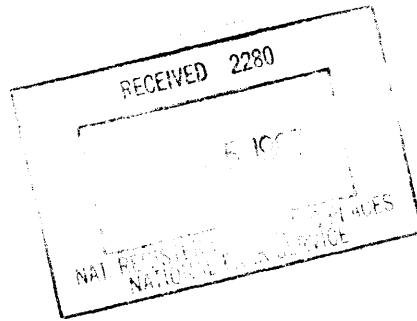


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM



1603

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: **Williams Residential Historic District**

other names/site number: **N/A**

=====

2. Location

=====

street & number: **Roughly bounded by Grant and Fairview Avenues, and Taber and Sixth Streets**

not for publication: **_N/A_**

city or town: **Williams**

vicinity: **_N/A_**

state: **Arizona**

code: **AZ**

county: **Coconino**

code: **005**

zip code: **86046**

=====

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 X 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.)

James W. ... AZSPO
Signature of certifying official

11/12/97
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 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 Ed R. Linger 1/3/98
 ___ 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): _____

Ed R. Linger
Signature of Keeper

1/3/98
Date of Action

=====
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
 district
___ site
___ structure
___ object

Number of Resources within Property

Contributing	Noncontributing
<u>132</u>	<u>96</u> buildings
___	___ sites
___	___ structures
___	___ objects
<u>132</u>	<u>96</u> Total

Number of contributing resources previously listed in the National Register 2

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

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Category:	DOMESTIC	Subcategory:	Single dwelling/Multiple dwelling
	EDUCATION		School
	RELIGION		Religious facility
	HEALTH CARE		Hospital
	SOCIAL		Clubhouse

Current Functions (Enter categories from instructions)

Category:	DOMESTIC	Subcategory:	Single dwelling/Multiple dwelling
	RELIGION		Religious facility
	SOCIAL		Clubhouse

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

LATE VICTORIAN/Queen Anne, Folk Victorian, Italianate
LATE 19TH & 20TH CENTURY REVIVALS/Colonial Revival, Neoclassical, Gothic Revival, Tudor Revival,
Spanish Eclectic
LATE 19TH & 20TH CENTURY AMERICAN MOVEMENTS/Bungalow/Craftsman
MODERN MOVEMENT/Ranch, Minimal Traditional
OTHER/Vernacular

Materials (Enter categories from instructions)

foundation: CONCRETE, STONE
roof: COMPOSITION SHINGLE, METAL, WOOD, OTHER
walls: WOOD, STONE, CONCRETE BLOCK, EARTH
other: N/A

Narrative Description (*SEE CONTINUATION SHEETS*)

=====

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.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a 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)

COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE

Period of Significance

c1890-1941

Significant Dates

N/A

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Various, including Orville Bell (architect); and George Baumann, Carl Hinds, and William Raver (builders)

Narrative Statement of Significance (SEE CONTINUATION SHEETS)

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9. Major Bibliographical References

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Bibliography (SEE 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
- Other

Name of Repository: City Clerk, City of Williams, 113 South First Street, Williams, AZ 86046 _____

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10. Geographical Data
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Acreage of Property 65

UTM References (See accompanying USGS map for point references)

<i>Point</i>	<i>Zone</i>	<i>Easting</i>	<i>Northing</i>	<i>Point</i>	<i>Zone</i>	<i>Easting</i>	<i>Northing</i>
A:	12	391600	3901070	G:	12	392220	3900560
B:	12	392030	3901220	H:	12	392120	3900780
C:	12	392300	3901150	I:	12	391830	3900680
D:	12	392390	3900840	J:	12	391695	3900740
E:	12	392190	3900790	K:	12	391620	3900900
F:	12	392290	3900580				

Verbal Boundary Description

The boundary is shown as the broken line on the accompanying map entitled "Williams Residential Historic District." The boundary encompasses approximately 65 acres.

Boundary Justification

The boundary of the Williams Residential Historic District defines a concentration of late nineteenth and early to middle twentieth century buildings that still retain historic and architectural integrity. All of the buildings relate to residential development that occurred in the Williams Townsite and the Perrin Addition from c1890 to 1941. The majority of the buildings are homes, but a church, a parsonage, a former schoolhouse, a former hospital, and a clubhouse are also present. The boundary has been drawn to exclude areas that have suffered a substantial loss of integrity, that contain a majority of modern buildings, or that have been previously listed as the Williams Historic Business District. Within the Williams Residential Historic District, the percentage of contributing buildings is 58 percent. Outside the district boundary, the density of Register-eligible properties decreases noticeably; the except to this statement occurs north of the boundary, where the historic business district adjoins the historic residential district.

=====
11. Form Prepared By
=====

name/title: **Pat H. Stein**
organization: **Arizona Preservation Consultants** date: **February 1997**
street/number: **2124 N. Isabel St., Suite 100** telephone: **(520) 214-0375**
city or town: **Flagstaff** state: **AZ** zip code: **86004**

=====
Additional Documentation
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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 (Photos 1 through 9).

Additional items (None included).

