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NATIONAL REGISTER

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 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 Yuma Main Street Historic District

other names/site number _____

2. Location

street & number 170-387 South Main Street, 10-29 West Third Street not for publication N/A

city or town Yuma vicinity N/A

state Arizona code AZ county Yuma code 027 zip code 85364

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 Gorman AZSAPD
Signature of certifying official/Title

1/21/94
Date

ARIZONA STATE PARKS
State or Federal agency and bureau

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

Signature of 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:)

Signature of the Keeper

Date of Action

Paul R. Fugger

3-10-94

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

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

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

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

Contributing	Noncontributing	
25	12	buildings
		sites
		structures
		objects
25	12	Total

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

Number of contributing resources previously listed in the National Register

N/A

5

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE: Department Store

COMMERCE/TRADE: Specialty Store

GOVERNMENT: Post Office

RECREATION AND CULTURE: Theater

COMMERCE/TRADE: Specialty Store

COMMERCE/TRADE: Restaurant

GOVERNMENT: Government Office

INDUSTRY/PROCESSING/EXTRACTION: Manufacturing Facility

COMMERCE/TRADE: Professional

RECREATION AND CULTURE

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

Mission/Spanish Colonial Revival

Classical Revival

Commercial Style

foundation Concrete

walls Stucco

Brick

roof Asphalt

other Terra Cotta

Narrative Description

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

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Continuation Sheet**

Yuma Main Street Historic District
Yuma, Yuma County, AZ

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NARRATIVE DESCRIPTION

SUMMARY

The Yuma Main Street Historic District includes portions of three contiguous blocks of Yuma's original central business district. The district was once the focal point for commercial activity in Yuma. Its commercial success related to the nearby ferry crossing at the north end of Main Street on the Colorado River. Although many of the buildings within the district have undergone several transformations since they were constructed, the district still conveys its appearance from the 1920s and 1930s. This was a time in Yuma when Spanish Colonial Revival architecture predominated, both in new buildings and remodelled facades of older buildings; this style therefore predominates on Main Street.

DESCRIPTION

The Yuma Main Street Historic District lies at the heart of Yuma's "North End," which was Yuma's downtown central business district from its founding through the 1960s. Yuma lies at the southwest corner of Arizona, at the historic confluence of the Colorado River with the Gila, into which much of Arizona's drainage flows. (The present confluence is some four miles to the north.) The natural terrain is relatively barren, the weather hot and dry. Irrigated fields have transformed many parts of the area; the region has become an important agricultural center.

Today Yuma's historic downtown is one of active redevelopment, and is influenced by the nearby Yuma Crossing National Historic Landmark. Elements of the park currently developed include the Yuma Quartermaster Depot, on the Colorado River northwest of the Main Street District, and the Yuma Territorial Prison, to the northeast, also built along the river. The Colorado River itself was once accessed from Main Street, which connected to the ferry landing at the north end of the street. But modern development of a water treatment plant now separates the north end of Main Street from the Colorado.

The North End today is a curious mixture of historic commercial and residential buildings, vacant lots, modern industrial buildings, and park-like amenities. The center of this area, Main Street, is an intact streetscape of historic commercial buildings, looking inward on itself and thus becoming differentiated from the uneven areas which surround it.

The Yuma Main Street Historic District lies along both sides of Main Street from First Street south to Giss Parkway (the historic Fourth Street alignment), a distance of three blocks. The alignments of Second and Third Streets intersect with Main Street within the district. The Main Street right-of-way is an unusually wide 100 feet, with one- and two-story commercial buildings defining facade lines on each side. The center block of the three, the 200 block, has been closed to traffic, and the right-of-way has been

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redeveloped with a modern public mall. Traffic on the other two blocks, the 100 and 300 blocks, has been converted to one-way traffic (each toward the 200 block). Main Street traffic travelling south through the 100 block turns west onto Second Street, and traffic heading north turns east onto Third Street.

Most of the remaining buildings on Main Street were constructed between 1920 and 1938, or were remodelled during that period to reflect the predominant style. The majority of these were built in the Spanish Colonial Revival style, incorporating arcades which covered the storefront walkways. The Classical Revival Style, as well as much simpler Commercial Style buildings are represented as well.

Typically, the storefront of each building is constructed on the property line, and an arcade or suspended canopy covers a fifteen-foot-wide concrete walkway. The effective facade of most buildings is thus some fifteen feet out from the storefronts, at the historic curb line.

Storefronts vary widely, but most are relatively modern. Only one intact original storefront is known to exist, although parts of several others are found. Most storefronts are sensitive to the design of each individual building. In some cases, storefronts have been infilled with solid walls or other insensitive arrangements.

