical Data**

Acreege of Property \_\_\_\_\_

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
2	<input type="text"/>	<input type="text"/>	<input type="text"/>

3	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
4	<input type="text"/>	<input type="text"/>	<input type="text"/>

See continuation sheet

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

name/title Nancy L. Burgess, Historic Preservation Specialist

organization City of Prescott date October 30, 1999

street & number 201 South Cortez Street telephone (520) 776-6318

city or town Prescott, state AZ zip code 86303

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional items**

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

**Property Owner**

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

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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

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

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 1**7. DESCRIPTION:**

The Joslin and Whipple Historic District consists of a historic, primarily residential, neighborhoods located in Prescott, Yavapai County, Arizona. It includes residential properties constructed from 1904 to 1950, commercial properties along East Gurley Street and one church. The Joslin and Whipple Historic District includes one, one and one-half and two story buildings representing primarily very plain, undecorated Vernacular styles, Classical and Craftsman Bungalow and Revival styles which exemplify and illustrate the transition in styles typical in rural Arizona during the early-to-mid twentieth century. The condition of properties within the District varies, but most are in fair to good condition. The District includes a total of 149 parcels of land, four of which are vacant (non-contributing sites). The District includes 77 contributing and 69 non-contributing buildings, three non-contributing sites (vacant land) and 27 contributing objects (street lamps), within its boundaries (see Sketch Map). Of the contributing buildings, 49 are classified architecturally as Bungalows, 13 as Vernacular, six as Ranch style, five as Vernacular Victorians, two as Pueblo Revival and one as English Cottage. Of the non-contributing buildings, 39 are ineligible due to age, however, 17 of those were constructed in the 1950s, when Prescott experienced post-World War II growth. Two buildings are ineligible due to both age and integrity issues, and 26 are more than 50 years old but lack sufficient integrity, although some of the integrity conditions are reversible. Original cast iron street lamps made by Prescott Iron Works dating from the 1920s line South Mount Vernon (8) and South Washington (19) streets. The Joslin and Whipple Historic District possesses integrity of location, design, setting, materials, workmanship, feeling and association.

**SETTING AND APPEARANCE:**

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

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

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western skyline is Thumb Butte. Granite Creek meanders through the dense pine forests of the serried mountains encircling Prescott, and, after seasonal rains, flows through the town..."

The Joslin and Whipple Historic District (District) comprises an irregularly shaped tract of land located east of the original Prescott Townsite and includes portions of four subdivisions (See Section 8). Most of the District rises uphill from north to south and west to east. Because of the changes in the terrain, some houses sit above or below the street level. The District is generally bounded on the north by East Gurley Street, on the west by the alley west of South Mount Vernon Street, on the south by Acker Park and an irregular line north of Oak Street and South of Carleton Street and on the east by the rear property lines on the east side on South Arizona Avenue. Gurley Street is primarily commercial. The rest of the District is almost exclusively residential with the exception of Unity Church located at 145 South Arizona Avenue Street (built 1954), and consists of both single family and multifamily units. The District abuts the East Prescott Historic District on the north and west (listed December 10, 1989) and the Prescott Armory Historic District on the north (listed August 15, 1994).

The District retains some native vegetation, including cottonwoods, oaks (both trees and shrubs), pinion and juniper. Deciduous trees such as non-native mature elms are used as a formal street tree on South Mount Vernon Street. (See photos #1, 4 & 6). Other non-native plants include various evergreen trees and shrubs, various fruit trees, perennials and annuals. Lawns tend to be significant on South Mount Vernon Street and less significant on other streets in the District. Many houses have sidewalks from the street to the front entrance of the house and many have paved or black-topped driveways. Along East Gurley Street, which is exclusively commercial, there is a combination of drought-tolerant native plants and ground covers which were planted in the parkway within the last 15 years. Soils are decomposed granite and clays. Low stone, concrete and masonry unit perimeter and retaining walls are common along property lines, particularly along South Washington Avenue (see photos #5 & 15). Fences along the front are common, but are for the most part modern additions. Historic fences, when used, are usually wood picket, stone or garden wire. Common fencing materials include stone, wood (picket and rail) garden wire and chain link. (See photos # 3, 4, 10, 13, 14, 16 & 20.) There are parkways, sidewalks, curb and gutter along all streets except East Goodwin and East Carleton (no parkway, curb or gutter) and all streets are paved except East Carleton Street. Mount Vernon Street was paved in the 1920s. Most of the other streets were paved in 1952. The Joslin and Whipple Historic District is cohesively linked by an urban setting, mature landscaping, natural land features and by the way the buildings relate to each other in terms of scale, setback, massing, materials, color, craftsmanship and architectural styles.

Streetscape features serve to unify and distinguish the District and include the rectilinear layout of the street patterns, rectangular lot shapes and uniform sizes of lots, historic streetlamps, and an abundance of plant material along with natural landscape features. These streetscape features lend a continuity and cohesiveness to the District and particularly to the residential settings.

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### **ARCHITECTURAL CONTEXT AND PREVALENT STYLES:**

The Joslin and Whipple Historic District encompasses a significant residential neighborhood and includes early-to-mid twentieth century single family and multi-family residential properties, commercial properties, one church and residential properties which have been converted to commercial use together with later development. The oldest contributing buildings were built in 1904 (224 South Virginia Street) and 1905 (227 South Washington Avenue, see photo #15) and the most recent buildings eligible for the Register were built in 1950 (209 South Washington Avenue, 116 South Arizona Avenue and 206 South Arizona Avenue).

### **HISTORIC ARCHITECTURAL STYLES REPRESENTED IN THE DISTRICT:**

The architecture of the Joslin And Whipple Historic District represents a period of continued growth and development for Prescott between the years 1901 (when the Bashford Tract was platted and subdivided) and 1950. The historic building styles include Classical and Craftsman Bungalows, Vernacular, Vernacular with elements of Victorian, Ranch, Pueblo Revival and one example of English Cottage. Houses in the district are both symmetrical and asymmetrical in massing and regular and irregular in plan. One story houses predominate, but one and one-half and two stories also occur. Roofs are gabled and hipped. Wood clapboard, shiplap and shingles, locally gathered native granite and stucco are most commonly used as exterior materials. Decorative elements which occur in the district include decorative shingles, boxed and truncated pillars, and decorative stone patterns. Foundations are typically concrete or stone. Basements are fairly common. Porches tend to be broad on the Bungalows and smaller, less protective structures on the Vernacular and Revival styles. Original outbuildings, which were not individually evaluated for their contributing or non-contributing status, are common throughout the district.

The architecture of the Joslin and Whipple Historic District reflects the nationwide transitions from the turn of the century to 1950 as Victorian influences were replaced by the Bungalow, which in turn began to be less popular about 1914 when the prevailing mode returned to the more conservative Revival styles. In this District, the Bungalow styles were constructed into the 1930s. The architectural styles of the District represent this transitional period and consequently exhibit a mixture of these styles, although simple, plain vernacular buildings prevail.

### **Early Twentieth Century Movements:**

#### **Vernacular Styles:**

The Vernacular style residences, some with Victorian elements, are simple in form and detail and were

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typically constructed of locally available materials. In the Joslin and Whipple Historic District the Vernacular style residences primarily exhibit cottage elements, including one to one and one-half stories, rectangular plans with box-like shapes, moderately pitched gable roof shapes, boxed eaves or simply molded trim with little or no ornament and native stone or horizontal wood siding. Typical examples include 227 South Washington Street (1905); 609 East Gurley Street (1909); 140 South Arizona Avenue (1929); 206 South Virginia Street (1934); 227 South Washington Street (1905); 214 and 223 South Arizona Avenue, both built of native stone (1944); and 227 South Washington Street (1905). See photo # 12.

### The Bungalow Styles:

The Bungalow style was built throughout Arizona from the turn of the century through the 1930s. The bungalow was intended to be a forthright, direct, and functional dwelling. It was a modest, comfortable-looking, low profile house which communicated a sense of shelter. Lacking the busy three-dimensional ornamentation popular during the Victorian Era, the Bungalow style was typified by use of materials left as close as possible to their original state. An openness, freedom of plan and unassuming scale were also typical; the restriction to one story, while common, was not universal. Ornamentation was characterized by exposed beams and rafters, natural stain of wooden surfaces and the use of stone, brick, concrete and concrete block. The use of these materials varied from location to location, but usually were appropriate for and reflected the environment where the building was constructed. French doors leading to porches and terraces were common, as were pergolas. A brick or stone fireplace was a major element. This new type of residence became an "everyman's home", replacing the Victorian cottage of the 1880s and 1890s.

The popularity of the Bungalow style was due to the Arts and Crafts Movement in America (as influenced by the English Arts and Crafts Movement), and publications such as House Beautiful, House and Garden, Inland Architect and News Record and Western Architect and the resulting flood of pattern books which appeared, offering plans for Craftsman Bungalows. Gustav Stickley and his Craftsman magazine also had a tremendous influence in matters of taste during the early years of this century. These periodicals catered to homeowners or to potential builders of homes and to their various home-related hobbies and activities. In addition to being economical, informal and open, the popularity of the Bungalow style occurred at a time of economic prosperity which allowed many families to purchase their first homes.

Examples of Classical, California and Arts and Crafts Bungalow style dwellings are predominate in this District and are found throughout the District, including the residences located at 306, 307, 342, 347, 309 South Mount Vernon Street; 220 South Virginia Street; 523 East Gurley Street (motel); 606 Maple Street; 115, 133, 137, 220 and 309 South Washington Street and 232 South Arizona Avenue. See photos # 2, 3, 4, 8, 10, 14, & 20.

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A newspaper article in the *Prescott Journal Miner* dated June 3, 1928, describes Whipple Heights and the new home built by Mr. A. B. Fox at 220 South Washington Avenue as follows: “[t]he six room bungalow with its 51 foot frontage occupies a lot 78 X 150 feet and affords its owner a splendid view. From the spacious living room 15 X 24 feet, with its barreled ceiling, a view of the City of Prescott is to be had. Arizona sunshine enters this modern home through three big plate glass windows; a white tiled kitchen makes the tasks of the housewife a pleasure; furnace heat laughs at winter, while a glass sunroom offers shelter on even the hottest days. Two large bedrooms and a spacious dining room complete the well planned home”. See photo # 14.

### Revival Styles of the Eclectic Era:

At the turn of the century, commercial architecture in Prescott shifted to reflect the growing national trend to Revival styles, particularly Colonial Revival and Neo-Classical Revival styles. In Arizona, a desire of new residents to identify with their predominately mid-western origins was combined with a desire to conform to the national identity as a way to dispel the frontier image.

The Revival styles are a wide range of historically based styles favored by the American public from 1890 to 1940. Colonial Revival and Neo-Classical Revival were popular throughout the entire period and appeared concurrently with the Craftsman Bungalow, Arts and Crafts and Prairie School styles. Following World War I, other, more varied styles became popular, such as Spanish Colonial, English Tudor, Pueblo and Mission. These designs almost always displayed the architect's or builder's familiarity with the external, decorative features of the historical styles rather than with the building's tradition, its formal features or plan types.