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National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1 Williams Residential Historic District
Coconino County, Arizona

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DESCRIPTION

SUMMARY

The Williams Residential Historic District is located within the City of Williams in Coconino County, Arizona. It consists of a concentration of late nineteenth and early to mid twentieth century buildings within a carefully ordered settlement plan created by the Williams Townsite (platted in 1888) and the Perrin Addition (platted in 1897). The majority of the buildings are residences, but a church, a parsonage, a clubhouse, a former school, and a former hospital also occur within the district. The district includes one, one-and-a-half, two, and three story buildings representing the Folk Victorian, Queen Anne, Italianate, Colonial Revival, Neoclassical, Tudor Revival, Gothic Revival, Spanish Eclectic, Bungalow/Craftsman, Ranch, and Minimal Traditional styles; examples of vernacular architecture are also present. The district includes 132 contributing and 96 non-contributing buildings.

Location and Setting

The City of Williams lies high (6770 ft) on the Colorado Plateau at the northeastern base of Bill Williams Mountain. The city received its name from this peak, which, in turn, was named after "mountain man" William Sherley Williams, better known as "Old Bill" Williams (Fuchs 1953; Wells 1953). The terrain rapidly gains in elevation south of the city and gradually flattens to prairies north of it. Volcanic soils cover most of the area, supporting a Ponderosa pine forest. The major drainages originate in the mountain south of Williams, flow north, and merge into Cataract Creek, a tributary of the Colorado River. Located along U.S. "Route" 66 and Interstate 40, the city lies 32 miles west of the county seat of Flagstaff, 60 miles south of the Grand Canyon, and 67 miles northeast of Prescott. Williams is perhaps best known as the "Gateway to the Grand Canyon," a reputation earned before the beginning of the twentieth century and maintained to the present day.

The Williams Residential Historic District is an approximately 65-acre tract located immediately south of the Williams Historic Business District (listed on the National Register in 1984). The residential district includes portions of the Williams Townsite and the Perrin Addition. It is bounded very approximately by Grant Avenue on the north, Taber (also spelled Tabor) Street on the east, Fairview Avenue on the south, and Sixth Street on the west. The terrain of the district is flat adjacent to the commercial area but becomes increasingly hilly to the south and southeast, peaking at Fairview Avenue. In plan view, the streets are laid in a rigid grid pattern. In profile, however, they are cut into the hilly portion of the land to minimize gradient. Consequently, most buildings in the south and southeast portions of the district are sited above or below the grade of the street. Although most buildings in the district have small front lawns and larger back yards, setback is by no means uniform. Non-native deciduous trees such as Chinese elm line many of the streets, and sidewalks are generally lacking. (See Photos 1 through 3 for streetscape views showing the general character of the district).

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 2 Williams Residential Historic District
Coconino County, Arizona

Settlement Pattern

Buildings within the Williams Residential Historic District are cohesively linked by a carefully ordered settlement plan created when the Williams Townsite was platted in 1888. The townsite was designed to have its avenues parallel to the tracks of the Atlantic & Pacific Railroad, completed through Williams in 1882 (Fuchs 1953:30). Streets were laid perpendicular to the avenues at even intervals to complete an arterial grid of 60-ft wide roads. Blocks near the railroad tracks -- predicted to become commercial -- were given a rectangular plan. Those farther from the tracks -- predicted to become residential -- were given a square plan, each measuring 300 ft on a side. Each residential block was divided by means of a 16-ft alley into a north and a south half. The south half was further subdivided by means of a 20-ft alley into a southwest and a southeast quarter. North halves of blocks contained 12 lots, while southeast and southwest quarters each contained five lots. The resulting lots were long (140 or 142 ft) and quite narrow (25, 28, and 30 ft). The typical historic-era builder responded to this pattern of long, narrow lots by purchasing several adjacent ones and siting a single home on them. To the present day, it is common for a single tax parcel in the district to contain multiple lots.

The Perrin Addition seamlessly extended the settlement plan established by the Williams Townsite. Surveyed in 1897, the Perrin Addition used the same system as the townsite to subdivide the hilly area east and southeast of it. The 1897 subdivision added about 16 new blocks to the residential area, thus easing the pressure for house lots experienced in Williams near the close of the century. The Perrin Addition departed from the pattern set by the 1888 townsite in only one instance. The east-west alley within Block O was given avenue status, and the half-block south of the avenue was not further subdivided into quarter-blocks because of the especially steep terrain encountered there. The alley/avenue, named Fairview, occurs near the southeast edge of the Williams Residential Historic District.

The settlement plan established by the Williams Townsite and perpetuated by the Perrin Addition is still evident today, giving visual cohesion to the district.

Architectural Context and Styles

The district contains a rich variety of historic architectural styles, ranging from finely-detailed Queen Anne cottages of the 1890s to relatively austere Ranch houses of the 1940s. The styles are discussed below in approximate chronological order according to pertinent architectural movements listed in *Bulletin 16A* (National Park Service 1991:25-26). Vernacular architecture is also described. The information derives from inventory work conducted in 1993, 1996, and 1997. Definitions cited below are from McAlester and McAlester (1991) unless otherwise noted.

Late Victorian Architecture (Queen Anne, Italianate, and Folk Victorian)

The Queen Anne style, influenced by nineteenth century English architects, was one of the most popular designs of the Late Victorian period. The style is characterized by: irregularity of plan and massing, variety in wall color and texture, variety in window treatment, steeply pitched roofs of irregular shape, frequent use of bay windows, chimneys incorporating molded brick or corbeling, and a profusion of decorative millwork (S. Phillips 1989:129-130). "High style" Queen Annes -- the large, highly embellished buildings one normally associates with this style -- were not constructed in Williams, but smaller, more restrained versions of them were. Seven examples still occur within the district. All are on

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 3 Williams Residential Historic District
Coconino County, Arizona

Grant, Sherman, and Sheridan avenues, and on Second and Fourth streets. Each was constructed in the 1890s. Outstanding examples, in terms of detailing and architectural integrity, are the Smith-Nordyke House (117 W. Sherman), the Friend-Mikalson-Rigg House (321 W. Sheridan, Photo 4), the Ergmann-Dial House (312 S. Second), and the Marcus Rounseville House (119 S. Fourth).

