



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

**1. Name of Property**

historic name Brockway, Dr. George M. and Esther A., House

other names/site number Araiza, Josie B., House

**2. Location**

street & number 501 South Central Avenue (formerly 2017 Central Avenue)  not for publication

city or town Florence  vicinity

state Arizona code AZ county Pinal code 021 zip code 85232

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property    meets    does not meet the National Register Criteria. I recommend that this property be considered significant    nationally    statewide X locally.  
(    See continuation sheet for additional comments.)

Signature of certifying official JAMES W. BANKER AZSHPD  
State or Federal agency and bureau ARIZONA STATE PARKS

Date 7 APRIL 2004

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

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_  
State or Federal agency and bureau \_\_\_\_\_

**4. National Park Service Certification**

I, hereby certify that this property is:

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

Signature of Keeper Elson H. Beall

Date of Action 5/26/04

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**4. National Park Service Certification**  
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I hereby certify that this property is:

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

\_\_\_\_\_  
Signature of Keeper

\_\_\_\_\_  
Date of Action

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**5. Classification**  
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**Ownership of Property** (Check as many boxes as apply)

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

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

- building
- district
- site
- structure
- object

**Number of Resources within Property**

Contributing	Noncontributing
<u>  1  </u>	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
<u>  1  </u>	_____ Total

Number of contributing resources previously listed in the National Register   0  

Name of related multiple property listing: N/A



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**Areas of Significance** (Enter categories from instructions)

HEALTH/MEDICINE  
POLITICS/GOVERNMENT  
COMMUNITY DEVELOPMENT

**Period of Significance**

circa 1900 to 1913

**Significant Dates**

circa 1900 (construction)

**Significant Person**

Brockway, Dr. George M.

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**Narrative Statement of Significance** (*SEE CONTINUATION SHEETS 9-11*)

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**9. Major Bibliographical References**

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**Bibliography** (*SEE CONTINUATION SHEET 12*)

**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: Arizona State Library, Archives & Public Records, Phoenix, Arizona

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**10. Geographical Data**  
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Acreeage of Property 0.16

UTM References (See accompanying USGS map for point reference)

Zone 12      ~~463620E~~      ~~3654140N~~  
                 463545      365430

**Verbal Boundary Description**

The property lies within Township 5 South, Range 9 East, Section 2, in the NW 1/4 of the SE 1/4 of the NE 1/4 (Gila & Salt River Meridian). The boundary of the nominated property is that of Tax Parcel #202-09-015, consisting of Lot 9 of Block 3 of the Turner Addition to the Florence Townsite. The Turner Addition plat was recorded with the Pinal County Recorder on December 3, 1888. The parcel contains approximately 7000 sq ft, or 0.16 acres.

**Boundary Justification**

The boundary of the nominated property is the legally recorded boundary line for Tax Parcel #202-09-015, Pinal County, Arizona.

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**11. Form Prepared By**  
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name/title:      **Pat Haigh Stein**  
organization:    **Arizona Preservation Consultants**      date: **September 2003**  
street/number: **6786 Mariah Drive**      telephone: **(928) 714-0585**  
city or town:    **Flagstaff**      state: **AZ**      zip code: **86004**

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**Additional Documentation**  
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**Continuation Sheets** (pages 6-13)

**Maps**

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

**Photographs**

Representative black and white photographs of the property (Photos 1 and 2)

**Other**

N/A

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**Property Owner**  
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name: **Barbara Parkin-McBride**  
street & number: **501 South Central Avenue (P.O. Box 854)**      telephone: **(520) 868-9419**  
city or town: **Florence**      state: **Arizona**      zip code: **85232**

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 Pinal County, Arizona

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**DESCRIPTION**

**SUMMARY**

The nominated property is a one-story, stuccoed adobe and woodframe house with a cross-hipped, metal-clad roof. Its design, termed Late Transitional by Sobin (1977), is a regional variant of the Colonial Revival style. The building was constructed circa 1900 as the residence of George M. Brockway, M.D. The home originally had three rooms plus a rear lean-to. The main changes to the building occurred around 1930, when the lean-to was converted to a more formal woodframe kitchen with bath, and a front porch was rebuilt or added. These changes and subsequent ones were compatible with the original design of the house. The building today retains good integrity of location, design, materials, workmanship, feeling, and association.