The 100 block has suffered the most severe integrity losses, and thus the district encompasses only a small part of the actual extent of the block. The southwest quadrant of the block has high integrity. Here, on the northwest corner of Second Street and Main, the two-story, restored Yuma National Bank building (National Register, 1979) anchors the district. The first story includes a high, shaded arcade supported on ornamental columns. Behind, at the property line, a second story rises capped by a low-pitched, Spanish tile roof supported by ornamental brackets at the eaves. A balustrade encloses the roof deck over the arcade. Immediately north of the Bank building is a one-story annex with a stuccoed arcade which features projecting pilasters supporting a wide, low arch with two recessed panels appearing in the space above. Further north, on the north border of the district, a similar facade extends across two buildings and a vacant lot. The design of this arcade is of three parts, matching the pattern of parcels behind. The street right-of-way at the 100 block includes the paved street, with diagonal parking spaces on each side, flanked by planting strips.

The 200 block retains the greatest integrity and coherence of building facades. Along the west side of Main street south of Second Street, a continuous facade of mostly stuccoed buildings defines the historic Main Street curb line. The buildings include six intact Spanish Colonial Revival arcaded storefronts, three modern-appearing altered properties, one two-story Classical Revival commercial building (the Kress Building), one Victorian-era building with a 1930s Moderne colonnade addition, and one sensitive modern infill building. At the east side of Main Street south of Second Street, one severely altered historic building is excluded from the district. South of that point, within the district, are five intact Spanish

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Colonial Revival (or Spanish Colonial-influenced) arcaded commercial buildings, one altered Spanish Colonial Revival building, two stucco Commercial Style buildings, and one modern replacement facade on a historic building.

The Spanish Colonial Revival buildings follow the typical arcaded prototype, although they differ widely in detail. Stucco is the common material. Ornamental features include stepped parapets, projecting copings, accentuated columns, and recessed panels. Colors vary from white to various tints of yellow, orange, and brown; but all are light and harmonious. Many of these arcades feature pressed metal ceilings.

Important landmark buildings occur at various locations along the 200 block. Occupying the southwest corner of Second Street and Main Street is the Sanguinetti General Merchandise building (National Register, 1979), a one-story Victorian building with a Moderne style colonnade applied to the Main Street facade. A zig-zag motif is applied to the top of the Moderne parapet, and the columns are striped vertically. Near the center of the west side of the block is the Yuma Theater. An intact Art Deco theater entrance and interior features lie within and behind an otherwise typical and simple stucco facade. Near the south end of the street on the west is the two-story brick Kress building. The Kress building is atypical of the commercial development of Yuma's Main Street; its two-story brick Classical Revival form and details differentiate it strongly from other extant buildings. However, the building does define the same facade line as other buildings and includes a moderately altered canopy supported by steel posts which lends continuity to the walkway shading. Near the center of the block, on the east side, the Harry Goldsmith Building is the only building on Main Street which retains its original 1923 dual-entry storefront in good condition. It is the most intact and complete example on Main Street of the typical one-story Spanish Colonial Revival commercial building.

The modern and other remodelled historic buildings do not seriously detract from the historic feeling of the streetscape. At the northeast corner of Third Street and Main, a two-story stuccoed-concrete Commercial Style building anchors the south end of the 200 block. Although the modern stucco at the upper story and the infilled window openings make this building a noncontributor, the massing and materials blend it with the other buildings of the district. Similarly, the second building from the north on the east side, bordering the north boundary of the district, has sheathing which obscures its historic character. Nonetheless, it does not detract from the district and would be a contributing element if alterations were reversed. The third lot south of Second Street on the west side is infilled with a modern building. The facade of the building was patterned after that of a historic building seen in historic photos of the site; it includes a one-story stucco facade with recessed panels and projecting copings. (This property is listed as a noncontributor.)

The area within the Main Street right-of-way between the building facades of the 200 block is developed with a modern urban park. The park was constructed as a part of a redevelopment effort initiated in 1968

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which included substantial sheathing of most building facades (now reversed). The mall has a meandering, random character, incorporating concrete, burnt adobe, and polychrome glazed concrete tile as major materials. Features include raised planters with large, mature ficus trees; urban plaza elements such as flagpoles, kiosks, and benches; and several fountains, now filled in with concrete or used as planters. In the center of the block, a large circular platform serves as a stage for public events. Lines of burnt adobe bollards define the north and south ends of the plaza amenities where it meets the paved portions of Main Street.

The 300 block contains examples of all eras of development from the early 1920s through 1960. The north end of the 300 block has a similar character to the other two blocks of Main Street, with continuous lines of building facades and shaded walks. However, the streetscape breaks at about the midpoint of the block, on the west for the detached Yuma Post Office of 1933 (National Register, 1985) and on the east for parking areas for the Arizona Bank building of 1960. The facade line is reestablished at the south end of the street by the Lee Hotel on the west (National Register, 1985) and by a row of three one-story commercial buildings on the east. The street plan is similar to that at the 100 block, with a paved street bordered by planting areas.