The Italianate style, developed by nineteenth century English architects enamored of Mediterranean villas, influenced many American houses constructed between 1850 and 1880. The style is characterized by: two or three stories; a low-pitched, hipped roof with widely overhanging eaves supported by large brackets; visually balanced facades; decorative, bracketed crowns or hoods over windows and doors; and narrow, single pane, often paired focal windows. This description fits that of the Keeler-Adams House (323 S. Fourth), and allows the building to be placed squarely within this architectural style. Located within the Williams Townsite, this two-storied, cross-hipped residence was constructed at the turn of the century and still retains a high degree of architectural integrity (Photo 5).

In the late nineteenth century, Williams witnessed the construction of several buildings that were elegantly although simply detailed and that incorporated a few prefabricated millwork components reminiscent of more embellished forms of Victorian architecture. These buildings were usually gable-front-and-wing, but cross-gabled and side-gabled forms were also erected. Although the buildings sometimes attained a height of two stories, one-and-a-half stories were more common, and single-storied forms were most common. Porches were a defining element, extending across the entire front of the side-gabled and cross-gabled varieties, or tucked into the L-shaped recess formed by the gable-front-and-wing variety. The term "Folk Victorian" fits this style well. Fourteen examples of it occur in the district. All are in the Williams Townsite, specifically on Grant, Sherman, and Sheridan avenues, and on Third through Sixth streets. Notable examples of the style are the Lamb-Duffield House (408 S. Third), the Thomas Smith House (225 W. Grant), the Martin Buggeln House (241 W. Grant), the First Methodist-Episcopal Church Parsonage (127 W. Sherman), the Henry Cone House (341 W. Grant), and the John Keck House (101 W. Sherman).

Late 19th and 20th Century Revival Architecture (Colonial Revival, Neoclassical, Gothic Revival, Tudor Revival, and Spanish Eclectic)

The Colonial Revival style rapidly gained in popularity in the United States following the World's Columbian Exposition, held in Chicago in 1893 (Reeve 1988:161). Its aesthetic sense departed from that of Victorian England and embraced that of Colonial America. The style typically had a square or rectangular plan, one or one-and-a-half stories, a hipped or pyramidal roof, and little ornamentation. Dormers, gables, porches, and corbeled chimneys were also commonly associated with this style. The squat, square style of the Colonial Revival conveyed a sense of pragmatism, equality, and the common man. It contrasted markedly with the Queen Anne and Italianate styles, which conveyed a sense of ostentation and the aristocracy. More than 20 examples of the Colonial Revival style occur in the Williams Residential Historic District; many more examples probably existed there historically. All but two of the surviving number were constructed in Williams from c1890 to the early 1910s; the two exceptions were *moved* to Williams c1913 or 1936. Particularly good examples of the style, possessing a high degree of architectural integrity, are the George Rounseville House (317 W. Grant), the X. N. Steeves House (118 E. Sheridan), the Charles McCormick House (107 N. Fifth), and the Went-Powers-Garnett House (323 S. Second, Photo 6).

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CONTINUATION SHEET**

Section 7 Page 4 Williams Residential Historic District
Coconino County, Arizona

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A variant of this style, sometimes called the "one-story Colonial Revival" or the Cape Cod, also occurs in the district. Loosely patterned after folk houses of eastern Massachusetts, this style was built throughout the United States during the Colonial Revival era (c1890-1920) but was most common in the 1920s and 1940s. The one example in the district is the E. W. Melick House (302 S. Second), constructed in 1939. The house retains good integrity, with original windows, a Georgian-inspired doorway, and 1939 Johns-Manville asbestos shingle siding (Photo 7).

The Neoclassical style, like the Colonial Revival style, gained popularity across the country following the 1893 Columbian Exposition. It was characterized by a full-height porch supported by classical columns, usually Ionic or Corinthian capitals, and symmetrical facades. It remained a popular selection for large, public buildings across the nation until about 1950. The one example of this style within the district is the Williams Elementary School (200 W. Sheridan; see Photo 2, left background), designed by Phoenix architect Orville Bell and constructed through the Public Works Administration in 1939. The building retains good integrity, although it is no longer used as a school and is presently vacant.

The Gothic Revival style is represented by one building in the district, the historic First Methodist Episcopal Church, now called the Community United Methodist Church (127 W. Sherman). Character-defining elements of the church include a bell tower/entry, Gothic-arched stained windows, a quatrefoil window positioned between two of the front stained glass units, and entry doors surmounted by a trefoil transom window set in a Gothic arch (see Photo 3, right foreground). The 1891 church and its 1893 Folk Victorian-style parsonage were listed on the National Register in 1984. The Williams church is a relatively late expression of Gothic Revival architecture; nationally, most buildings in this style were constructed between 1840 and 1870.

