

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

|  |                          |                           |         |
|--|--------------------------|---------------------------|---------|
| <b>PROPERTY NAME</b><br>Wells House                                      |                          | <b>CURRENT PHOTOGRAPH</b> | YHF 103 |
| <b>LOCATION</b><br>303 South Cortez                                      |                          |                           |         |
| <b>CITY/TOWN/VICINITY</b><br>Prescott                                    | <b>COUNTY</b><br>Yavapai |                           |         |
| <b>OWNER</b><br>Ruffner Funeral Home, Inc.                               |                          |                           |         |
| <b>OWNER'S ADDRESS</b><br>303 South Cortez<br>Prescott, Arizona<br>86301 |                          |                           |         |
| <b>FORM COMPLETED BY</b><br>Yavapai Heritage Foundation                  |                          |                           |         |
| <b>ADDRESS</b><br>P.O. Box 61<br>Prescott, AZ<br>86302                   |                          |                           |         |
| <b>PHOTO BY</b><br>Ken Kimsey  | <b>DATE</b><br>1977      |                           |         |
| <b>VIEW</b><br>Main facade from east                                     |                          |                           |         |
| <b>PRESENT USE</b><br>Funeral Home                                       | <b>ACREAGE</b>           |                           |         |
| <b>STYLE OR CULTURAL PERIOD</b><br>Victorian Italianate influence        |                          |                           |         |
| <b>SIGNIFICANT DATES</b><br>Built 1878-79; porch modified c.1890         |                          |                           |         |

**PHYSICAL DESCRIPTION**  
The Wells House is essentially symmetrical in plan and front elevation. It is two stories in height and of wood frame construction. Clapboard is used on both upper and lower exterior wall surfaces; shingles cover the roof. The roof itself is pitched with intersecting ridge lines. Gables are not articulated but have decorative tie beams in the upper section. Windows and the central mass of the main facade both accentuate the vertical dimension. A pair of elaborately corbeled chimneys surmount the house. Modifications have been numerous but the basic form and character are unchanged.

**STATEMENT OF SIGNIFICANCE**  
Edmund Wells settled in Prescott in 1864 and lived there until his death in the 1930s. He had a distinguished career as a lawyer, legislator, and financier. His house, designed and built by Frank G. Parker and Malcolm D. Campbell, is one of the few pre-1880 residences still standing in Prescott. The style is principally derived from Victorian Italianate. Building features which are associated with the Italianate include the use of window moldings to approximate flat-topped arches, symmetrical massing, and a low roof profile. This contrasts significantly with the later styles which influenced Prescott's residential development during the 80s and 90s.

**VERBAL BOUNDARY DESCRIPTION**  
Lots 2, 4, 6; Block 27  
Original Townsite.

DEC 1 1978