Prescott residential architecture of this period tends to include several Revival motifs, including Mission/Spanish Colonial, Pueblo, Tudor, Classical and Neo-Classical. The Joslin and Whipple Historic District includes two examples of Pueblo Revival style at 239 South Washington Avenue (built 1934) and 609 East Goodwin Street, built in 1924 and one house in an English Cottage style at 313 South Washington Street, built in 1946. See photos # 11, 16 & 17.

### Modern Ranch Style:

Most domestic building ceased during World War II (1941-1945). When residential construction resumed in 1946, styles based on historical precedent were largely abandoned in favor of new “modern” styles which had begun to become popular before the war. The Modern Ranch styles (ca. 1935-1975) developed primarily after 1945, when enormous numbers of homes were built to accommodate the “Baby Boom” generation of young families after 1945 and became the predominate style nationwide in the twenty-five years following the War. Elements include asymmetrical one-story shapes with gables and cross gabled low pitch roofs; rambling, broad, rectangular forms; ribbon windows, fixed plate-glass, steel

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framed windows flanked by steel casements or awning windows; moderate to wide overhangs with exposed rafters. Built-in garages are an integral part of most Ranch style houses. Examples in this District include 302 South Washington Avenue (1946); 202 (1949), 206 (1950) and 224 (1934) South Arizona Avenue. See photo # 13.

### **INTEGRITY:**

The contributing buildings in the Joslin and Whipple Historic District are, with few exceptions, intact examples of their representative styles. This District includes a collection of buildings which individually as a District represent a period of construction which has a consistency of scale, proportions, materials, color, decoration and workmanship. The placement and relationships of the homes to the streetscape and to each other provide a unifying pattern. This neighborhood is a typical representative of the rural growth around the Prescott area in the early to mid-twentieth century, a time period when ranch and farming land was beginning to give way to modest, rural development of this type. Alterations to contributing buildings consist primarily of additions to the rear and additions of modest porches and/or porch covers. These changes are seldom obtrusive and do not detract from the historic character of the buildings. Of the 149 surveyed buildings in the District, 77 have retained sufficient integrity to be considered contributors.

Of the remaining 72 buildings, alterations have compromised building integrity or the buildings post-date the historic period (see photos #7, 18 & 19). Alterations to non-contributing buildings include enclosure of porches and changes in siding materials and windows. The non-contributing buildings are evenly distributed throughout the District and thus do not constitute a notable intrusion into the District. The Joslin and Whipple Historic District possesses integrity of location, design, setting, materials, workmanship, feeling and association.

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Inventory Number	Address	Parcel Number
2	306 South Mount Vernon Street	110-03-004
3	310 South Mount Vernon Street	110-03-006
4	316 South Mount Vernon Street	110-03-008
6	324 South Mount Vernon Street	110-03-012
8	330 South Mount Vernon Street	110-03-015
9	336 South Mount Vernon Street	110-03-017
10	338 South Mount Vernon Street	110-03-019
11	342 South Mount Vernon Street	110-03-021
12	346 South Mount Vernon Street	110-03-022
15	347 South Mount Vernon Street	110-03-043
16	343 South Mount Vernon Street	110-03-042
17	341 South Mount Vernon Street	110-03-041
18	337 South Mount Vernon Street	110-03-039
19	333 South Mount Vernon Street	110-03-038
21	319 South Mount Vernon Street	110-03-034
23	309 South Mount Vernon Street	110-03-031
24	307 South Mount Vernon Street	110-03-029
25	301 South Mount Vernon Street	110-03-027
26	251 South Mount Vernon Street	110-03-026
28	306 South Virginia Street	110-03-028
34	230 South Virginia Street	110-01-074
36	224 South Virginia Street	110-01-070
37	220 South Virginia Street	110-01-068
41	206 South Virginia Street	110-01-063
42	202 South Virginia Street	110-03-061
44	142 South Virginia Street	110-01-057
45	140 South Virginia Street	110-01-055
46	132 South Virginia Street	110-01-053
51	523 East Gurley Street	110-01-042
52	525 East Gurley Street	110-01-042
54	609 East Gurley Street	110-01-087
61	606 Maple Street	110-01-089
66	136 South Washington Avenue	110-01-093
67	140 South Washington Avenue	110-01-094
69	148 South Washington Avenue	110-01-096

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Inventory Number	Address	Parcel Number
70	608 East Goodwin Street	110-01-097
72	601 East Goodwin Street	110-01-109
73	609 East Goodwin Street	110-01-107
74	207 South Virginia Street	110-01-108
75	213 South Virginia Street	110-01-106
76	217 South Virginia Street	110-01-105
81	302 South Washington Avenue	110-03-053
84	234 South Washington Avenue	110-01-111
86	220 South Washington Avenue	110-01-104
87	212 South Washington Avenue	110-01-103
88	206 South Washington Avenue	110-01-102
89	615 East Goodwin Street	110-01-101
91	313 South Washington Avenue	110-01-059
92	309 South Washington Avenue	110-01-058
93	303 South Washington Avenue	110-03-057, 067A
94	243 South Washington Avenue	110-02-035
95	237 South Washington Avenue	110-02-032
96	231 South Washington Avenue	110-02-030
97	227 South Washington Avenue	110-02-027B
100	209 South Washington Avenue	110-02-025
103	145 South Washington Avenue	110-02-010
104	137 South Washington Avenue	110-02-009
105	133 South Washington Avenue	110-02-008
106	121 South Washington Avenue	110-02-007
109	115 South Washington Avenue	110-02-004
113	116-1/2 South Arizona Avenue	110-02-017
114	114-1/2 South Arizona Avenue	110-02-018
115	116 South Arizona Avenue	110-02-019
117	124 South Arizona Avenue	110-02-015
119	140 South Arizona Avenue	110-02-014
122	715 East Goodwin Street	110-02-021
123	202 South Arizona Avenue	110-02-020
124	206 South Arizona Avenue	110-02-023
125	214 South Arizona Avenue	110-02-024

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**CONTRIBUTING BUILDINGS CONTINUED**

<b>Inventory Number</b>	<b>Address</b>	<b>Parcel Number</b>
128	224 South Arizona Avenue	110-02-029
129	232 South Arizona Avenue	110-02-031A
131	242 South Arizona Avenue	110-02-034
132	718 East Carleton Street	110-02-033
139	225 South Arizona Avenue	110-02-066
140	223 South Arizona Avenue	110-02-063
145	141 South Arizona Avenue	110-02-049
148	135 South Arizona Avenue	110-02-046

**CONTRIBUTING OBJECTS**

27 Street lamps, various locations  
on Mount Vernon and Washington streets

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Inventory Number	Address	Parcel Number
1	302 South Mount Vernon Street	110-03-001
5	320 South Mount Vernon Street	110-03-010
7	326 South Mount Vernon Street	110-03-013
13	348 South Mount Vernon Street	110-03-023
14	351 South Mount Vernon Street	110-03-044
20	329 South Mount Vernon Street	110-03-036
22	311 South Mount Vernon Street	110-03-032
29	252 South Virginia Street	110-03-025
30	248 South Virginia Street	110-03-080
31	242 South Virginia Street	110-01-078
32	238 South Virginia Street	110-01-076
33	234 South Virginia Street	110-01-075
35	226 South Virginia Street	110-01-072
38	216 South Virginia Street	110-01-066
39	214 South Virginia Street	110-01-064
40	210 South Virginia Street	110-01-064A
43	148 South Virginia Street	110-01-059
47	126 South Virginia Street	110-01-051
48	122 South Virginia Street	110-01-048A
49	120 South Virginia Street	110-01-048
50	114 & 116 South Virginia Street	110-01-046
53	605 East Gurley Street	110-01-090
55	615 East Gurley Street	110-01-085
56	621 East Gurley Street	110-01-082
57	114 South Washington Avenue	110-01-084
58	120 South Washington Avenue	110-01-083
59	616 Maple Street	110-01-086
60	612 Maple Street	110-01-088
62	601 Maple Street	110-01-100
63	605 Maple Street	110-01-099
64	611 Maple Street	110-01-092
65	128 South Washington Avenue	110-01-091
68	144 South Washington Avenue	110-01-095

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National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 11NON-CONTRIBUTING BUILDINGS/SITES CONTINUED

Inventory Number	Address	Parcel Number
71	149 South Virginia Street	110-01-098
77	231 South Virginia Street	110-01-117
78	235 South Virginia Street	110-01-116
79	237 South Virginia Street	110-01-115
80	245 South Virginia Street	110-01-114A
82	244 South Washington Avenue	110-01-113
83	236 South Washington Avenue	110-01-112
85	230 South Washington Avenue	110-01-110
90	317 South Washington Avenue	110-03-060
98	215 South Washington Avenue	110-02-027H
99	211 South Washington Avenue	110-02-027J
101	205 South Washington Avenue	110-02-022
102	149 South Washington Avenue/ 700 East Goodwin Street	110-02-011
107	123 South Washington Street	110-02-006
108	119 South Washington Avenue	110-02-005
110	703 East Gurley Street	110-02-003
111	715 East Gurley Street	110-02-002
112	723 East Gurley Street	110-02-001
116	122 South Arizona Avenue	110-02-016
118	138 South Washington Avenue	110-02-014B
120	142 South Arizona Avenue	110-02-014A
121	144 South Arizona Avenue	110-02-013
126	218 South Arizona Avenue	110-02-026
127	222 South Arizona Avenue	110-02-028
130	238 South Arizona Avenue	110-02-031
137	237 South Arizona Avenue	110-02-070
138	229 South Arizona Avenue	110-02-068
141	215 South Arizona Avenue	110-02-061
142	207 South Arizona Avenue	110-02-058
143	205 South Arizona Avenue	110-02-057
144	145 South Arizona Avenue	110-02-055
146	139 South Arizona Avenue	110-02-049A
147	137 South Arizona Avenue	110-02-048

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Continuation Sheet

Section number 7 Page 12

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**NON-CONTRIBUTING BUILDINGS/SITES CONTINUED**

<b>Inventory Number</b>	<b>Address</b>	<b>Parcel Number</b>
149	115 & 117 South Arizona Avenue	110-02-044
150	109 & 111 South Arizona Avenue	110-02-042
151	801 East Gurley Street	110-02-038
152	145 South Arizona Avenue (vacant land)	110-02-054
153	700 East Goodwin Street (vacant land)	110-02-012
157	200 block South Virginia Street (vacant land)	110-01-105A



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## 8. STATEMENT OF SIGNIFICANCE:

The Joslin and Whipple Historic District is associated with the twentieth century expansion of Prescott. The period of significance (1901 - 1950) of the District represents the earliest documented platting of a subdivision within the boundaries of the district (Bashford Tract) and the most recent construction of residences more than 50 years old. Architecturally, the Joslin and Whipple Historic District features Vernacular buildings, a few Vernacular buildings with Victorian elements, a large number of Bungalow Styles, two examples of Pueblo Revival Style and one example of English Cottage style. Bungalow style dwellings are predominant and are interspersed with Vernacular buildings built throughout the historic period. Initially, the District featured modest housing for young families and first-time home buyers. Historically, the District represents the early twentieth century expansion of the Prescott area east of the downtown combined with the development of new housing.