The northwest side of the 300 block begins with a strip of six one-story commercial buildings; the buildings on each end of the strip were built in the 1950s and housed major department stores (J.C. Penney and Arden's). The four buildings in between were built 1934-38, and are of simple concrete construction with canopies suspended from the front parapet shading the sidewalks. South of this block, the streetscape breaks for the Spanish Colonial Revival Post Office. The Post Office is rectangular, two stories in height, with a low-pitched hip roof covered in Spanish tile. The street facade features a grand first story with five central arches supported on classical columns. A belt course separates the lower story from the five second story windows flanked by balconettes. A flagpole angles out from the facade at the center of the second story. The post office stands back from the Main Street facade lines and has yards on each side as well. The Lee Hotel borders the Post Office property on the south. The hotel is two stories in height, with the second story projecting out over the walkway. The original wooden storefronts and windows are intact. The stucco wall surfaces and decorative plaster cartouches give it a Spanish colonial Revival character, but the building has fewer of the typical attributes of such buildings as seen elsewhere in the district.

The northeast strip of buildings on the 300 block is dominated by the Post Office of 1922 (not to be confused with the later 1933 post office), which follows the typical pattern of Spanish Colonial Revival buildings on Main Street. It is one-story in height, and has a stucco colonnade three bays wide. Decorative projecting bases and capitals articulate the columns, and a pattern of bands and recessed panels decorates the parapet. A compatible addition was made at an early date to the north side, and a second at a much later date to the south. North of the 1922 Post Office is a stuccoed Commercial Style retail store, its facade partially obscured with corrugated metal panels. To the south is a vacant lot and a small

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commercial building built in 1955. At this point, a pair of parking lots interrupts the streetscape, leading to the Arizona Bank Building of 1960, an International-style-inspired two-story building now used for offices. Abutting the Arizona Bank Building and extending to the southern border of the historic district are three one-story Commercial Style commercial buildings.

CHANGES THROUGH TIME

Main Street has gone through many alterations through the years to arrive at its current appearance. Prior to the period of significance, from the 1870s through the first decade of the twentieth century, first vernacular adobe buildings and later Victorian-era brick buildings dominated the scene. During that period, much of Main Street, and particularly the southern reaches, had a residential character. The wide, unpaved street was unbroken by any feature. After World War I, Spanish Colonial Revival style commercial buildings began to be built. In the early 1920s the street was paved. With few exceptions, the brick commercial buildings and residences were torn down and replaced with the arched, stuccoed buildings which predominate today. As early as 1925, the center of Main Street was used for a line of parking. By 1968 many of the facades had been altered or sheathed, although the predominant Spanish Colonial Revival architecture was still evident. The street right-of-way in 1968 included diagonal parking at each curb, and a center traffic island with street lights.

In 1968, a project was initiated by local merchants to convert the 100, 200, and 300 blocks of Main Street to an outdoor shopping mall. The traffic patterns were then altered to the present condition, with the 200 block being converted to pedestrian use. The facades of most buildings were sheathed and infilled with stucco and burnt adobe, creating "tunnels" where there were once open walkways. The concrete sidewalks were removed, and new walkways were installed which were constructed of concrete and glazed concrete tile. The new additions enclosed and sheathed the existing buildings, with little permanent loss of historic material.

Starting in 1987, projects were initiated to reverse the 1968 alterations. The concrete-tiled walkways under the arcades and canopies were removed. New concrete walks were installed which related to each individual building and/or storefront. By 1990, the last of the building alterations made in 1968 was reversed. The remaining legacy of the 1968 mall improvements is the retention of the 200 block as a pedestrian area.

Many of the buildings' facades have also been restored. Many of the original pressed metal ceilings remain, and where they were found to be beyond repair, were replaced with modern matching ceiling panels or with patterns which related to the character of the original ceiling panels. Several buildings still have unreversed alterations which predate the 1968 renovation. These are counted as noncontributors but may be determined eligible in the future if alterations are reversed.

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AREA DEFINITION AND ARCHAEOLOGY

The Yuma Main Street Historic District is well-defined and strongly distinguished from the surrounding development. The areas immediately adjacent on all sides of the district are largely vacant land or are used for parking. The areas of Main Street to the north of the district, toward the river, have been cleared of historic resources with few exceptions. To the south, the old Southern Pacific Railroad yard is now abandoned and vacant.

Although a few vacant lots are found within the historic district, no specific deposits of archaeological resources are known to exist. An archaeological study was completed in 1984 prior to the construction of the new building at 224 North Main Street. Testing of the site revealed evidence of several previous buildings on the site, but no significant information was generated. Another study concentrated on vacant, City-owned parcels in the Main Street area, but none of the sites was within the Main Street Historic District. Both of these studies imply that some evidence of previous buildings may be expected on any given site, but the exact nature and significance of such archaeological resources remains unknown. It is unlikely that any significant archaeological resources exist in the public right-of-ways.