**Location and Setting**

The property is located within the Town of Florence on Lot 9, Block 3 of the Turner Addition to the Florence Townsite. The town has served as the seat of Pinal County since the county was created in 1875. Florence lies approximately 60 mi southeast of the state capital of Phoenix and 70 mi north of Tucson.

The geographic setting is the alluvial plain of the middle Gila River Valley. The elevation is approximately 1500 ft above sea level. Annual rainfall normally varies from 10 to 12 inches. The climate of this Sonoran Desert locality is characterized by mild winters and hot summers.

The property is sited on a 50-ft wide by 140-ft deep lot on South Central Avenue. The principal elevation of the home faces west onto Central Avenue; the setback from the street is approximately 30 ft. To the south is a home built circa 1925. North and east are residences that date to the 1950s and 1960s. To the west, on the other side of Central Avenue, is a former Pinal County Hospital (built in 1937-1938). An irrigation ditch formerly extended along the property's south edge. The home has been landscaped in recent years with native and exotic drought-tolerant plants including mesquite, acacia, desert willow, desert fern, yucca agave, African sumac, Chinese elm, eucalyptus, jack pine, bougainvillea, plum trees, bird-of-paradise, and honeysuckle. Care has been taken not to place the plantings against the earthen walls of the structure.

**Original Appearance**

As constructed circa 1900, the home originally had three rooms (two in front, one in back) under a cross-hipped roof. A rear, shed-roofed lean-to (probably used as a kitchen/bath) created an informal fourth room at the northeast corner, so that the house as a whole had a square plan. The walls of the house rested directly on the ground, with no foundation. The three main rooms were of adobe construction with a stuccoed finish. Outer walls were 18 inches thick, and interior walls, 12 inches thick. A stuccoed adobe skirt, measuring 6 inches thick by 2.5 ft tall, extended along the exterior base of the south wall and southeast corner of the house. The skirt may have been intended to prevent rising damp from

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occurring in the wall closest to an irrigation ditch. The rear lean-to was of wooden construction and only partially enclosed. The roof of the entire structure was of woodframe construction, with tongue-and-groove decking sheathed with wooden shakes.

The principal (west) elevation exhibited symmetrical massing. Its central, wooden door had a single window to each side. All three adobe rooms had wooden-sash, double-hung, one-over-one windows. The windows were set flush with the exterior walls, creating deep bays on the interior. Ceilings of the three rooms were 10 ft high. The ceiling of the rear lean-to sloped from 6 ft to nearly 12 ft high.

In overall design, the house exemplified the Late Transitional tradition as defined by Sobin (1977) in his detailed study of the historical architecture of Florence. Temporally and stylistically, such buildings bore a general resemblance to Colonial Revival-style buildings seen elsewhere in the country. The Late Transitional developed in the region following the completion of the Southern Pacific Railroad across Arizona in 1881, when the carrier accelerated the import of mass-produced building components and architectural concepts from the East. The resulting Late Transitional was a hybrid of Sonoran construction traditions with Anglo-American design concepts. Buildings in this style--usually houses--typically had square plans, adobe walls, wood-framed hipped or pyramidal roofs (often covered with sheet-metal or shake roofing material), wooden porches, bay windows, and set-backs on all sides. Manufactured elements (such as metal roofing, prefabricated double-hung windows, and ornamental brackets) were systematically incorporated into such homes. Many examples of this popular style still exist in Florence. Some--such as the W. Y. Price House, the John P. Clum House, the Casimiro Arvizu House, the William Clarke House, and the Jacob Suter House--are listed on the National Register, either individually or as contributors to the Florence Townsite Historic District.