Included within the boundaries of the District are residential properties constructed between 1904 and 1950. The architecture of the buildings in the Joslin and Whipple Historic District follows a stylistic progression from Vernacular with Victorian elements to mid-twentieth century Pueblo Revival style, with Bungalow forms bridging the two. The largest number of buildings were built in the 1920s and the 1940s. The District can be considered eligible for the National Register under criterion "A" for its association with the settlement and development of Prescott and criterion "C" as a cohesive grouping of early-to-mid twentieth century architecture which illustrates the changes in community development, form and taste from 1904 to 1950.

## HISTORICAL CONTEXTS:

Prior to 1901, none of the land included within the boundaries of the District was subdivided. Large tracts of land were owned by a few families, including Coles Bashford, Virginia Koch and Charles and Ada M. Joslin. The District includes portions of four subdivisions: Bashford Tract (1901), Whipple Heights (1908), Norris Addition (1924) and Joslin-Whipple (1935). Joslin-Whipple Subdivision is actually a compilation of a part of Whipple Heights Subdivision and Joslin Subdivision, which was amended and re-platted twice. See Subdivision Map, Exhibit F, and individual maps for the above subdivisions: Bashford Tract, Exhibit B; Whipple Heights, Exhibit C; Norris Addition, Exhibit D; Joslin-Whipple Subdivision, Exhibit E;. Development of the District tended to progress from north to south and from west to east.

## HISTORICAL BACKGROUND:

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

The historic development period of Prescott traditionally begins in 1864 with the establishment of Prescott as the Arizona Territorial Capital. Prescott was also designated at the same time as the County

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United States Department of the Interior  
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## National Register of Historic Places Continuation Sheet

Section number 8 Page 2

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

The decade of the 1880s saw fluctuations in the economic condition of Prescott due to slumps in mining activity, especially a severe slump in 1885 which resulted in the closing of several Prescott businesses. The community was strong enough to recover economically based on the rapid growth of the cattle industry in the area. On December 31, 1886, a branch of the Santa Fe railroad was opened connecting Prescott with the Atlantic and Pacific. In 1893 it was replaced by a branch of the Santa Fe. By 1895 the Santa Fe, Prescott and Phoenix Railroad connected Prescott's mining area with the Southern Pacific line. This access to the railroad bolstered the mercantile sector of the local economy and led to the establishment of several new dry goods and mining supply businesses. Communication and utilities improved along with transportation. An electric light plant was built in 1889 and telephones arrived shortly thereafter. The year 1889 also marked the year that the Capital was moved to Phoenix. In spite of this political loss, Prescott continued to prosper and develop as the nineteenth century drew to a close.

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

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

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

The Yavapai Chamber of Commerce (now the Prescott Chamber of Commerce) was founded in 1914 to promote Yavapai County and especially the Prescott area for its healthful climate. Prescott, along with Arizona in general, was experiencing an increase in tourism. Summer in particular was a busy time of

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## National Register of Historic Places Continuation Sheet

Section number 8 Page 3

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the year for Prescott. Many families from Phoenix would stay in summer homes in or around Prescott, or "camp out" in tents, or sometimes, elaborate portable houses.

The copper mining industry also supported area growth in the early twentieth century because of the extra demands for World War I. However, by 1919 Prescott suffered the effects of post-war depression along with the rest of the state and nation. Even so, after a reduction in population during World War I, Prescott was again enjoying a steady growth rate with a population in 1920 of 5,010.

The pre-World War II depression was also very hard on the state and local area economy. Thousands of banks failed, and people were left without work or savings. However, the WPA was well organized in Prescott during the late 1930s. Many local unemployed found work with the WPA in Prescott without having to leave their families. There was a definite slump in the tourism industry and almost no growth or expansion between 1932 and 1935. There was very little building during World War II. However, starting in 1946, there was a significant increase in both residential and commercial building reflecting nationwide boom in growth and home ownership for the middle class.

### Gurley Street:

Gurley Street is a major collector street and is also U. S. Highway 89, described in 1928 as "a Transcontinental Boulevard". Gurley Street was at one time a mixture of residences and business, however, it presently is exclusively commercial, including businesses such as professional offices, a mini-market, a motel, a fast-food restaurant and a cocktail lounge. Buildings which have been converted from residences to commercial use include 609 (built 1909) and 621 (built 1919) East Gurley Street. Only two of the properties facing Gurley Street are eligible for listing in the National Register of Historic Places (523/525 and 609 East Gurley Street). See Boundary Map.

### East Prescott Addition:

East Prescott was one of the early subdivisions created in the City of Prescott and some of the property included in East Prescott was originally platted in 1864. In 1938, the City of Prescott replatted the Original Townsite and East Prescott Addition to clean up a number of discrepancies, including changing the names of a number of streets (see Exhibit A, City of Prescott Map). East Prescott Addition had developed as a residential neighborhood in the 1870s, 1880s and 1890s, with most of the development being in the 100 and 200 blocks of North and South Mount Vernon Avenue. The 300 block of South Mount Vernon Avenue developed later, with most of the construction occurring in the period between 1910 and 1930. These properties were documented for the National Register of Historic Places in the 1980s as a part of the East Prescott Historic District (listed, 1989), however this block was later eliminated because the time line and architectural styles represented a different context than the 100 and 200 blocks of South Mount Vernon Avenue. At the south end of South Mount Vernon Avenue, the Seantor Highway (Yavapai County Road #1) begins. This was the primary route to Crown King and, eventually Phoenix.

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### Bashford Tract:

Coles A. Bashford and his wife, Henrietta P. Bashford subdivided the Bashford tract in 1901. The Bashford Tract consists of four residential blocks located south of Carleton Street including South Pleasant, Mount Vernon and Virginia streets, Oak Street and Aubrey Street. The lots were 50 X 150 and the streets were designated as 70 feet wide (Pleasant, Carleton and Oak streets) and 90 feet wide (Mount Vernon, Virginia and Aubrey streets). The Bashfords "reserved to themselves the exclusive right to laying and maintaining car tracks for street cars, motor power, electric and cable railways; pipes and mains for water; pipes and mains for gas and oil; all sewer pipes and mains; and all poles for wire of any description whatsoever" (Bashford Tract Plat Map, Recorded at Book 2, Page 3 of Maps and Plats, Yavapai County, see Exhibit B). In 1901, the City of Prescott limits abutted this plat on the north and the west. South Pleasant Street is not included in the boundaries of the Joslin and Whipple Historic District. The platting of this subdivision is consistent with the growth trends in Prescott at the turn of the century to the east and south of the Original Townsite.

Coles Bashford came to Arizona from Wisconsin with the original Territorial government in 1864. He had been the fifth governor of Wisconsin and was also attorney-general and a senator. He served Arizona Territory as its first president of the legislature and later as secretary of state (1875). Coles' brother Levi and Coles' son William began the Bashford Mercantile Store, which later became the Bashford-Burmister Company, one of the largest mercantile stores in Northern Arizona. The Bashfords were a prominent Prescott family. William helped organize the Prescott National Bank and was Yavapai County and Prescott City Treasurer. William and Mary Louise Bashford's elegant Victorian home is now a part of Sharlot Hall Museum in Prescott.

### Whipple Heights:

The plat for Whipple Heights Subdivision was recorded June 26, 1908. It was subdivided by Prescott Improvement Company, a corporation. F. L. Wright was president and Thomas C. Job was secretary of the corporation at the time. Whipple Heights is named after Lt. Amiel Weeks Whipple, who led an expedition to establish a travel route along the 35<sup>th</sup> Parallel in 1853-54, and after whom Prescott's Fort Whipple (established in Prescott, May, 1864) was named. The subdivision included the property west of the Bashford Tract and East Prescott Addition and south of the Moeller Addition (see Whipple Heights Map, Exhibit C). Lots were generally 60 X 142 and streets were 60 feet wide. A newspaper article published in the *Precott Journal Miner* on June 23, 1928 described Whipple Heights as follows: "Whipple Heights addition, thanks to its well-planned restriction, being strictly a residential section, has made splendid progress during the past two years. Being only six blocks from the heart of Prescott, enjoying all modern improvement, as water, sewers, electricity, etc., it naturally offers many advantages to the home seeker. The entire addition lies on a sloping hill whose sides are covered with cedars. Whipple Heights immediately adjoins the best residential property of the city, all with paved streets, lined with substantial homes belonging to the most well-to-do of Prescott's citizenry."

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Section number 8 Page 5

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Streets platted as a portion of Whipple Heights which are included within the boundaries of the Joslin and Whipple Historic District include South Virginia (east side only), Washington and Arizona streets, Maple Street and East Goodwin Street east of Virginia Street. Virginia Street is named for Virginia Koch, who received a land grant in 1876 under the provisions of the 1820 act "Making Further Provision for the Sale of Public Lands" containing 163.72 acres, which included most of the land which is within the boundaries of this District. Virginia Koch died in Prescott in 1882. Subsequent to her death, appraisers were appointed, the property was appraised, and then sold. When the estate was settled in November, 1883, the estate had received \$2,117.50 in proceeds for sale of the land. This area was annexed into the City of Prescott by Ordinance #308 on May 13, 1931.

### Norris Addition:

In 1923, Thomas G. Norris subdivided a small tract of land which he owned abutting the Bashford Addition to the west and Whipple Heights to the north (See Norris Addition, Exhibit D). Twelve lots were platted, each 50 X 165 on South Washington Avenue south of East Carleton Street. Streets are 60 feet wide. Addresses within the Norris Addition located at 302, 303, 309, 313 and 317 South Washington Street are included in the Joslin and Whipple Historic District.

### Joslin-Whipple Subdivision:

After three amended plats (Joslin Subdivision, Amended Joslin Subdivision and Amended Joslin Subdivision with Certain changes, corrections and additions) were filed in 1924, 1926 and 1935, the Whipple Heights subdivision was re-platted as the Joslin-Whipple Subdivision by Joslin Estates, Inc. This plat repealed all other plats of the subject property and substituted the Joslin Whipple Subdivision plat in their stead. The plat was recorded March 23, 1935 (See Joslin-Whipple Subdivision, Exhibit E). George W. Miller, Jr., son of Ada Miller Joslin, was president of the corporation and D. B. Pinnell was secretary. The same properties which were included in the Whipple Heights plat are included in this plat.