Tudor Revival architecture, popular in the country from 1890 to 1940, featured: steeply-pitched, usually side-gabled roofs; facades dominated by one or more prominent cross gables; decorative half-timbering; windows that were tall, narrow, grouped in multiples, and with multi-pane glazing; and massive chimneys, sometimes crowned by chimney pots. The Williams district includes one example of this style, the Robert Byrd House (311 S. Tabor). Built in 1937, the Byrd House was designed by Orville Bell and built by contractor William Raver.

The Spanish Eclectic style, another form of Revival architecture, is characterized by: a low-pitched roof, usually with little or no eave overhang; red tile roof covering; one or more prominent arches placed above the door or focal window, or beneath the porch roof; stucco wall sheathing; and asymmetrical facades. One example of the Spanish Eclectic style occurs in the district, the Miles Polson House (211 W. Sherman). This 1936 architect-designed cottage (Orville Bell), one of the first homes built in Williams using a Federal Housing Authority loan, was acquired by Polson through monthly payments of only \$19.42.

Late 19th and 20th Century American Movement Architecture (Bungalow/Craftsman)

The bungalow, or Craftsman, style derived primarily although not exclusively from the work of Gustav Stickley and Greene and Greene. Bungalow architecture was promoted by Stickley's journal, *The Craftsman*, as well as by the magazines *House Beautiful*, *Good Housekeeping*, and *Ladies' Home Journal*. A flood of pattern books offered plans for bungalows, and the popularity of the style quickly spread among the American public. The rise of the bungalow occurred at a time of relative economic prosperity that allowed many middle-class families to purchase their first homes. The style

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CONTINUATION SHEET**

Section 7 Page 5 Williams Residential Historic District
Coconino County, Arizona

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was characterized by: medium- to low-pitched roofs with wide, unenclosed eave overhangs; exposed rafter ends; decorative (false) beams, purlins, or knee-braces under gables; porches, either full-width or partial, sometimes recessed, and often with tapered columns or piers; and one to one-and-a-half stories (S. Phillips 1989:42).

Bungalows were the single most popular style of domestic architecture in historic Williams. More than half of the buildings within the district exemplify this style. They occur on virtually every street and avenue in the district and, with few exceptions, date between 1909 and 1939. Particularly good examples include the George Baumann House (106 W. Sherman), the Frank Gold House (207 E. Sheridan), the Bengston-Byers House (101 W. Hancock), the Sine-Craig Home (611 S. Second), and the Amundsen-Rittenhouse Home (419 S. Third, Photo 8). Many were the work of George Baumann and Carl Hinds, builder-contractors active in the Williams area until 1919.

Modern Architecture (Ranch and Minimal Traditional)

The Ranch style of Modern architecture was popular in the United States for a forty year period beginning circa 1935. It was "loosely based on early Spanish Colonial precedents of the American southwest, modified by influences borrowed from Craftsman and Prairie modernism of the early 20th century" (McAlester and McAlester 1991:479). The style is characterized by: asymmetrical one-story shapes with low-pitched roofs; hipped, cross-gabled, or (more rarely) side-gabled roofs; moderate to wide eave overhangs; ribbon or large picture windows; and an emphasis on facade width, often incorporating garages into the integral design. One example of historic age occurs in the district: the Carr Schwarz House (105 E. Hancock), constructed in 1941.

The Minimal Traditional style of Modern architecture was most popular in the United States from around 1935 to 1950. The style was a product of the Depression, a compromise style reflecting the form of traditional Eclectic houses but lacking their decorative detailing. Character-defining elements include low to moderate pitched roofs, closed eaves and rakes, at least one front-facing gable, and massive chimneys. Three examples of this style contribute to the historic character of the district: the Clyde Durham House (109 E. Hancock), the Charles Cottolendy House (127 W. Hancock), and the W. L. Black House (221 W. Hancock).

Vernacular Architecture

More than 20 historic buildings in the district are not readily classifiable into any particular style. "Vernacular" is a useful concept when discussing their design. Vernacular architecture is common construction fashioned by the working class for functional purposes. Vernacular buildings are everyday structures made of readily available materials by unschooled but not necessarily unskilled workers. Expediency, rather than style, guides this type of construction. While vernacular architecture may reflect elements of one or more styles, vernacular architecture is not a style in itself, but rather a term to help understand a building's genesis (Upton and Vlach 1986).

The district's vernacular buildings manifest diverse forms but share a common trait: modification through time. Originally small buildings, they were changed to add more floor space or to accommodate new functions. They expanded as necessary to accommodate the needs of their users. Porches were infilled, sheds were built off the side or rear, and closely adjacent houses were sometimes joined. Good examples in the district are the Friend House (407 S. Fourth), built c1902-1908 and expanded c1911-1943, and the J. L. Boyce House (113 S. Second). The architecture of the Boyce

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 6 Williams Residential Historic District
Coconino County, Arizona

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building loosely reflects a Modernistic or International influence. Built of native volcanic stone, the building is distinctive for the incorporation of prehistoric grinding stones into its main facade. Constructed in 1937, the building soon gained two rear office rooms to connect it to the Garnett Memorial Hospital to the south (both buildings are pictured in Photo 9). In the modern era, the rear rooms have been removed to separate the home from the defunct hospital.

Integrity

The boundary of the Williams Residential Historic District is drawn to include those portions of the Williams Townsite and Perrin Addition that contain a majority of contributing buildings. Contributing buildings are at least fifty years old and are relatively intact examples of their representative styles. Alterations most frequently consist of additions to the rear, sensitive enclosure of front porches, or sheathing in modern material that attempts to replicate the historic material. These changes are seldom obtrusive, nor do they detract from the historic character of the buildings. Many of the buildings are in exemplary condition, reflecting pride of ownership.