**Later Modifications**

The original owners sold the home in 1929. Shortly after the sale, the new owners upgraded the rear lean-to to create a more formal kitchen/bath. They modified the former lean-to by giving it a concrete floor, rebuilding the woodframe walls, and stuccoing the exterior to match the rest of the house. At the same time, they rebuilt or added a full-width front porch. The finished porch was 6.5 ft deep, and had a concrete deck, 4-inch wooden posts, hipped roof, and no balustrade. The new owners also added a 5 by 11.5 ft shed-roofed porch to the rear of the kitchen/bath.

Later owners occasionally modified the building. Corrugated sheet-metal roofing was placed over the original wooden shakes. Circa 1985, the electrical system was upgraded; electrical conduits were run along the outer rear wall of the house, and a heat-pumping air-conditioner was installed on the north side. The present owner purchased the house in 1993. Since then, she has placed a small, bracketed, shed roof above the kitchen door to divert rainwater away from that entry; replaced a rotted, rear, 1/1 wooden-sash window with a metal-sash 1/1 window of the same dimensions; reseated glass panes in their original window sashes to make them more air-tight; removed latticework and vines from the front porch; installed two interior closets (the original home had none); rebuilt the sagging, front entry threshold; replaced the front wooden door with a steel door of the same dimensions; and landscaped the property. The property today is nicely restored and well tended, reflecting pride of ownership.

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**Integrity**

The two major changes to the exterior of the house have not destroyed its historic integrity. They consisted of rebuilding (or adding) the front porch, and placing sheet metal over the original wooden roof shakes. The porch and metal roofing are compatible with the style of the house. As Sobin (1977) has shown, Late Transitional homes in Florence frequently incorporated sheet-metal roofing and full-width front porches into their design. The air-conditioning unit at the north wall of the house is well screened from street-view by careful landscaping. Other exterior changes, such as the replacement of a rear window and the addition of a small, rear porch, are not visible from the front of the house. There is little question that the original owners, the Brockways, would recognize their home today. The property retains a high degree of integrity on the interior and exterior. The house possesses sufficient integrity of location, design, materials, workmanship, feeling, and association to merit listing on the National Register.



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**SIGNIFICANCE**

**SUMMARY**

The nominated property is significant under Criterion B as the home of George M. Brockway (1864-1939), physician, first Mayor, and civic leader of Florence, Pinal County, Arizona. Brockway practiced medicine in Florence from 1894 to 1913. For 19 years he served as Pinal County Superintendent of Public Health and as Superintendent of the County Hospital. He was also physician and surgeon for the Territorial prison from 1909 to 1913. He was the first Mayor of Florence, serving two terms, from 1908 to 1912. Active in business and cultural affairs, Brockway owned a drug store and led the local literary society. The period of significance for the house begins circa 1900, when Brockway had the home constructed, and ends in 1913, when the Brockway family left the home and moved to Phoenix. The level of significance is local.

**Context: Association with George M. Brockway, Florence Physician, First Mayor, and Civic Leader**

The nominated property is significant as the home of George M. Brockway, M.D. Born in Lyme, Connecticut, in 1864, Brockway was educated in public schools before attending Amherst College. He then studied medicine at the University of Buffalo, where he received his medical degree in 1890. He interned at Buffalo General Hospital, and briefly established a practice in that city. On November 8, 1892, Dr. Brockway married Esther A. Kelly (1866-1940) of Providence. The newlyweds moved west in late 1892 or early 1893. After a brief sojourn in California, they settled in Florence, Arizona Territory (McClintock 1916; Quebbeman 1966).