Charles T. Joslin formed the Arizona Mine Supply Company in approximately 1914, which was located in downtown Prescott on North Cortez Street. In 1914 he was president of the Yavapai Chamber of Commerce and wrote an article for *Yavapai* magazine promoting the prosperity of the county and discussing mining, cattle ranching and crop raising. He was also director of the Verde Central Mine and had other mining interests. In 1917, Joslin purchased 112.87 acres of land which had formerly been a part of the holdings of Virginia Koch, including the land which was later subdivided as Whipple Heights. Joslin's wife, Ada Miller Joslin came to Yavapai County in 1906 with her former husband, Charles C. Miller. After his death, she married Charles Joslin in 1915. Upon the death of Charles T. Joslin in Prescott in February, 1923, Mrs. Joslin became principal owner of Arizona Mine Supply Company and acquired substantial real estate holdings which had been acquired by Charles T. Joslin. She continued to be involved in the development of the properties, including Whipple Heights and Joslin-Whipple Subdivision until her death in February, 1930.

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Section number 8 Page 6

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From 1923-1930, Mrs. Joslin lived at 227 South Washington Avenue. In November, 1930, the property was sold to I. L. McIntyre and his son-in-law, J. I. Maxwell, who were described as the "foremost among the Nash dealers in Arizona" and who would occupy the house with their families. This house had earlier been the home of William Gibbs McAdoo, a member of President Woodrow Wilson's Cabinet. It was later sold to the Favour family and then to Ren Templin. It is still owned by a member of the Templin family.

A newspaper advertisement from the *Prescott Journal Miner* dated June 3, 1928 describes the Whipple Heights and Joslin Subdivision as the "only close-in, high class residential district in Prescott", and lists various virtues of the subdivision, including "in direction of fastest growth and highest possible appreciation of land values".

The Joslin and Whipple Historic District is significant as a cohesive neighborhood of early-to-mid twentieth century western architecture, reflecting the development of the Prescott area during the first half of the twentieth century. One Church, Unity Church (built 1954), is located within the District at 145 South Arizona Avenue. The church also owns a vacant parcel of land at 700 East Goodwin Street which is used as a parking lot. This district is typical of growth in the Prescott area at this time period, and represents primarily Vernacular and Bungalow architectural styles. Even after more than 90 years of development, this neighborhood retains integrity, and is a popular neighborhood for purchase of homes and for new construction on vacant parcels. Many of the newer buildings within the boundaries of the District are multi-family units (see photos # 7 & 19).

Documenting the properties contained within the boundaries of the Joslin-Whipple Historic District will result in an important resource which may be used in long term planning processes which are currently in process for the City of Prescott. The continuity of the architectural styles, scale, massing and streetscapes make this a unique and important historic Prescott neighborhood.

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Continuation Sheet

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**9. BIBLIOGRAPHY**

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United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 10 Page 1**10. GEOGRAPHICAL DATA**

The specific boundaries of the Joslin and Whipple Historic District are shown as the solid line on the accompanying map entitled "Boundary Map". This map also shows the status of each property within the boundaries of the District.

The boundaries of the Joslin and Whipple Park Historic District define a cohesive grouping of early-to-mid-twentieth century historic properties developed between 1901 and 1950 in Prescott, Yavapai County, Arizona. The boundaries of the district follow the major streets, East Gurley Street, the 200 and 300 blocks of South Mount Vernon Avenue, 100 and 200 blocks of South Virginia Street, 100, 200 and 300 blocks of South Washington Avenue and the 100 and 200 blocks of South Arizona Avenue, Maple Street, East Goodwin Street, and East Carleton Street. East Gurley Street is a major collector street and is exclusively commercial. The remaining residential neighborhoods have developed to the south and east from the intersection of East Gurley Street and South Virginia Street. The continuity of the architectural styles, scale, massing and streetscapes make this a unique and cohesive neighborhood of early-to-mid twentieth century western architecture, reflecting the development of the Prescott area during the first half of the twentieth century.

**UTM References:**

A	12	365220	3823000	B	12	366220	3822600
C	12	366060	3822600	D	12	366060	3822500
E	12	366010	3822500	F	12	365960	3822580
G	12	365900	3822580	H	12	365700	3822580
I	12	365700	3822560	J	12	365700	3822620
K	12	365750	3822630	L	12	365760	3823000

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Section number Photos Page 1

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**All photographs:**

**Joslin and Whipple Historic District  
Prescott, Yavapai County, Arizona**

**Photographs 1 and 2: historic photographs of the area; photographers are unknown; negatives for photographs #1 & 2 are located at Sharlot Hall Museum Archives, 415 West Gurley Street, Prescott, AZ 86301; Photographs 4, 6, 8, 9, 10, 11, 12, 13, 16, 17, 18, 19 & 20: photographer Otwell and Associates, March, 1997; Photographs 3, 5, 14, & 15: photographer Nancy L. Burgess, August, 1999; negatives are located at the Arizona SHPO Office, 1300 West Washington Street, Phoenix, AZ 85007.**

- 1. South Mount Vernon Street  
Ca. 1920  
facing North**
- 2. 337 South Mount Vernon Street  
Natalie Moreno  
Ca. 1925  
facing Northeast**
- 3. 307 South Mount Vernon Street  
July, 1999  
West elevation**
- 4. 309 South Mount Vernon Street  
March, 1997  
West elevation**
- 5. 342 South Mount Vernon Street  
July, 1999  
East elevation**
- 6. 346 South Mount Vernon Street  
March, 1997  
East elevation**

*See Continuation Sheet*

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7. 149 South Virginia Street  
Non-contributor (age)  
March, 1997  
West elevation
8. 523 East Gurley Street  
March, 1997  
Northeast elevation
9. 609 East Gurley Street  
March, 1997  
North elevation
10. 606 Maple Street  
March, 1997  
South elevation
11. 609 East Goodwin Street  
March, 1997  
West elevation
12. 115 South Washington Avenue  
March, 1997  
West elevation
13. 136 South Washington Avenue  
Non-contributor (age)  
March, 1997  
East elevation
14. 220 South Washington Avenue  
August, 1999  
East elevation
15. 227 South Washington Avenue  
August, 1999  
West elevation

*See Continuation Sheet*

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16. 239 South Washington Avenue  
March, 1997  
East elevation
  
17. 313 South Washington Avenue  
March, 1997  
West elevation
  
18. 145 South Arizona Avenue  
Unity Church, Non-contributor (age)  
March, 1997  
West elevation
  
19. 122 South Arizona Avenue  
Non-contributor (age)  
March, 1997  
East elevation
  
20. 225 South Arizona Avenue  
March, 1997  
East elevation

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Section number \_\_\_\_\_ Page \_\_\_\_\_

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**SUPPLEMENTARY LISTING RECORD**

**NRIS Reference Number: 00001387**

**Date Listed: 12/07/00**

**Property Name: Joslin and Whipple Historic District**

**County: Yavapai**

**State: AZ**

**Multiple Name: N/A**

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*Siwala D. Pope*  
\_\_\_\_\_  
(fp.) **Signature of the Keeper**

12/07/00  
**Date of Action**

=====

**Amended Items in Nomination:**

In Section 8, the Area of Significance "Architecture" was inadvertently left off of the form. An amendment is made to add **Architecture** under Section 8 of the form.

Under Section 10, the acreage of the district was not provided. An amendment is made to add **45 acres**.

This information was provided/confirmed by Christine Wahlstrom of the AZ SHPO.

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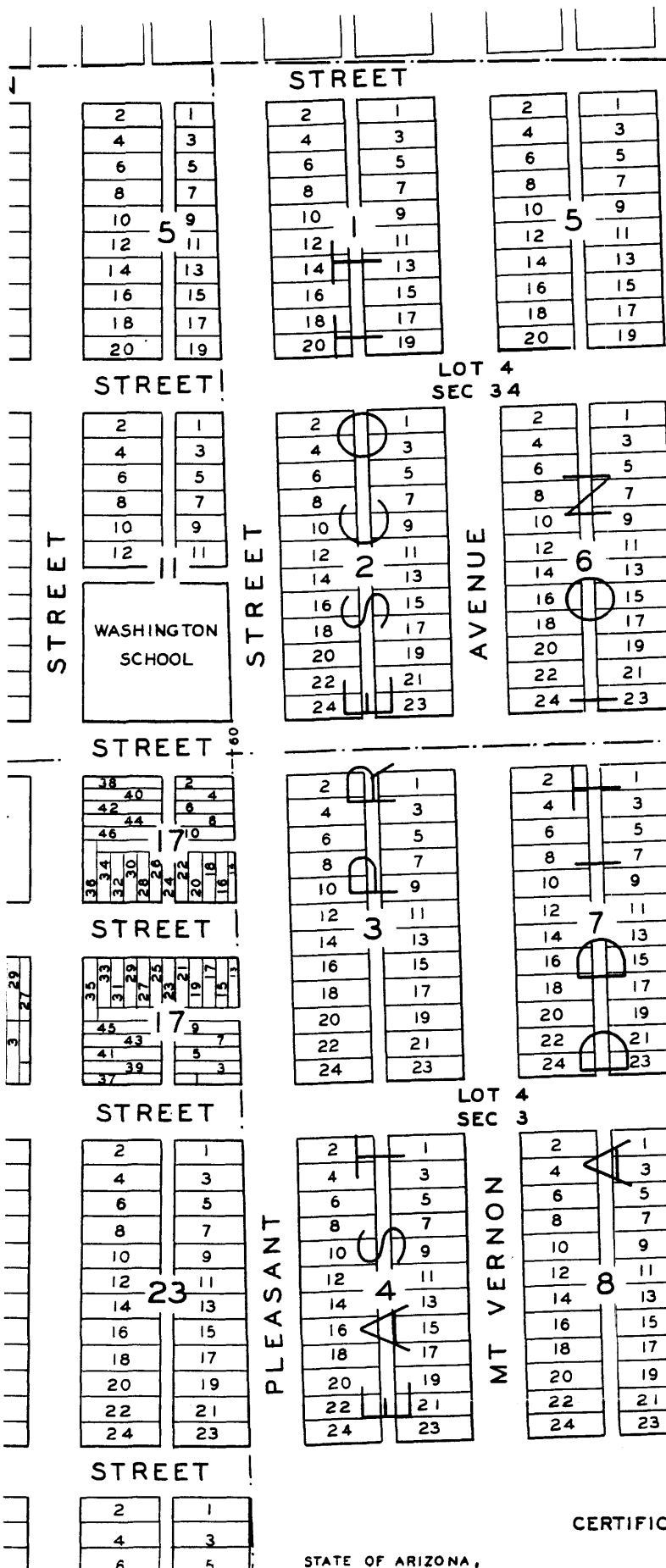
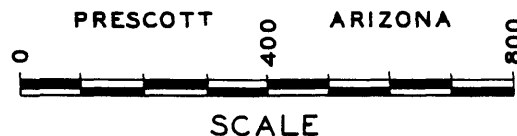
**DISTRIBUTION:**

**National Register property file**

**Nominating Authority (without nomination attachment)**

# CITY OF PRESCOTT

MAP SHOWING ORIGINAL TOWNSITE AND EAST PRESCOTT ADDITION



### APPROVAL AND DEDICATION

STATE OF ARIZONA,  
COUNTY OF YAVAPAI.