Non-contributing buildings within the district are those that post-date the historic period (ending in 1947) or that lack integrity. Integrity is gauged by the Arizona SHPO's minimal standards for assessing contributor/non-contributor status within a historic district. Typically, buildings in the Williams district have lost integrity because front-elevation window openings have been altered and historic, exterior wall fabric has been replaced with modern, visually incompatible material. Other buildings have lost integrity in the district because of insensitive porch infill. Fortunately, non-contributing buildings are fairly evenly distributed throughout the district and thus do not constitute a notable intrusion.

The Williams Residential Historic District possesses good integrity of location, design, setting, materials, workmanship, feeling, and association. It contains 132 contributing and 96 non-contributing buildings, listed below. Within the district boundary, the percentage of contributing buildings is 58 percent. Outside the boundary, the density of Register-eligible properties decreases markedly; the exception to this statement occurs north of the district, where the Williams Residential Historic District adjoins the Williams Historic Business District.

Contributing Buildings

- South Taber Street: 311, 312, 315, 411, 425, 500
- South First Street: 202, 211, 311, 327, 402, 408, 411, 415
- South Second Street: 113, 115, 211, 212, 214, 215, 220, 227, 228, 302, 312, 323, 511, 515, 611
- South Third Street: 311, 314, 408, 419
- South Fourth Street: 108, 113/115*, 117, 119, 311, 312, 318, 323, 326, 407, 411, 416, 420/422*
- South Fifth Street: 107, 111, 112, 116, 207, 212, 215, 217, 220, 221, 228, 307, 315, 411
- West Grant Avenue: 125, 133, 141, 201, 225, 241, 313, 317, 320, 335, 341, 425
- East Sherman Avenue: 101, 105, 142, 202
- West Sherman Avenue: 101, 106, 110, 117, 127**, 211, 217, 225, 241, 309, 317, 341, 418, 433, 445, 503, 510, 511, 541
- East Sheridan Avenue: 110, 118, 122, 130, 202, 205, 207
- West Sheridan Avenue: 104, 112, 115, 117, 127, 200, 321, 429, 501, 509, 521, 541

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 7 Williams Residential Historic District
Coconino County, Arizona

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Contributing Buildings (continued)

East Hancock Avenue: 102, 105, 109, 119, 128
West Hancock Avenue: 101, 102, 127, 209, 221, 317, 405, 425, 441
Fairview Avenue: 111, 113, no number (north of 111, north side of street)

- * One building subdivided into two units (counted as one contributor)
- ** Previously listed church and parsonage (counted as two contributors)

Non-Contributing Buildings:

South Taber Street: 308, 410
South First Street: 301, 312, 401, 405, 409
South Second Street: 311, 390, 401, 421, 427, 525, 605
South Third Street: 211, 216, 220, 227, 228, 308, 312, 327, 402, 420
South Fourth Street: 111, 212, 224, 304, 308, 404, 408, 412, 415
South Fifth Street: 123, 202, 208, 308, 311, 320, 324, 327, no number (NW corner of South Fifth & West Sheridan), 419
West Grant Avenue: 117, 301, 401, 411, 412, 445, 510, 517
East Sherman Avenue: 114, 116, 132
West Sherman Avenue: 102, 109, 212, 233, 301, 310, 325, 333, 408, 412, 413, 425, 441, 509, 539
East Sheridan Avenue: 111
West Sheridan Avenue: 212, 216, 306, 417, 433, 517
East Hancock Avenue: 110, 118, 126, 134
West Hancock Avenue: 110, 112, 117, 133, 139, 201, 225, 301, 333, 341, 401, 410, 413, 429
Fairview: 115, no number (north of 115, north side of street)

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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 1 Williams Residential Historic District
Coconino County, Arizona

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SIGNIFICANCE

SUMMARY

The Williams Residential Historic District is significant under Criterion A because it represents and reflects important events and trends in community planning and development that affected Williams from the late nineteenth to the middle twentieth centuries. The district is also significant under Criterion C as a cohesive concentration of architecture illustrating changes in form and taste from the 1890s through the turn-of-the-century to the early 1940s. The period of significance (c1890 to 1941) represents the earliest documented construction of an existing building and the most recent construction of a historic style more than fifty years old. The level of significance is local.

Criterion A: Community Planning and Development

The founder of Williams is generally said to be Charles Thomas Rogers (Fuchs 1953:21; Hoffman 1983). This successful Prescott merchant, rancher, and miner became interested in the Williams area when a drought threatened his cattle in Chino Valley. In 1878 he purchased the holdings of sheep rancher John Rogers Vinton, consisting of unsurveyed land north of Bill Williams Mountain, and drove his stock there. Rogers' interest in the locality intensified when he learned that the Atlantic & Pacific Railroad would soon extend its transcontinental route through the same area. Realizing the opportunities to be afforded by the railroad, Rogers liquidated most of his Prescott assets and relocated to his Williams ranch in 1879. Two years later a post office was established at the ranch, and Rogers became its first postmaster (Theobald and Theobald 1961:137). Rogers surveyed a townsite near the post office and made plans to sell lots.