Florence had been founded in 1866 as an agricultural community (Nichols 1975). It became county seat when Pinal County was created in 1875. A regional mining boom in the 1870s, followed by a canal boom period in the 1880s and early 1890s, made the town prosper and grow. By 1890 its population numbered 1485. Qualified medical practitioners were in short supply. The arrival of Dr. Brockway in 1893 came as a welcome addition.

Brockway soon became County Superintendent of Public Health and Superintendent of the County Hospital. He would continue in those positions until 1913. In the role of county doctor he traveled throughout the region, tending to the health needs of agricultural workers, miners, and myriad families. Newspapers articles suggest that he was almost constantly on the move, caring for miners in Kearny and Ray one week, and attending medical meetings in Phoenix the next. As Superintendent of the hospital, he performed a variety of services ranging from baby deliveries to appendectomies, and from amputations to the treatment of gun-shot wounds.

So highly respected was the doctor that he was chosen first Mayor of Florence when the town was incorporated in 1908 (Nichols 1975). He would serve two terms in that position, from 1908 to 1912 (*Arizona Blade-Tribune*, 4/29/1949:1). Under his leadership, the town would achieve milestones toward community development. A sanitation system was developed. The Douglas Addition was added to the town, greatly increasing its area. Perhaps most importantly, the Territorial prison was moved from Yuma to Florence; the new facility marked the beginning of an industry that would

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increasingly sustain Florence as the century progressed. Brockway served as prison surgeon and physician from 1909 to 1913. His tenure as Mayor ended as Arizona achieved statehood in 1912.

Brockway contributions to the town were not limited to the fields of politics and medicine. He developed a successful business, a drug store located along the town's Main Street. He contributed to the cultural scene by leading the literary society of the local Protestant church (Devine 1964).

Brockway's achievements seem all the more remarkable for the fact that he often suffered from poor health. Newspaper articles from the early twentieth century document the doctor's many bouts of illness (see, for example, *Arizona Blade Tribune*, 9/6/1902, 2/13/1904, 3/4/1911). The most serious illness was a lingering case of typhoid fever contracted in the spring of 1911. By early summer of that year, the doctor had recovered sufficiently to resume the practice of surgery at the county hospital (*Arizona Blade-Tribune*, 6/3/1911).

When the Brockways' son, Marshall F., showed great academic promise, he was enrolled at Phoenix High School for his 'teen years. Beginning in the fall of 1910, Esther Brockway would move to Phoenix during school semesters to look after her son (*Arizona Blade-Tribune*, 9/24/1910). While still serving as county physician, prison physician, and town mayor, the doctor increasingly made visits to the capital to be with his family. This pattern culminated in 1913, when father, mother, and son all moved permanently to Phoenix. There, Dr. Brockway joined with Dr. Winfred "Win" Wylie to form the practice of Wylie & Brockway (McClintock 1916; Quebbeman 1966). Brockway retired from the practice in 1937, and died in October 1939 (*Arizona Blade-Tribune*, 5/24/1940).

Although they no longer lived there, the Brockways continued to own their Florence home until 1929. On June 14th of that year, the local newspaper announced that "The Geo. M. Brockway house on Central Avenue has been sold to Mr. and Mrs. J. C. Thomas, who will take possession immediately" (*Arizona Blade-Tribune*, 6/14/1929:6). County records confirm that the property was sold by the Brockways to James C. and Callie Thomas on May 31, 1929, for the sum of \$10.00 (Pinal County 1929).

Shortly after the Thomases acquired the house, they added (or replaced) a front porch, and converted the rear lean-to to a woodframe kitchen with bath. These changes were compatible with the original design; most Late Transitional/Colonial Revival houses in Florence were, in fact, built with front porches. The changes made by the Thomases would not have made the property unrecognizable to the Brockways.

The present research was able to learn little about James C. and Callie Thomas. Presumably, they played only modest roles in the history of Florence. In 1947 they sold the house to John J. and Mary Ozella Bugg (Pinal County 1947).