BY ORDER OF THE MAYOR AND COMMON COUNCIL OF THE CITY OF PRESCOTT, ARIZONA, DATED SEPTEMBER 19, 1938, THIS MAP IS HEREBY APPROVED AND DESIGNATED AS THE OFFICIAL MAP OF SAID CITY AND THE GROUND COVERED BY THE STREETS AND ALLEYS THEREON DELINEATED IS HEREBY RESERVED AND DEDICATED TO THE USE OF THE PUBLIC BY THE CITY OF PRESCOTT FOR AND ON ITS BEHALF AND FOR AND ON BEHALF OF THE OWNERS OF THE LOTS THEREON DELINEATED WHO TOGETHER ARE THE OWNERS OF THE LAND THEREBY PLATTED.

DATED AT PRESCOTT, ARIZONA, THIS 22<sup>ND</sup> DAY OF SEPTEMBER, 1938.

W. H. Timerhoff  
MAYOR  
P. H. Miller  
CLERK  
ALFRED B. CARV  
NOTARY PUBLIC  
YAVAPAI COUNTY

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 22<sup>ND</sup> DAY OF SEPTEMBER, 1938, BY W. H. TIMERHOFF AND P. H. MILLER AS MAYOR AND CLERK RESPECTIVELY, OF THE CITY OF PRESCOTT, ARIZONA. MY COMMISSION EXPIRES JUNE 18, 1940.

ALFRED B. CARV  
NOTARY PUBLIC  
YAVAPAI COUNTY RECORDS

FILED AND RECORDED AT REQUEST OF CITY OF PRESCOTT, SEPTEMBER 23, A. D., 1938, AT 9:30 O'CLOCK A.M. BOOK 4 OF MAPS AND PLATS, PAGE 22, RECORDS OF YAVAPAI COUNTY, ARIZONA.

GRACE CHAPMAN  
COUNTY RECORDER  
BY *J. C. Brewer*  
DEPUTY RECORDER

CERTIFICATE OF ENGINEER

GRACE CHAPMAN  
COUNTY RECORDER  
BY *J. C. Carr*  
DEPUTY RECORDER

10	9
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PLEASANT

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**STREET**

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**STREET**

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**CERTIFICATE OF ENGINEER**

STATE OF ARIZONA,  
COUNTY OF YAVAPAI.

ARTHUR J. KLINE, BEING FIRST DULY SWORN, DEPOSES AND CERTIFIES: THAT I AM A GRADUATE, REGISTERED CIVIL ENGINEER, GRADUATED IN 1915, AND REGISTERED SINCE REQUIRED IN ARIZONA; THAT IN 1920 WHILE CITY ENGINEER OF THE CITY OF PRESCOTT, ARIZONA, I SURVEYED ALL OF FR. LOTS 1 AND 2, OF SEC. 33, T. 14 N., R. 2 W., AND NE  $\frac{1}{4}$  AND N  $\frac{1}{2}$  SE  $\frac{1}{4}$  OF SEC. 4, T. 13 N., R. 2 W., COVERED BY THE CITY OF PRESCOTT, AND THE PART OF FR. LOT 4 OF SEC. 34, AND LOT 4 SEC 3, COVERED BY EAST PRESCOTT ADDITION, ALL IN YAVAPAI COUNTY, ARIZONA, ACTUALLY SURVEYING ALL THE LOTS AND BLOCKS, STREETS AND ALLEYS, SITUATE WITHIN THESE AREAS AS THE SAME THEN WERE AND NOW ARE LAID OUT ON THE GROUND; AND THAT THIS MAP ACCURATELY REPRESENTS THE LOTS AND BLOCKS, STREETS AND ALLEYS, WITHIN SAID AREAS AS LAID OUT ON THE GROUND.

THAT THIS MAP ACCURATELY REPRESENTS THE LOTS AND BLOCKS, STREETS AND ALLEYS WITHIN SAID AREAS AS DELINEATED ON THE MAP OF THE TOWN OF PRESCOTT, ARIZONA, AS SURVEYED BY R. W. GROOM, DATED 1864, AND DESIGNATING THE LANDS AS "SOLD UNDER THE ACT OF CONGRESS ENTITLED 'AN ACT FOR INCREASING THE REVENUE BY RESERVATION AND SALE OF TOWNSITES ON PUBLIC LANDS' APPROVED MARCH 3, A.D., 1863, AND SIGNED VAN SMITH, HEZEKIAH BROOKS, R. W. GROOM, COMMISSIONERS", EXCEPT THAT THE FOLLOWING CHANGES HAVE BEEN MADE SINCE THE MAP OF 1864:

1. BLOCKS 6, 12, 18, 24, 36, 42 AND 48, BEING THE LINE OF BLOCKS BETWEEN CORONADO STREET AND WHIPPLE STREET, WHICH WERE FOUND TO BE OUTSIDE THE BOUNDARIES OF THE ABOVE MENTIONED AREAS WERE OMITTED.
2. THE WEST LINE OF CORONADO STREET NOT COINCIDING WITH THE SECTION LINE, A LONG NARROW WEDGE WITH ITS POINT AT CARLETON STREET WAS CUT OFF THE EASTERN SIDES OF BLOCKS 5, 11, 17, AND 23.
3. THE LAND PATENTED FOR THE USE OF THE CITY EXTENDING OVER AND TO THE WEST OF GRANITE CREEK WAS SURVEYED AND SUBDIVIDED AS BLOCKS LETTERED "A" TO "M", INCLUSIVE.
4. THE ALLEY IN BLOCK 15 WAS OPENED THROUGH LOTS 23 AND 24, PORTIONS OF THE EAST AND WEST ALLEYS IN SAID BLOCK WERE CLOSED, AND HAVE BEEN NUMBERED LOTS 9  $\frac{1}{2}$ , 10  $\frac{1}{2}$ , 55  $\frac{1}{2}$  AND 56  $\frac{1}{2}$ .
5. UNION STREET WAS EXTENDED EAST THROUGH BLOCK 16, AND THE REMAINDER OF SAID BLOCK SUBDIVIDED.
6. CORTES STREET WAS CHANGED TO CORTEZ STREET; CORONADO STREET WAS CHANGED TO PLEASANT STREET; WHIPPLE STREET WAS CHANGED TO MT. VERNON AVENUE; LIBERTY STREET WAS CHANGED TO UNION STREET; AUBRY STREET WAS CHANGED TO AUBREY STREET; AND LOUNT STREET, BEING OUTSIDE THE TOWNSITE, WAS NEVER OPENED.
7. THE WEST LINE OF BLOCKS B, D, F, H, K, L AND M, BEING THE NORTH AND SOUTH CENTER LINES OF SAID SECTIONS 33 AND 4 HAS BEEN MOVED APPROXIMATELY 3' EAST.
8. THE AREA COVERED BY EAST PRESCOTT HAS BEEN SUBDIVIDED AND INCLUDED ON THIS MAP.

THAT THIS MAP ACCURATELY REPRESENTS THE LOTS AND BLOCKS, STREETS AND ALLEYS, WITHIN SAID AREAS, AS DELINEATED ON THE MAP OF 1872, PREPARED BY COMMISSIONERS APPOINTED BY HENRY W. FLEURY, PROBATE JUDGE, ACCORDING TO A SURVEY MADE BY R. W. GROOM, BY REFERENCE TO WHICH CONVEYANCES WERE MADE BY JUDGE FLEURY, AS TRUSTEE, TO THE ORIGINAL OCCUPANTS OF THE LOTS OF THE TOWNSITE, WITH THE FOLLOWING EXCEPTIONS:

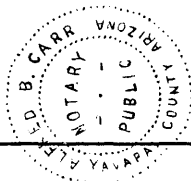
1. THE ALLEY IN BLOCK 15 WAS OPENED THROUGH LOTS 23 AND 24, AND PORTIONS OF THE EAST AND WEST ALLEYS IN SAID BLOCK CLOSED, AND HAVE BEEN NUMBERED LOTS 9  $\frac{1}{2}$ , 10  $\frac{1}{2}$ , 55  $\frac{1}{2}$  AND 56  $\frac{1}{2}$ .
2. UNION STREET WAS EXTENDED EAST THROUGH BLOCK 16, AND THE REMAINDER OF SAID BLOCK SUBDIVIDED.
3. LIBERTY STREET WAS CHANGED TO UNION STREET.
4. GOODWIN STREET WAS EXTENDED WEST BETWEEN BLOCKS F AND H.
5. LOT 6 BLOCK F IS NOW BEACH PLACE.
6. THE EAST 150 FEET OF BLOCKS A, C, E, G, I, K, L AND M WERE MOVED EAST 20 FEET, REDUCING GRANITE STREET TO 80 FEET IN WIDTH, AND MAKING THE ALLEY IN SAID BLOCKS 45 FEET IN WIDTH.
7. THE EAST PRESCOTT ADDITION HAS BEEN PLACED IN ITS PROPER PLACE IN RELATION TO THE CITY OF PRESCOTT.