The railroad arrived on September 1, 1882. A General Land Office survey followed in 1883. The latter revealed that most of Rogers' townsite lay on an odd-numbered section of land (Section 33) in Township 22 North, Range 2 East. Under the land grant provisions of its charter from Congress, the Atlantic & Pacific had a prior claim to the odd-numbered sections within fifty miles of each side of its route, including the land on which Rogers had located. Rogers sued, but eventually saw his claim to Section 33 invalidated (Fuchs 1953:29-34).

Ignoring Rogers' townsite survey, the railroad in 1888 surveyed a 160-acre "Williams Townsite" for the northwest quarter of Section 33; the sale of lots therein would help the company recoup the costs of railroad construction and would build the population base of potential customers. The Williams Townsite, surveyed square with the alignment of the railroad tracks (which ran in an ENE-WSW direction), departed from Rogers' townsite, which had been laid square with the compass. As described in Section 7, the rectangular blocks of the Williams Townsite (those nearest the tracks) were envisioned for commercial use, while square blocks more distant from the tracks were intended for residential use. Roads running in an approximately north-south direction were designated First through Ninth Streets. Avenues in the commercial area were named Railroad and Bill Williams, while those in the residential area were named for Civil War generals (Grant, Sherman, Sheridan, Hancock, Meade).

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With the Williams Townsite plat in place, the community gained the appearance of a formal town. The earliest Sanborn-Perris fire insurance map (1892) indicated that the settlement pattern by that date resembled that seen today, but in incipient form, with railroad-related buildings mostly north of the tracks, businesses lining Railroad and Bill Williams Avenues, and domiciles mostly south of the commercial establishments. Within the Williams Residential Historic District area, the earliest buildings still in existence today included the homes of John Keck (101 W. Sherman; c1891-1892), C. E. Boyce (133 W. Grant, c1890), Michael Shelley (228 S. Second, 1891-1892), Charles Adams (341 W. Sherman, 1892), and Henry Cone (341 W. Grant, 1892), as well as the First Methodist Episcopal Church (127 W. Sherman, 1891). Most of these buildings were situated on multiple lots encompassing quarter-blocks.

The livelihood of the townsite in its early years hinged on its rather tenuous relationship with the railroad. In the 1880s, Williams was several times abandoned and reestablished as a division terminus, sometimes for passengers and freight and at other times for freight only (Fuchs 1953:48). The railroad's intermittent courtship with the town stemmed in part from the company's inability to secure a reliable source of water there. Establishment of Williams as a division point brought personnel and prosperity; removal of it had the opposite effect, but never to the extent feared. As Williams' reputation grew as a major center for the shipment of cattle and sheep, more ranches were established, employing vast numbers of cowboys. Cowboys and their families, in turn, drew merchants and businesses ready to serve them.

Other events of the late nineteenth century secured for Williams its reputation as more than a railroad-and-cow-town. The 1890s saw the birth of the local tourist industry. During this decade, Williams emerged the victor in a hard-fought battle with Flagstaff to be called the "Gateway to the Grand Canyon" (D. Phillips 1989:3). Pioneers in the tourism field with homes in the district included Ferd Nellis (201 W. Grant), who ran a stage line to the Grand Canyon, and Martin Buggeln (241 W. Grant), who operated the Bright Angel Lodge at Grand Canyon and the Grand Canyon Hotel in Williams. The tourist industry would become a mainstay of Williams in the twentieth century. While much of the rest of the nation was gripped by the Financial Panic of 1893, that year was a propitious one for Williams, marked by the arrival of the Saginaw Lumber Company. The Michigan firm expanded to Williams when it purchased timber rights to thousands of acres of former Atlantic & Pacific land from Dr. Edward B. Perrin (Matheny 1975:135-136). By June of 1893, the lumber company was operating sawmills west of Sixth Street within the Williams Townsite and in Chalender, ten miles east of Williams (neither mill exists today). The Saginaw and its successor, the Saginaw & Manistee Lumber Company (formed in 1899), quickly became Williams' largest employer. As a result of this new industry, the population of the town swelled from approximately 600 in 1895 to 1,200 in 1900 (Hoffman 1983:4). During its fifty year history in Williams, the Saginaw/Saginaw & Manistee would build many accommodations for workers and their families. Within the district, these would include a boarding house (541 W. Sherman); outside the district (south of the millsite), they would include a superintendent's house (burned in 1901), a replacement house, and a row of cottages for highly skilled workers.

New subdivisions were opened in the late nineteenth century to accommodate population growth. In 1892, the Scott Addition was platted, opening a twenty-block area to development north of the tracks. In 1894, the Taber City (also called Taber) Addition was filed for a nine-block that would extend commercial development along Railroad and Bill Williams Avenues. The Perrin Addition, surveyed in 1897, created approximately 16 new blocks for residential development east/southeast of the Williams Townsite and south of the Taber City Addition. The Sanborn-Perris map of 1898 did not completely cover all of the new subdivisions, but did indicate a rapid rate of infill from Railroad to Hancock

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Avenues and from S. Taber to S. Sixth Streets. In 1898 there were more than 56 businesses and 139 domiciles in Williams. Among the many new (and still existing) domiciles in the district were those of Miller Smith (117 W. Sherman), Thomas Smith (225 W. Grant), Ben Sweetwood (220 S. Second), and William Ergmann (312 S. Second).