CONTRIBUTOR LISTING

<u>Inventory No.</u>	<u>ADDRESS</u>
027	29 W. 3rd St.
031	340 S. Main
032	330-324 S. Main
033	316-318 S. Main
034	304-310 S. Main
037	284 S. Main
038	278-280 S. Main
039	274 S. Main
040	270 S. Main
042	260 S. Main
043	254 S. Main
044	244 S. Main
045	230-240 S. Main
048-049	170-178 S. Main

NPS Form 10-900-a
(8-89)

OMB Approval No. 1024-0018

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- 055 231 S. Main
- 057 245 S. Main
- 058 251 S. Main
- 059 255 S. Main
- 060 261 S. Main
- 061 265 S. Main
- 064 315 S. Main
- 067 381 S. Main
- 068 383-385 S. Main
- 069 387 S. Main

NONCONTRIBUTOR LISTING

Inventory No.	ADDRESS
026	10 W. 3rd St.
030	354 S. Main
035	300 S. Main/3 W. 3rd St.
036	298 S. Main
041	264 S. Main
046	224 S. Main
047	210-212 S. Main
054	225 S. Main
056	241 S. Main
062	281-299 S. Main
063	301 S. Main
065	333 S. Main
066	377 S. Main

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PREVIOUSLY LISTED ON THE NATIONAL REGISTER

Inventory No. or Historic Name	ADDRESS
025	20 W. 3rd St.
028	380-390 S. Main
029	370 S. Main
Sanguinetti General Merchandise	200 S. Main
Yuma National Bank	198 S. Main

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.

Areas of Significance

(Enter categories from instructions)

COMMERCE

Period of Significance

1916 - 1943

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository:

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NARRATIVE STATEMENT OF SIGNIFICANCE

SUMMARY

The Yuma Main Street Historic District was the center of commerce in Yuma, a regional trading and distribution center, from Yuma's early days in the 19th century through the decline of the downtown area in the 1960s. The extant buildings date from 1912 through modern times, and the district thus represents the period of the commercial area's growth and development from that time until 1943, the arbitrary 50-year cutoff for National Register eligibility. The district is significant under criterion A in the area of Commerce as the remaining intact portion of the key commercial and shopping center of Yuma during the period from c. 1917 through 1943.

HISTORICAL OVERVIEW

Development of Yuma and Main Street

The settlement that was to become Yuma was established as one of the first Anglo-American settlements in Arizona. This town on the Gila Trail grew out of the settlements of Arizona City, Colorado City and others which located near Fort Yuma, the Yuma Quartermaster Depot, and the ferries which crossed the Colorado river nearby. The area was first platted in 1854, and by 1858 the town consisted of a haphazard scattering of mud-and-stick Sonoran houses. Most of these were swept away by the Gila River flood of 1862. The town was quickly rebuilt in much the same style. After a Civil War shutdown, the Post Office was reestablished as Yuma in 1866; however, the town did not officially adopt the name Yuma until 1873.

In spite of the periodic floods and fires the town of Yuma grew steadily as a transportation hub of the Southwest. When the railroad service arrived in Yuma from Los Angeles in 1877, freight wagon and steamship usage began to decline. The improvement of transportation methods was reflected directly in the construction methods and architectural styles of the town.

The railroad brought increasing volumes of prefabricated building components and highly processed construction materials to Yuma. The indigenous building material, adobe, was supplanted by fired bricks and finished lumber as the popular medium of construction. The railroad also brought new stylistic influences from the urban areas both east and west. New building materials and changing architectural styles would continue to change the image of Yuma.

When the townsite of Yuma was originally laid out, one of the then-existing ferry landings marked the alignment of the most significant local thoroughfare. This "Main Street" right-of-way was established at 100 feet in width, broader than other streets, to accommodate heavy wagon traffic and to promote commercial development along the frontage.

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Through time, the value of the commercial frontage was recognized and the free-standing adobe residences were replaced by true commercial buildings which nearly filled out each parcel. Stores were constructed to the front and side property lines. By 1900 Main Street had a much greater appearance of permanence, with brick and wood-framed Victorian commercial buildings lining the street.

The facades of Main Street buildings had now formed a continuous wall of storefronts shaded by wood porches and canvas canopies. Boardwalks connected the stores. The turn of the century brought with it a mixture of styles which are characterized by variations of commercial Victorian, period Revival, and Classical Revival buildings. Technology and public works brought to Main Street telephone and power poles and wires, signs of progress. No landscaping softened the hard-edged facades or offered shade from the blazing desert sun.

With the completion of the steel bridge across the narrows of the Colorado River in 1915, automobile and truck traffic passed through downtown Yuma over the new Ocean-to-Ocean highway. In 1916 a major flood destroyed most of the buildings in the downtown area, which were built primarily of adobe and wood frame. These events brought radical change and development to Main Street.