John J. Bugg (1891-1970) was a prominent member of the Florence community. He is best remembered as the long-time Pinal County School Superintendent (Wachholtz 1975). He and his wife owned many properties in the town and county. They did not reside at this property, but rather in a commodious home in south Florence which they playfully referred to as "the Bugg house" (personal communication, C. Reid 2003). Like so many of the Buggs' properties, the former Brockway house was used as a rental residence.

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The Bugg family sold the Brockway house in 1963 (Pinal County 1963). The buyer was Josie B. Araiza. Ms. Araiza lived in the home until selling it in 1982. Following Araiza, the house had a succession of owners who used it as a rental residence. Its condition declined until the present owner purchased it in 1993. She moved in and began sensitively restoring the property. The house today retains the appearance of an early twentieth century home, and looks much as it did when the Brockways resided there.

The period of significance for the house dates from circa 1900, when the home was constructed and the Brockways moved into it, until 1913, when the family changed its primary residence to Phoenix. The family residence from 1893 (arrival in Florence) to 1900 has not been discovered during historic resource surveys (Sobin 1977; Wells and Urbas 1985). The nominated house appears to be the property best associated with the productive life of George Brockway.

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**MAJOR BIBLIOGRAPHICAL REFERENCES**

*Arizona Blade-Tribune* (Florence)

var *Arizona Blade-Tribune*. Microfilmed copies on file, Arizona State Library, Archives, and Public Records, Phoenix.

Devine, Lottie C.

1964 *Es Verdad, or It Is True*. Coolidge Shopper Printing and Publishing Company, Coolidge, AZ.

McClintock, James H.

1916 *Arizona: Prehistoric, Aboriginal, Pioneer, Modern; The Nation's Youngest Commonwealth within a Land of Ancient Cultures*. Volume III, Bigraphical. S. J. Clarke Publishing Co., Chicago.

Nichols, Roger L.

1975 "A Miniature Venice: Florence, Arizona, 1866-1910." *Journal of Arizona History*, Winter, Vol. 16(4).

Pinal County

1929 Deed from George M. & Esther A. Brockway to James C. Thomas dated May 31. Deed book 46, page 230. Pinal County Recorder's Office, Florence, AZ.

1947 Deed from James C. and Callie Thomas to Mary Ozella Bugg dated July 17. Deed book 81, page 553. Pinal County Recorder's Office, Florence, AZ.

1963 Notation of deed transmittal from John J. and Mary Ozella Bugg to Josie B. Araiza dated 1963. Alpha card, Property Record Card. Pinal County Assessor's Office, Florence, AZ.

Quebbeman, Frances E.

1966 *Medicine in Territorial Arizona*. Arizona Historical Foundation, Phoenix, AZ.

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1977 *Florence Townsite A.T.: Final Report of Florence Townsite Historic District Study*. Harris Sobin & Associates, Tucson, AZ.

Wachholtz, Florence (compiler)

1975 *Arizona, the Grand Canyon State: A History of Arizona*. Western States Historical Publishers, Westminster, CO.

Wells, Reba N., and Andrea Urbas

1985 Florence Multiple Resource Area: National Register of Historic Places Inventory-Nomination Form. Copy on file, State Historic Preservation Office, Arizona State Parks, Phoenix, AZ.

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**Photographic Information**

1. Dr. George M. & Esther A. Brockway House
2. Pinal County, AZ
3. Pat H. Stein
4. 2003
5. State Historic Preservation Office, Arizona State Parks, 1300 W. Washington St., Phoenix, AZ 85007
6. View northeast, showing the Brockway House
7. Photo 1

1. Dr. George M. & Esther A. Brockway House
2. Pinal County, AZ
3. Pat H. Stein
4. 2003
5. State Historic Preservation Office, Arizona State Parks, 1300 W. Washington St., Phoenix, AZ 85007
6. View east, showing the Brockway House
7. Photo 2