A fire on July 2, 1901, destroyed 38 businesses and ten residences in the passage of an hour. Rebuilding proceeded at a furious pace. In October of the same year, Sanborn-Perris generated a new map of the community showing no fewer than 68 businesses and 167 domiciles. Examples of homes that made their first appearance on the 1901 map were those of John Baumgartner (142 E. Sherman), C. A. Neal (202 E. Sherman), M. J. Rounseville (115 W. Sheridan), Jacob Kaufman (202 S. First), and E. W. Keeler (323 S. Fourth). The July fire fostered incorporation and a new round of town improvements. One such project occurred in 1905, when Ferd Nellis installed a raised water tank and pipes that, for the first time, delivered water directly to homes in the hilly portion of the district; this made "life...more worth living on the heights" (*Williams News*, August 5, 1905).

Increased lumbering activity during the early twentieth century was accompanied by demographic change. When the Saginaw Lumber Company began operating in Williams in 1893, many Euroamericans, particularly Scandinavians, followed the company from Michigan to Arizona. Soon, however, other nationalities joined this labor pool. Particularly numerous were Mexicans, who, by 1906, had gained sufficient numbers to host their own social activities and merit a Spanish-language column in the *Williams News*. Williams' early Mexican population lived primarily west of S. Fourth Street (in the western portion of the Williams Residential Historic District) and also north of the tracks (Cleeland 1989a:6).

As Williams evolved, citizens felt the need for an organization to guide its growth. Thus, in 1907, the Board of Trade was organized, precursor of the Williams-Grand Canyon Chamber of Commerce. One of its first recommendations was to promote Williams as a health resort -- a curious notion, in view of the area's harsh winters and water so poor that it was deemed to lie at the root of chronic rheumatism and kidney disease (Fuchs 1953:75 and 103). It is both puzzling and undeniable that people did, in fact, move to Williams for health reasons. Even more interesting is the fact that many of them made complete recoveries there. For example, in 1904, Dr. Ralph O. Raymond (associated with 312 S. Second), moved to Williams from Illinois seeking relief from respiratory problems. He made a complete recovery in four years. Similarly, in 1913, attorney Frank M. Gold (associated with 318 S. Fourth) moved to Williams because of failing health. Hearing that its newspaper was for sale, he purchased the *Williams News* with his brother-in-law, Frank E. Wells, Sr. So complete was Gold's recuperation by 1915 that he reentered the legal profession and soon became Coconino County Attorney (*Williams News*, February 4, 1965:1).

An informal alliance of the Board of Trade with the *Williams News* provided the necessary ingredients for a period of boosterism in the 1910s. The Board and *News* launched a campaign to demonstrate that housing was inadequate in Williams and that new construction was sorely needed. The newspaper particularly emphasized the need for rental units for both summer and year-round residents, predicting that "at least 50 small cottages could be rented if they were to be had" (*Williams News*, October 21, 1911:4). Professor Thomas H. Cureton answered the "call" in outstanding fashion. In 1912-1913, he developed several rental properties by buying existing cottages, building new ones, or moving them to Williams from other locations; his rental properties in the district included 122 and 130 E. Sheridan, 314 S. Third, and 417 and 429 W. Sheridan. Other town residents, including Xenophon Steeves, Ed Hamilton, Martin Buggeln, and P. S. Ronan, followed Cureton's lead, developing rental properties such as 102 W. Hancock, 141 W. Grant, and 313 W. Grant.

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The trend described above was accompanied by a boom in the construction of owner-occupied, single-family residences. The *Williams News* documented a period of building activity that began circa 1910, peaked around 1915, subsided in 1917, and ended in 1919. It was during the mid-teens that many of the largest and finest residences in Williams were constructed. Many (including 106 W. Sherman, 419 S. Third, 326 S. Fourth, 101 W. Hancock, and 500 S. Taber) were the work of George Baumann and Carl Hinds, contractors who held a near-monopoly in the construction trade.

A recession following World War I forced Williams residents to postpone homebuilding plans. Economic conditions worsened in 1921 as the effects of a drought became apparent; farms lay idle, and ranching operations were crippled. However, new hope soon appeared in the form of the horseless carriage. The automobile had been present in Williams since 1904, but only slowly did awareness grow of its potential as a major means of transportation. Williams began to develop facilities specifically designed for the convenience of motorists, such as tourist courts and tourist camps. In 1927, motor travel surpassed rail travel to the Grand Canyon for the first time. A year later, the National Old Trails Highway, later called U.S. "Route" 66, was partially paved through the community (Cleeland 1989b). By the end of the decade, tourism -- specifically, automotive tourism -- was considered the industry of greatest growth in Williams.

Despite the economic upturn, homebuilding did not regain the vigor of the previous decade. To stimulate residential construction, a building and loan association was founded in July of 1926, with positive results. The newspaper soon reported "more building going on now than in many years" (*Williams News*, August 20, 1926:4). District domiciles dating to the 'twenties included 411 S. Taber, 209 W. Hancock, and 501 W. Sheridan.

Shortly before the stock market crash of 1929, the town newspaper reported that: 13 residences were recently constructed, the city was about to start assigning street numbers to houses, street signage was being installed, a new power plant was under construction, and home-delivery mail service would soon begin. This picture of progress changed in Williams with the Great Depression, but not immediately and not to the degree experienced in many other Arizona towns. An audit conducted by the State in March of 1935 indicated that Williams was in the best financial condition of all towns examined for the previous five-year period. The Saginaw & Manistee sawmill stayed open through the 1930s, although the company found it necessary to move cutting operations to timber stands far removed from Williams (Putt 1991:112). The realignment and continued paving of Route 66 also provided jobs during the Depression.