New buildings were constructed and old facades remodelled on Main Street in the 1920s in the style regionally most popular at the time -- Spanish Colonial Revival. Unlike its Victorian predecessors, this style seemed quite appropriate to Yuma because it responded both to the climate and to the cultural heritage of the area. The arcaded porches and simple, flat stucco surfaces unified the streetscape while allowing diversity of design and a richness of individuality. It is the Spanish Colonial Revival facades which currently dominate Main Street and provide Yuma with a unique character not found to such a degree in any other Arizona town.

Very few buildings were constructed on Main Street during the Depression of the 1930s. Except for the U.S. Post Office, built in 1933 in the Italian Renaissance Revival Style, no other architecturally notable structure appeared. No new construction was done in the 1940s, and in the modern era only two examples of International Style design were built.

Following World War II, Yuma experienced a tremendous surge of growth resulting in urban sprawl, decentralization of services, and strip commercial development. The suburban nature of growth on the easily developed desert plain set the stage for a new commercial center at the south end of town. The construction of the Southgate Mall in the mid-1960s marked a drastic change in the shopping habits of Yuma's citizens and the beginning of a decline of the old central business district. As a reaction to the south-end competition for trade and a variety of other economic factors, the Main Street merchants formed an association to develop new strategies for the revitalization of downtown.

The merchants formed an improvement district to remake Main Street in the image of the suburban

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shopping mall, christened the Territorial Mall. The project transformed the historic, urban vehicular streetscape into a modern pedestrian plaza. The street, which was previously open to the free flow of traffic in both directions, was closed off and routed away from the 200 block. The 200 block was then developed into an informal, meandering park-like plaza. The individuality of the facades along both sides of the street was purposefully masked in an attempt to achieve the unity that typified shopping malls.

In 1983 the City of Yuma adopted the North End Redevelopment Plan, making a commitment to the revitalization of the downtown. Between 1987 and 1990 the sheathing and infills which had been added to the street facades of the Main Street buildings was removed and the building facades restored to their pre-1968 condition.

RELATIONSHIP TO NATIONAL REGISTER CRITERIA

Criteria/Area of Significance

The district is significant under Criterion A in the area of Commerce for its relationship to regional commercial trade and its importance as the major commercial center of Yuma during the period of significance. Commercial activity in Yuma served the large area of agricultural lands along the Gila and Colorado Rivers. Commerce in Yuma also related to the major transportation links which converged there, including the Southern Pacific railroad main line and the Ocean-to-Ocean Highway.

Period of Significance

The period of significance, 1916-1943, relates to the reconstruction of Main Street following the flood of 1916 and its subsequent continuous use as the center of commercial activity in Yuma. The buildings which today form the historic base of Main Street were, with few exceptions, built following the flood of 1916. The buildings which did exist prior to 1916 were remodelled after the flood, and thus do not represent an earlier era. The end of the period of significance coincides with the arbitrary 50-year cutoff for National Register eligibility. The area continued as the city's major center of commerce until the mid-1960s.

Integrity Issues

Despite the alterations to which the Main Street district has been subject over the years, the district maintains sufficient integrity to convey its historic character. The buildings which have been counted as contributing elements have intact facades, or facades which have been altered in only minor fashion. Storefront integrity was considered, but was not regarded as being of overriding importance to overall

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building integrity in a street context for most buildings. This is because of the peculiar nature of the building facades, which project out over the walkways, becoming the major element of each building's appearance and de-emphasizing the importance of the storefront.

The appearance of the streetscape within the rights-of-way has been altered from the historic condition by the 1968 mall improvements. The impact of the changes is minimal at the 100 and 300 blocks, where the central paved street remains and where no large obstructions block the views of building facades. At the 200 block, the impact is greater, with mature trees and many planters and other features, but in most cases a clear view of each individual building is possible. A major exception is the Yuma Theater, which is obscured by a large tree but was regardless counted as a contributing element for its outstanding intact storefront and interior.

The removal of the 1968 improvements restored contributing buildings without the necessity of reconstructing major elements of any facade. In a few cases pressed metal ceilings were replaced, but in each case pressed-metal was an original material and the pattern chosen for the replacement was matched or was compatible with the design of the original.

HISTORICAL CONTEXT:

Development of Regional Commercial Centers in Arizona, 1870-1943

The general nature of settlement patterns in the American West is, to a high degree, affected by the vastness of open space and the industries which arise to exploit that space. This is certainly true in Arizona. As the state was settled and as industries such as mining, ranching, and agriculture were developed, regional commercial, governmental, and transportation centers were needed from which to move goods and as a distribution point for supplies and services. Yuma is one such center, and the commercial trade which developed to serve the governmental, transportation, and agricultural interests was centered in the downtown, at the Yuma Main Street Historic District.