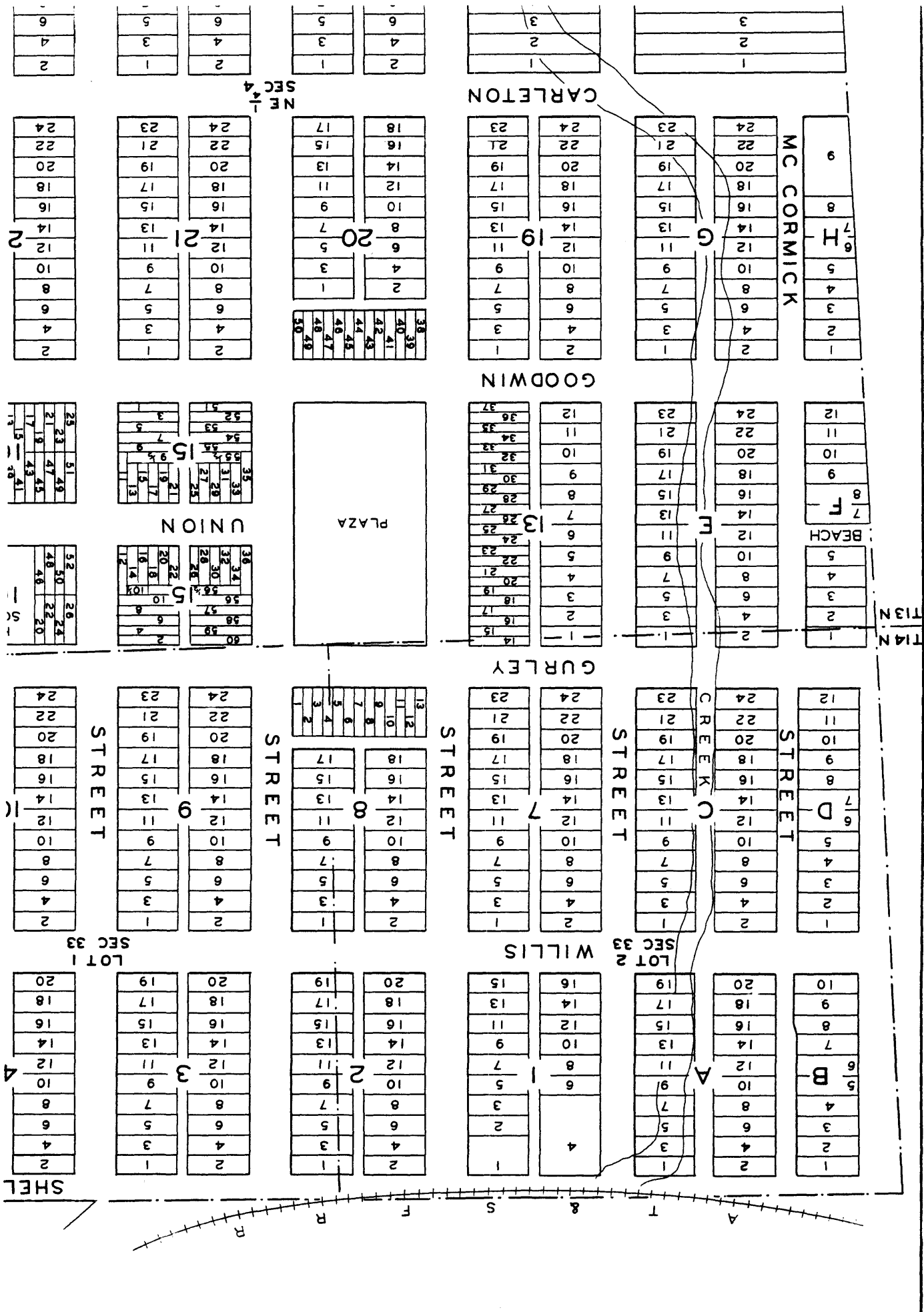
DATED AT PRESCOTT, ARIZONA, THIS 22ND DAY OF SEPTEMBER, 1938.

*Arthur J. Kline*

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF SEPTEMBER, 1938.  
MY COMMISSION EXPIRES JUNE 18, 1940.

*Alfred B. Carr*  
NOTARY PUBLIC





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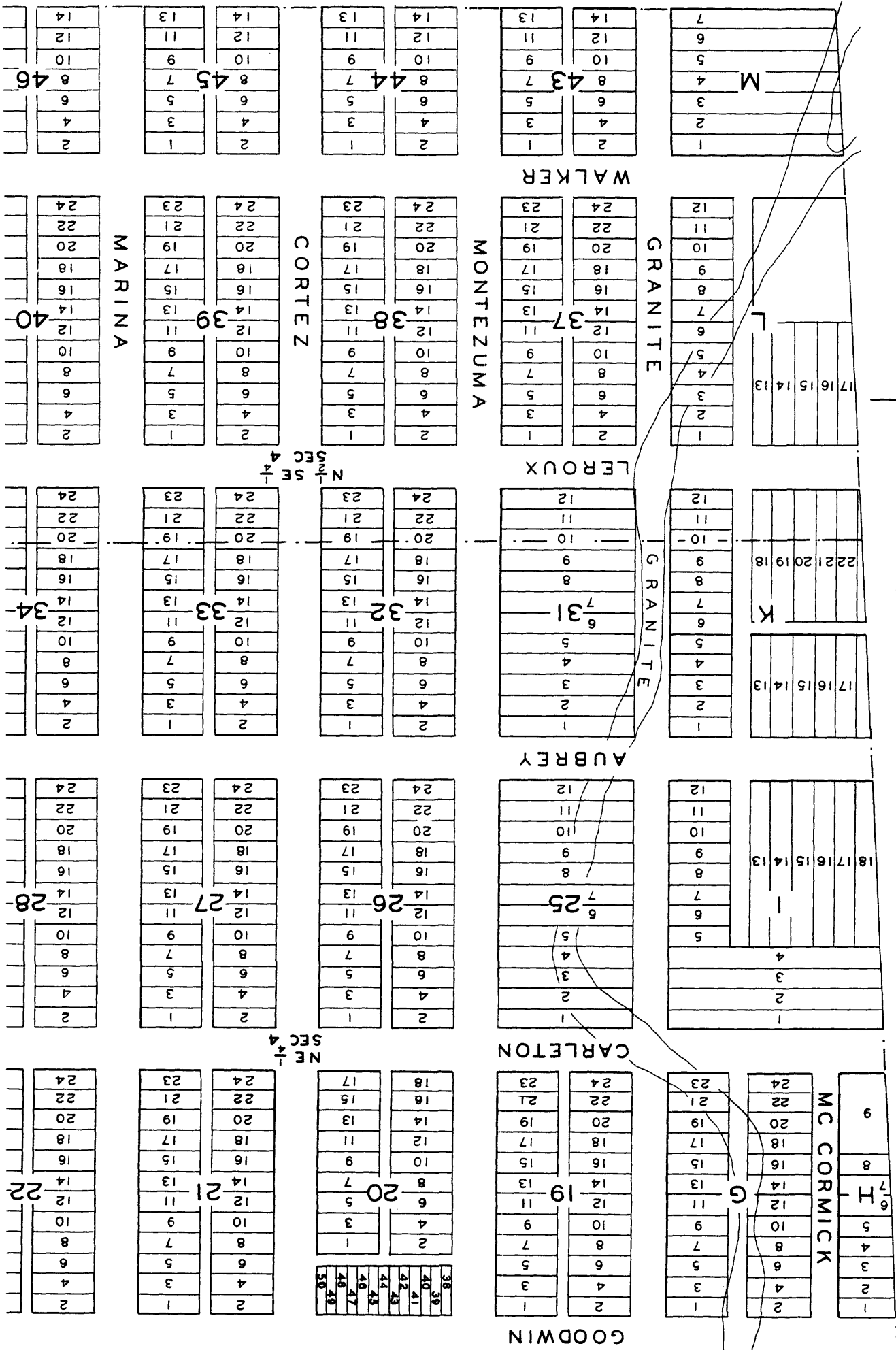
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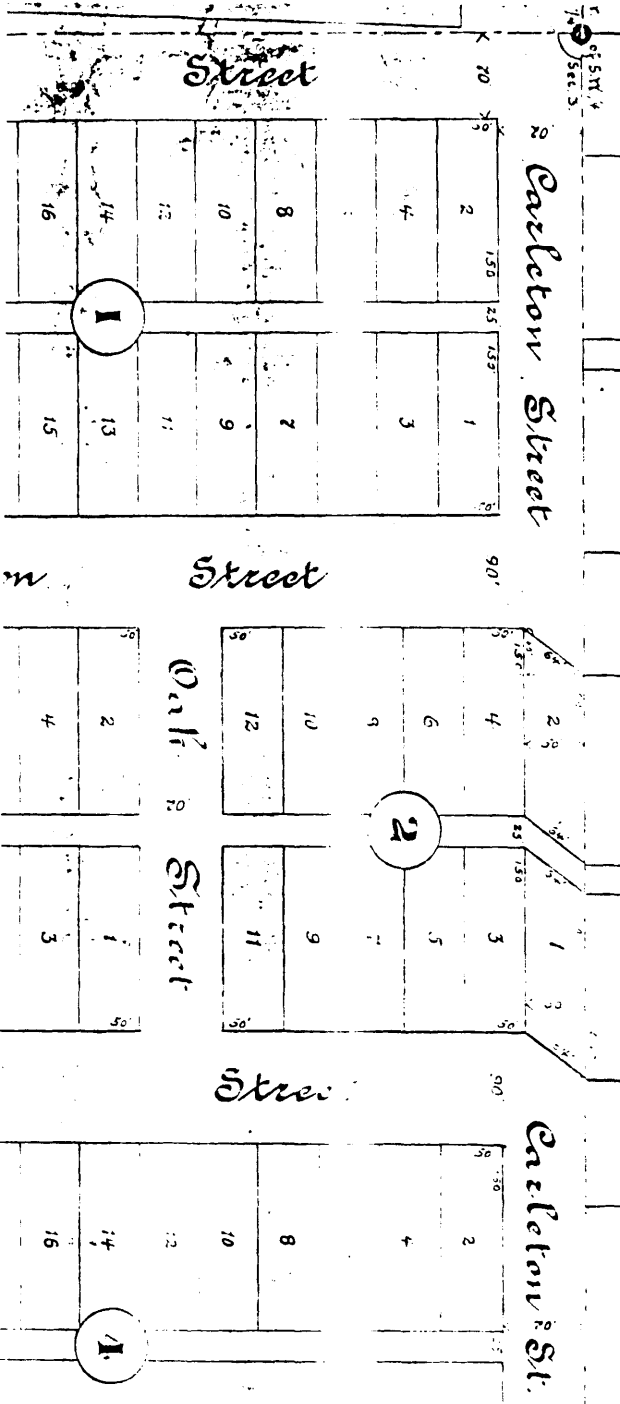
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EXHIBIT B

# Bashford Tract

Division of a portion of the South West quarter of the South West quarter of the Township of ... in Townships ... (13) North of Range ... (2) West of ... and Salt River ...