Commerce in Yuma in the early days (prior to about 1900) revolved almost exclusively around the transportation of goods to and from California and points inland from the Colorado River via steamboat and the Gila trail. At that time, the lands around Yuma were sparsely used. Some mining occurred nearby, most notably the King of Arizona mine. It was generally recognized that agricultural development held great promise in the Yuma Valley, but only small areas were under cultivation at that time, made possible by small irrigation projects which used Colorado or Gila River water.

Yuma was, of course, the seat of government for all of Yuma County, and thus was almost by definition the regional trading center. But trade in Yuma did not grow significantly until the Yuma Project was initiated, which resulted in the construction of the Laguna Dam in 1909 and the Yuma Siphon in 1912.

**United States Department of the Interior
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**Yuma Main Street Historic District
Yuma, Yuma County, AZ**

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The Yuma Project brought irrigation water to thousands of acres in the Yuma and San Pasqual valleys on either side of the Colorado River, and led to an explosion of agricultural development in those areas. These lands were to serve as the engine of Yuma's economic growth for years to come.

Transportation links were an important part of Yuma's commercial success. The Southern Pacific Main Line had passenger and freight terminals in downtown Yuma, linking the region to population centers both east and west. In addition, the completion of the Ocean-to-Ocean highway bridge in 1915 allowed truck and automobile traffic the same transcontinental link.

The 1920s and 1930s were boom years for commerce in Yuma, following completion of the reclamation projects and transportation links. In late 1919, the U. S. offered up for public sale some 5,500 acres of mesa land nearby, putting even more land under cultivation.

In response to the growth of commerce, Yuma's Main Street was rebuilt following the devastating flood of 1916. As a result of actions of City government, the new buildings were all built of brick or concrete, a departure from the flood-vulnerable adobe and wood frame buildings of the past. Although some businesses moved to higher ground along nearby Madison Street, the majority stayed on Main Street. The main highway through town ran along Main, and both passenger and freight railroad depots were nearby. Main Street remained the center of commerce for the local townspeople as well as county farmers through World War II.

This pattern of commercial development had many parallels across Arizona. Towns such as Kingman, Holbrook, and Safford all served as county seats, and as a result of their proximity to land-intensive industries and transportation corridors, all became regional commercial centers. In the case of Kingman, mining was the major industry; in Holbrook, ranching; and in Safford, as in Yuma, agriculture. Each of these towns had central business districts where trade was conducted, and each served the people of the vast areas surrounding the town as well as the local townspeople. Yuma is typical of this trend in the development of regional centers, and the commercial district of Main Street represents this trend.

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Yuma Main Street Historic District
Yuma, Yuma County, AZ

BIBLIOGRAPHY

Crowe, Rosalie and Sidney Brinckerhoff, eds. **Early Yuma: A Graphic History of Life on the American Nile.** Flagstaff, Arizona: Northland Press, 1976.

Laird, Linda, and Assoc. **Historic Resource Survey: Main Street Area, Yuma, Arizona.** Survey report on file with the Arizona State Historic Preservation Office, 1986.

Ryden Architects. **A Rehabilitation Master Plan for Main Street, Yuma, Arizona.** Planning document on file with the City of Yuma Planning Department, 1987.

Yuma Main Street Historic District
Name of Property

Yuma County, Arizona
County and State

10. Geographical Data

Acreage of Property 12

UTM References

(Place additional UTM references on a continuation sheet.)

1	1, 1	7, 2, 3, 2, 4, 5	3, 6, 2, 3, 0, 9, 0
	Zone	Easting	Northing
2	1, 1	7, 2, 3, 3, 0, 0	3, 6, 2, 3, 0, 9, 0

3	1, 1	7, 2, 3, 3, 1, 0	3, 6, 2, 2, 9, 9, 0
	Zone	Easting	Northing
4	1, 1	7, 2, 3, 3, 9, 0	3, 6, 2, 2, 9, 9, 0

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 Robert G. Graham, Architect

organization Ryden Architects date March 15, 1993

street & number 645 N. 4th Ave., Suite A telephone 602/253-5381

city or town Phoenix state Arizona zip code 85003

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.

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National Park Service**

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Yuma Main Street Historic District
Yuma, Yuma County, AZ

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ADDITIONAL UTM REFERENCES

	Zone	Easting	Northing
5	11	723260	3622700
6	11	723440	3622680

VERBAL BOUNDARY DESCRIPTION

Boundaries are indicated on the accompanying base map.

BOUNDARY JUSTIFICATION

The boundaries encompass the intact areas which were associated with the active years of the Main Street central business district during the period of significance. The southern border runs along Giss Parkway (historically Fourth Street), which separates the district from a large parcel of vacant land to the south, once the railroad division yard. The western boundary follows the rear property lines of the buildings which front onto Main Street. This boundary is drawn to include as well a small commercial building which faces Third Street, but which is nonetheless associated with the commercial activity along Main. West of the district is the Cactus Press/Plaza Paint building (National Register, 1985), and parking lots with modern metal shade canopies. At the north end of the district, the boundaries intersect with the Brinley Avenue Historic District (National Register, 1979), which includes two of the buildings which front onto Main Street.

The northern limits of the boundary exclude some historic resources which have lost integrity, together with modern buildings and vacant land. On the east side of Main Street, the building at 225 South Main is included within the district regardless of its noncontributing status, because it is felt that with minor modifications, the building could be made a contributor. The eastern boundary of the district follows once again the rear property line of the buildings fronting onto Main Street. This boundary coincides with the western right-of-way of Maiden Lane, which helps to visually define the district. East of Maiden Lane are parking lots, the Hotel Del Ming (National Register, 1985), and several modern industrial buildings.

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**Yuma Main Street Historic District
Yuma, Yuma County, AZ**

Section Number _PHOTOS_ Page 16

The following information applies to all photographs:

Photographer: D. Parmiter, Ryden Architects
Date: February 5, 1993
Location of Original Negatives: Ryden Architects
645 N. Fourth Avenue, Suite A
Phoenix, Arizona 85003

Photo #	View to	View of
1	N	300 Block S. Main
2	NE	377-387 S. Main
3	NW	284-370 S. Main
4	SE	301-333 S. Main
5	SW	300-390 S. Main
6	NW	264-298 S. Main
7	NE	221-261 S. Main
8	SW	270-298 S. Main
9	S	221-261 S. Main
10	NW	170-198 S. Main
11	NW	241-299 S. Main (rear)
12	NW	281-299 S. Main
13	NW	301-333 S. Main (rear)
14	NW	377-387 S. Main (rear)
15	NE	300-390 S. Main (rear)
16	SE	254-284 S. Main (rear)

United States Department of the Interior
National Park Service

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Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94000068

Date Listed: 3/10/94

Yuma Main Street Historic District
Property Name

Yuma
County

AZ
State

N/A
Multiple Name

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.

[Signature]
Signature of the Keeper

3.10.94
Date of Action

=====
Amended Items in Nomination:

Resource Count:

The resource count is amended to read:
24 contributing buildings and 13 noncontributing buildings.

Map:

The district map is revised to mark Building #62, 281-99 South Main St. as a non-contributing resource as noted in the text.
The scale of the district map is 1" = 100'.

U.T.M.:

The correct values for UTM coordinates #5 and #6 are:
#5 11 723440 3622700
#6 11 723260 3622680

This information was confirmed by telephone with Reba Wells Grandrud and correction sheets were provided by the AZ SHPO.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)