(East Prescott)

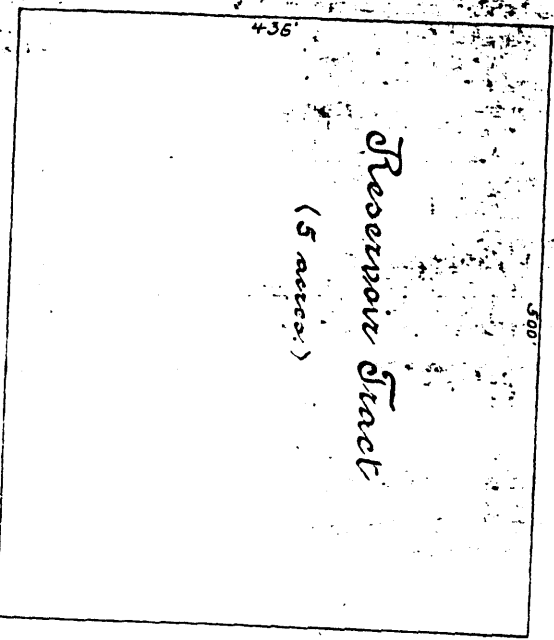
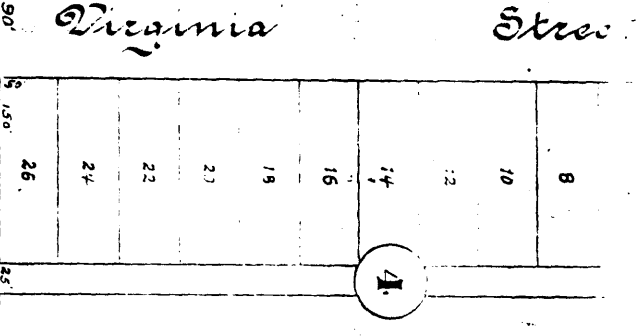
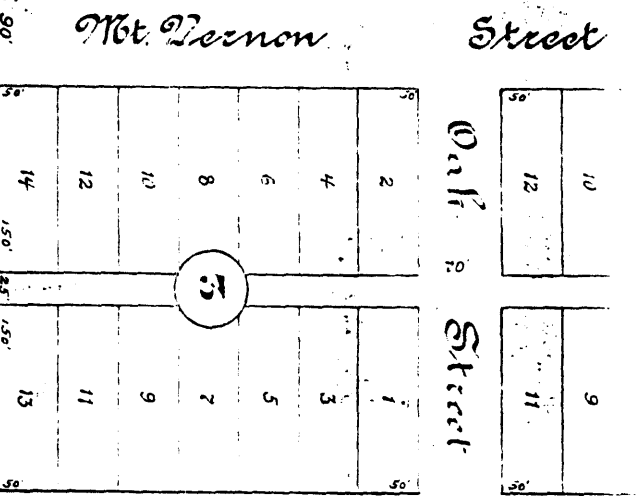
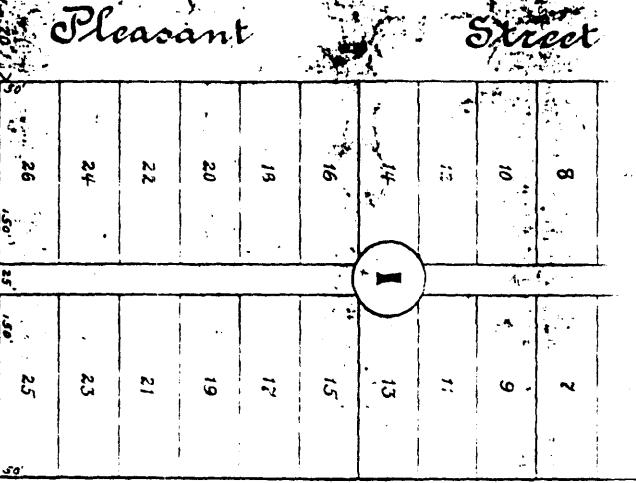


This plat of lots, blocks, streets and portion of the South West quarter of ... (13) in Townships ... West of the ... and Salt River ... County, Arizona Territory, is hereby ...

the number of each lot and block, the number of streets and alleys, and said streets and alleys open to the public for its general use.

In this act of dedication, the ... (herein described) hereby reserve the right of laying and maintaining water power, electric and gas railroads;

(City of Prescott)



Quincy Street

Street

Oak Street

State of California  
County of Los Angeles

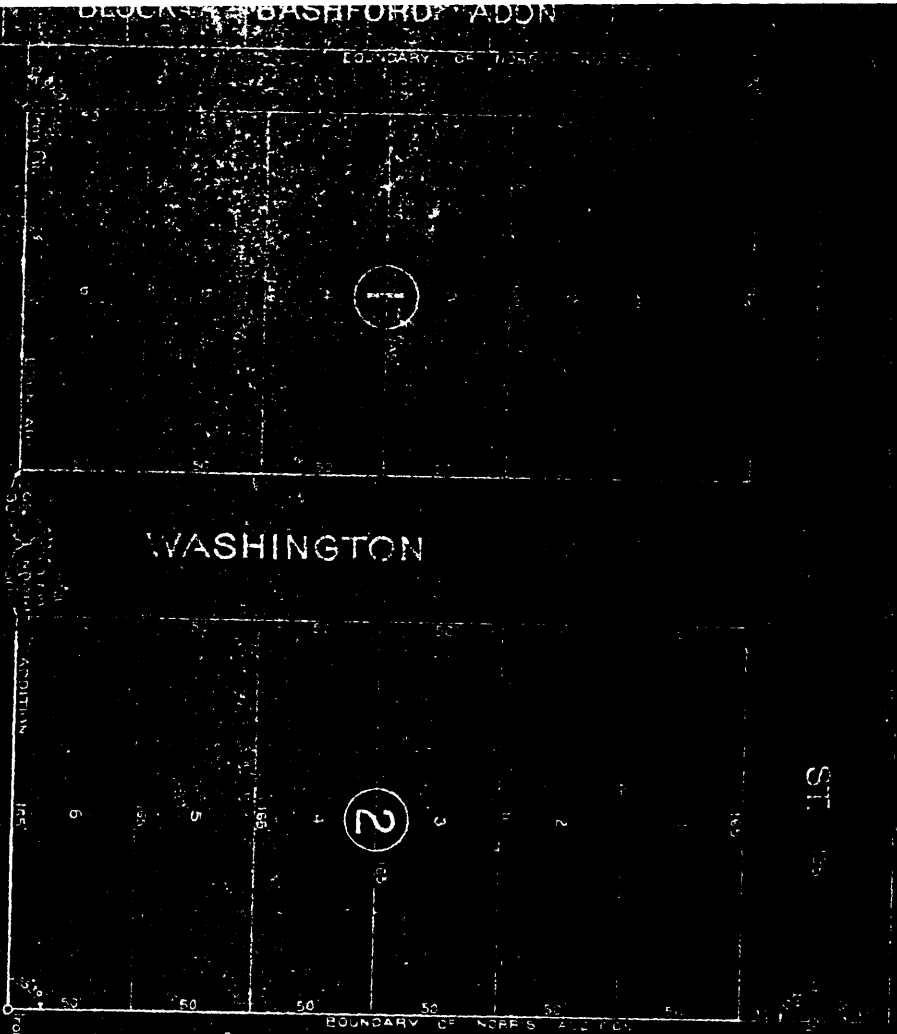
Before me Alice J. Stev

and personally appeared Cole E. Bassford and to the persons whose names are subscribed they executed the same for the purpose and content of the said certificate of Basford, wife of and apart from her husband and having the same attested to her act and deed and declared in and consideration therein expressed and that she appeared under my hand and seal of office this

the said and said to the p heretofore of Esq. power, a pipes an and a M said and closing  
 Juv  
 20-22







THESE ARE A SUBDIVISION OF A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 20, T. 1 N., R. 12 E., S. 1 W., CO. 10, ARIZONA.

APPROVED BY THE BOARD OF SUPERVISORS OF THE CITY OF PRESCOTT, ARIZONA, ON ...

Approved by the Mayor and Common Council of the City of Prescott, Arizona, on ...

*[Signature]*  
City Clerk

CITY OF PRESCOTT

NORRIS ADDITION

STATE OF ARIZONA }  
COUNTY OF YAVAPAI } ss

This instrument was acknowledged before me this 21st day of April, 1924, by T. G. Norris, who stated to me that he executed the same for the purposes and consideration therein expressed.

*[Signature]*  
Notary Public

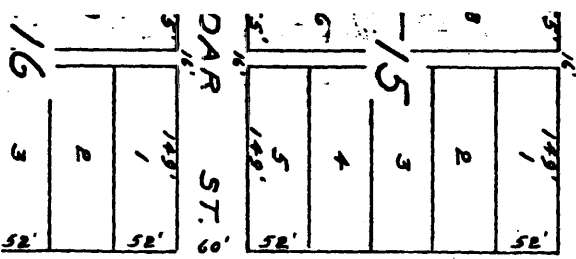
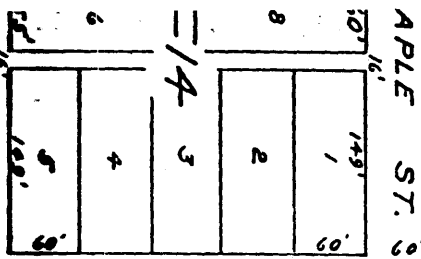
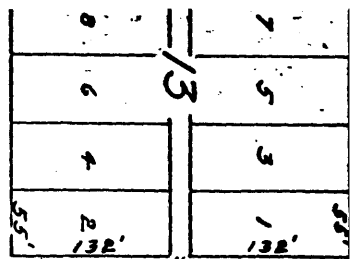
My commission expires March 7, 1925.

EXHIBIT D



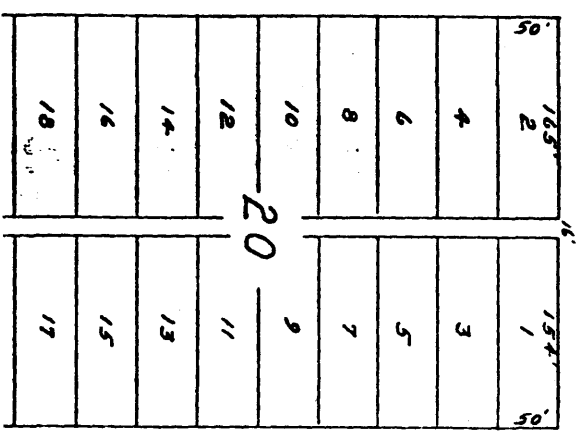
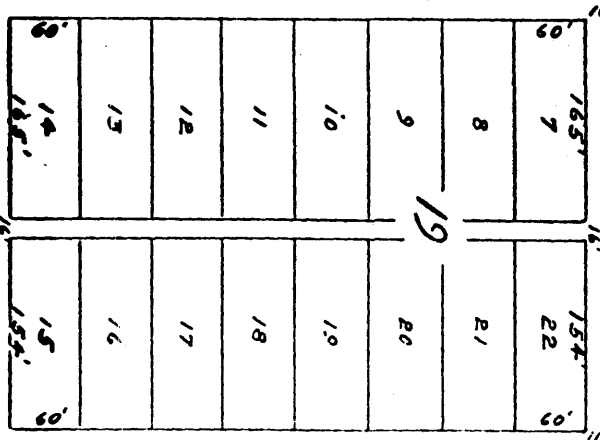
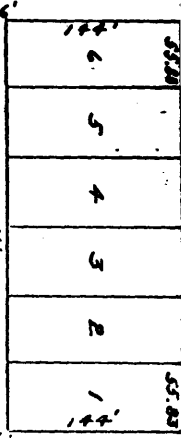