MADISON

SECOND

MAIN

STREET

GILA

047

046

045

044

043

042

041

040

039

038

037

036

026

025

024

023

022

021

020

019

018

017

016

015

014

013

012

011

010

009

008

007

006

005

004

003

002

001

MADEN

STREET

LANE

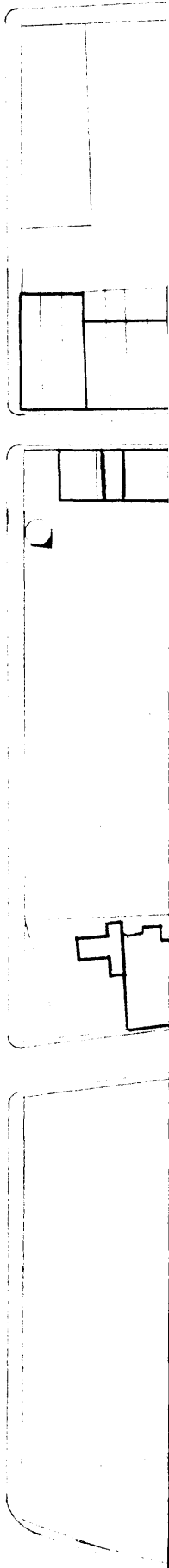
THIRD

AVENUE

STREET

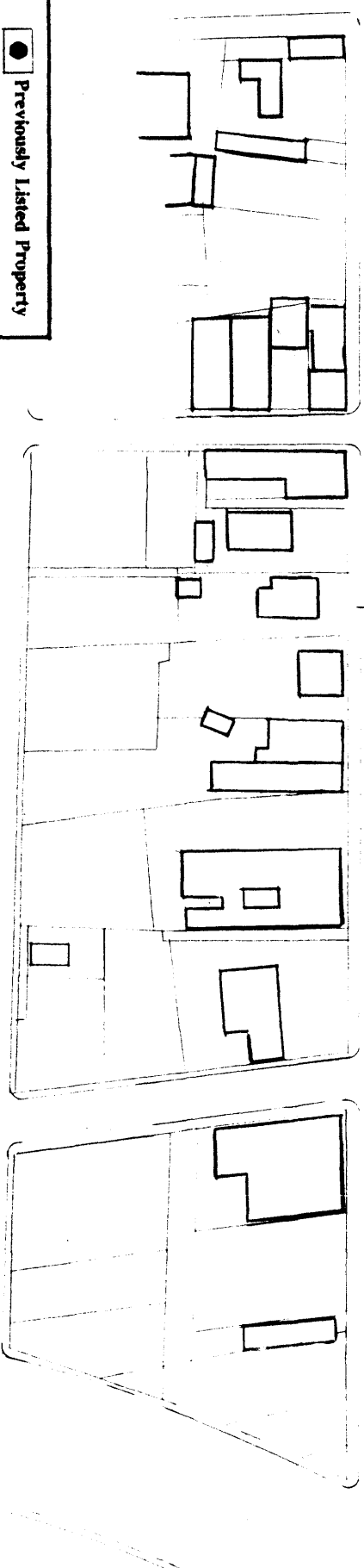
PARKWAY





GISS.



MADISON

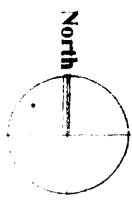
AVENUE



	Previously Listed Property
	Contributing Property
	Non-contributing Property
	Proposed District Boundary

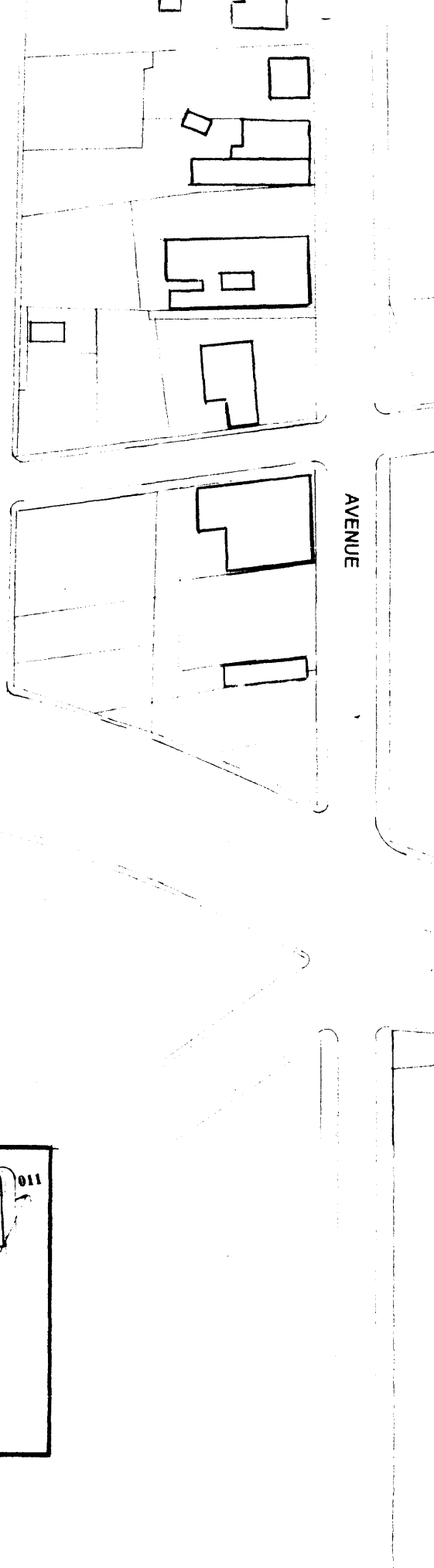
SCALE 1" = 100'

Legend

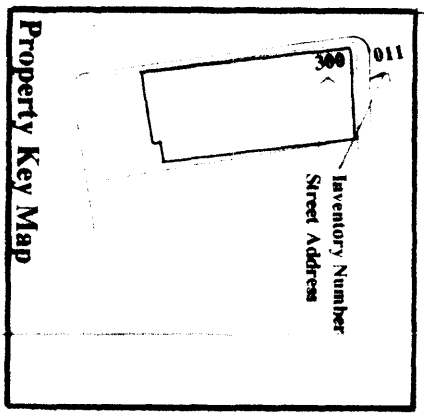


YUMA MAIN STREET HISTORIC DISTRICT
 Yuma, Arizona

DON · W · RYDEN · ARCHITECTS
 Architecture Planning



YUMA MAIN STREET HISTORIC DISTRICT
Yuma, Arizona



I. W. RYDEN · AIA / ARCHITECTS · INC
Historic Preservation
Planning

ure

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

4. 11/723370/3622170
5. 11/723200/3622700
6. 11/723440/3622680
3049 L SW
(ARAZ)

1. 11/723245/3623090
2. 11/723300/3623090
3. 11/723310/3622990

UTM Ref:

YUMA MAIN STREET HISTORIC DISTRICT
Yuma, Yuma County, AZ