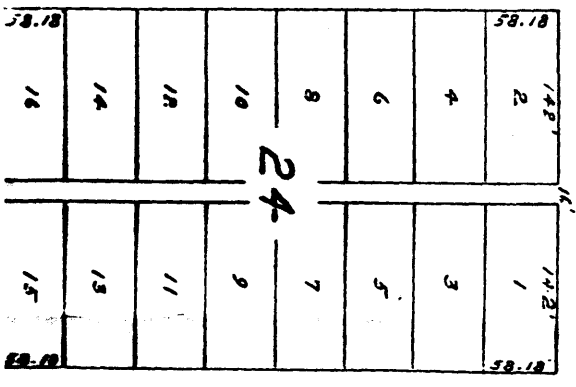
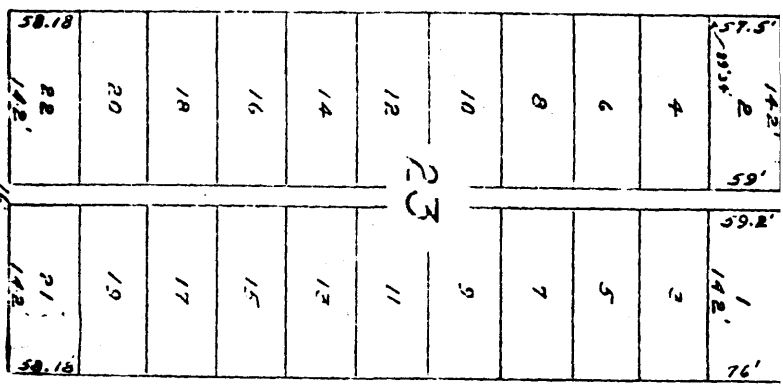
WASHINGTON

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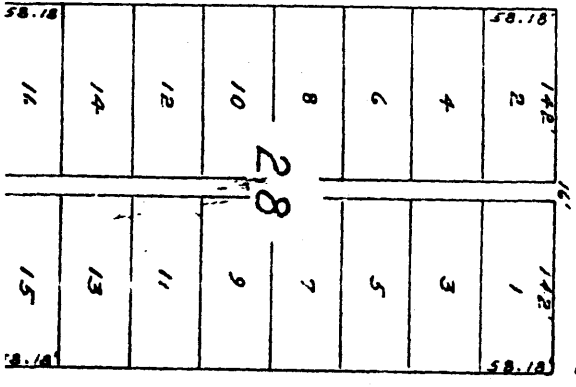
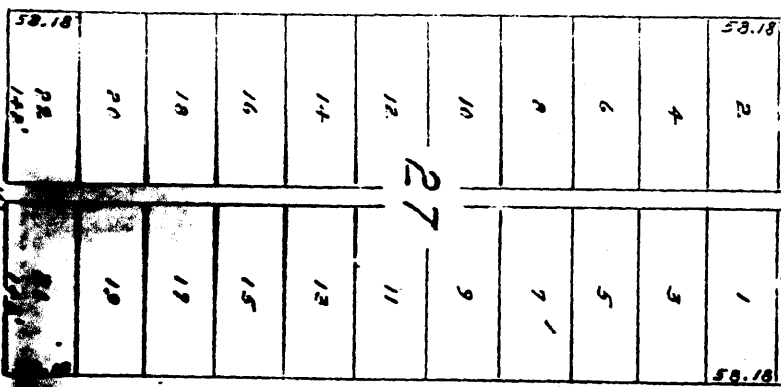
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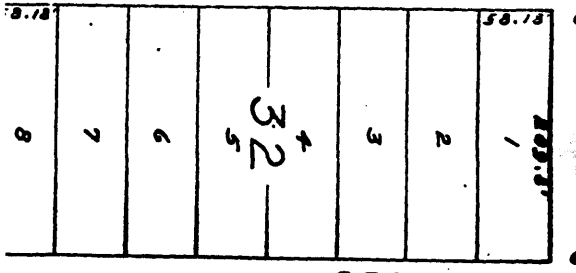
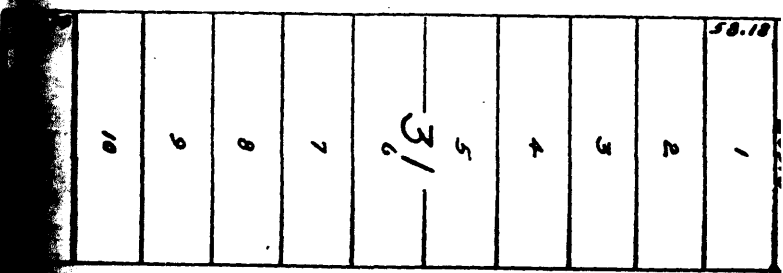
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COLORADO

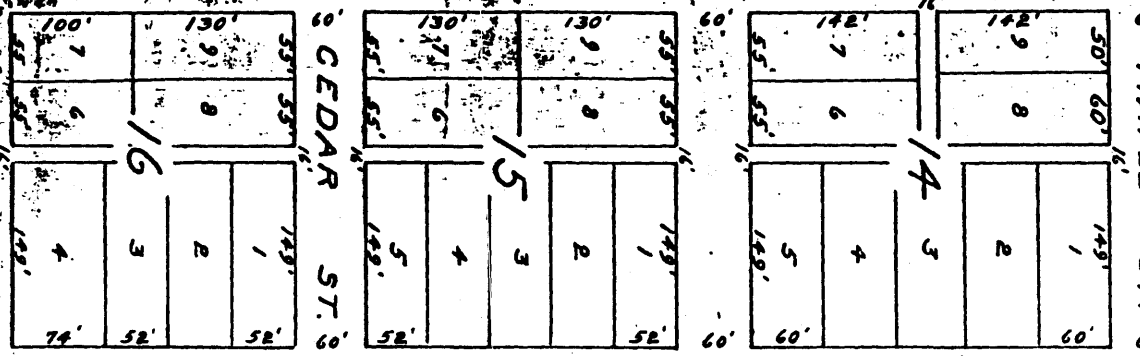
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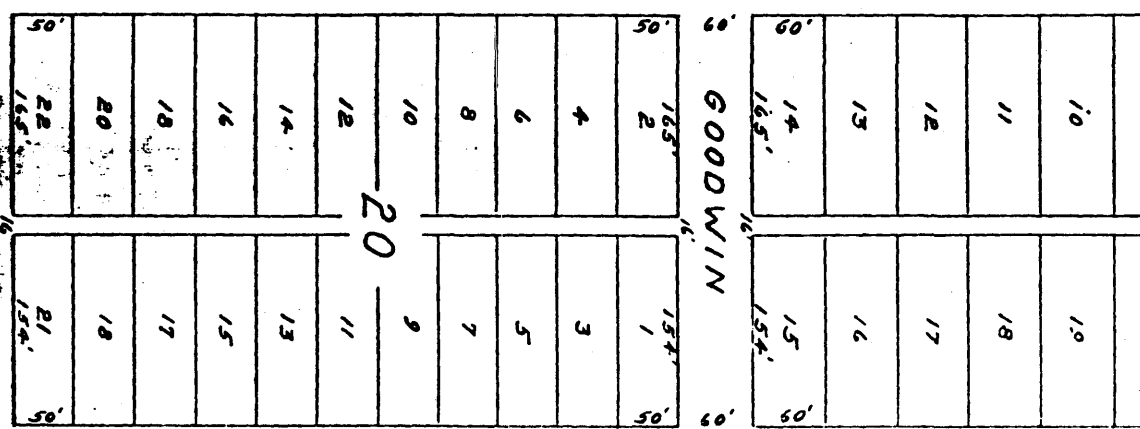
17th - 1226. 52' To 1/4 COR. CROOK

AVE. Iron Pipe

VIRGINIA

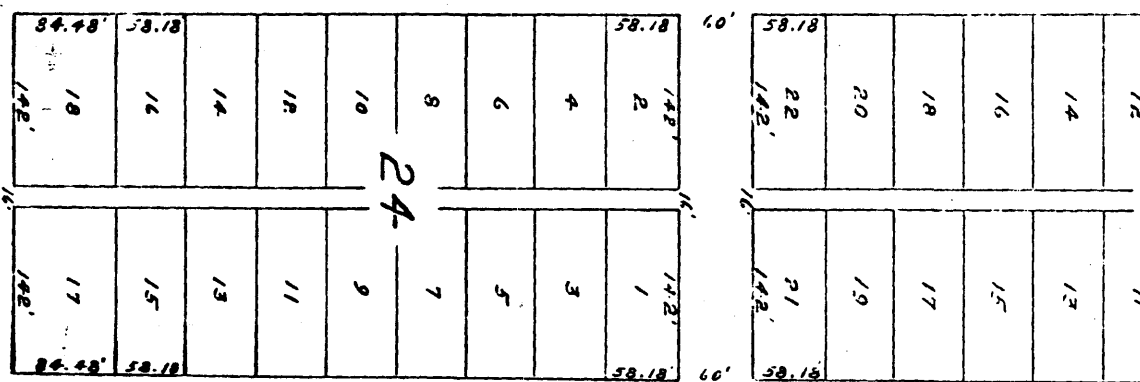


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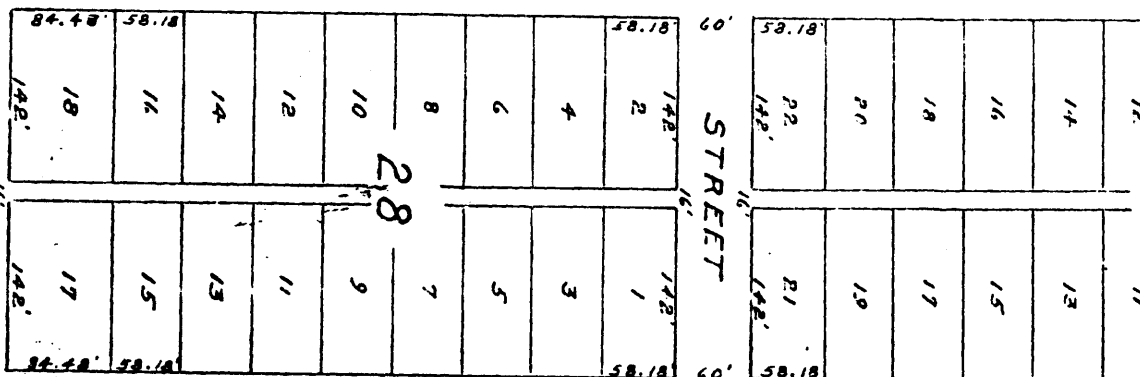


GOODWIN

ARIZONA

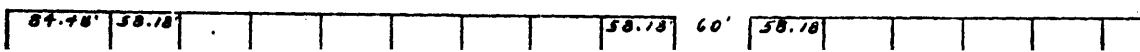


PENN.



STREET

COLORADO



1908 U.S. GEOLOGICAL SURVEY, GEODETIC DIVISION, WASHINGTON, D.C. 20540  
 THIS MAP IS A REPRODUCTION OF THE ORIGINAL MAP OF THE  
 SURVEY OF THE TERRITORY OF THE DISTRICT OF COLUMBIA, 1800-1801  
 BY GEORGE MERRILL, U.S. GEOLOGICAL SURVEY, 1898