By the mid 1930s, New Deal programs took effect in the community. Two of them, the Better Housing Program and the Federal Housing Authority, stimulated the residential construction trade; several homes in the Williams Residential Historic District, such as 211 W. Sherman, resulted from assistance from these sources. Another New Deal program, the Public Works Administration (PWA), sponsored large-scale works having broad public benefit; the 1939 Williams Elementary School (200 W. Sheridan) was a PWA project. During the 1930s, Williams gained additional amenities in the form of a social club (the American Legion "Hut" at 425 W. Grant) and a hospital (the Garnett Memorial Hospital at 115 S. Second); both were formed through private initiative and were not government-sponsored.

Williams entered the 1940s with a population of 2,604 persons, an increase of 438 from the 1930 census. Although it had emerged from the Depression in relatively good order, it was about to face its own Recession, precipitated by the closing of the Saginaw & Manistee mill. The loss of Williams' largest employer in 1942 was devastating. The lumber

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company liquidated its Williams assets and left in pursuit of denser and more lucrative timber stands elsewhere. Within the district, one property, 541 W. Sherman, passed from corporate to individual ownership as a result of this event.

Further deepening Williams' recession was a decrease in tourism resulting from World War II. However, within five months of the bombing of Pearl Harbor, a new form of economic opportunity emerged. The Navajo Ordnance Depot (now called Camp Navajo) opened east of town. Many ordnance workers found housing in Williams. The addition of these workers to its population injected life into Williams' economy and partially offset the loss of the sawmill. District properties associated with such workers included 212 and 311 S. Fifth. At the close of the historic period, tourism recovered to become the leading industry of Williams. It has remained so to the present day.

In summarizing its history, Fuchs (1953:156) noted "A singular aspect of the history of Williams is that each time the town suffered an economic dislocation there was a compensating factor to ameliorate the situation." The Williams Residential Historic District is significant because it represents the unique sequence of events and trends that enabled the town to grow despite occasional reversals. Its buildings are associated with important events and processes in community planning and development that shaped Williams from the late nineteenth to the middle twentieth centuries.

Criterion C: Changing Forms and Tastes in Architecture

As Section 7 indicates, the Williams Residential Historic District is a cohesive concentration of buildings reflecting changing tastes and forms in architecture from the late nineteenth to the middle twentieth centuries. The district appears unsurpassed in northern Arizona for its variety of styles spanning many decades.

The architecture is mostly, although not exclusively, residential. The styles and building forms present in the district mark the evolution of Williams from a struggling railroad stop of the nineteenth century to a bustling tourist center of the twentieth. The germination of this process is seen in the original townsite; it is in this neighborhood that one finds the oldest buildings and architectural styles -- the Folk Victorian, Queen Anne, and Italianate. The seamless continuation of the process of growth is seen in the Perrin Addition, which extended the original plan of the townsite into hillier land south and southeast of it. The Perrin Addition and the Williams Townsite experienced greatest growth in the late nineteenth and early twentieth centuries. Therefore, most buildings in these areas reflect Revival and American Movement influences of those times, with styles including the Colonial Revival, Gothic Revival, Neoclassical, Tudor Revival, Spanish Eclectic, and Bungalow/Craftsman. As the local timber industry declined, the pace of construction decreased toward the middle of the twentieth century. Modern architecture representing this phase of Williams' history is therefore relatively rare in the district, although a few examples of it -- represented by the Ranch and Minimal Traditional styles -- can be found in the Perrin Addition.

As Section 7 indicates, several buildings in the district are good examples of their type. A small percentage of them were architect-designed. Most were the work of competent builders who took pride in good craftsmanship. A pleasing array of vernacular architecture also enhances the district.

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Section 9 Page 1 Williams Residential Historic District
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Photographic Information

- 1) Williams Residential Historic District
 - 2) Coconino County, Arizona
 - 3) Pat Stein
 - 4) February 1997
 - 5) City Clerk, City of Williams
 - 6) Streetscape showing (left to right) 211, 215, and 227 South Second Street, view northeast
 - 7) Photo 1
-
- 1) Williams Residential Historic District
 - 2) Coconino County, Arizona
 - 3) Pat Stein
 - 4) February 1997
 - 5) City Clerk, City of Williams
 - 6) Streetscape showing (left to right) 200 West Sheridan Avenue(school), and 312 and 302 South Second Street, view south/southwest
 - 7) Photo 2
-
- 1) Williams Residential Historic District
 - 2) Coconino County, Arizona
 - 3) Pat Stein
 - 4) February 1997
 - 5) City Clerk, City of Williams
 - 6) Streetscape showing 100 block of West Sherman Avenue, view southeast. Previously-listed First Methodist Episcopal Church and Parsonage (now the Community United Methodist Church) in foreground.
 - 7) Photo 3
-
- 1) 321 West Sheridan Avenue, Williams Residential Historic District
 - 2) Coconino County, Arizona
 - 3) Pat Stein
 - 4) February 1997
 - 5) City Clerk, City of Williams
 - 6) View south of 321 West Sheridan Avenue
 - 7) Photo 4
-
- 1) 323 South Fourth Street, Williams Residential Historic District
 - 2) Coconino County, Arizona
 - 3) Pat Stein
 - 4) February 1997
 - 5) City Clerk, City of Williams

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6) View south of 323 South Fourth Street
7) Photo 5

1) 323 South Second Street, Williams Residential Historic District
2) Coconino County, Arizona
3) Pat Stein
4) February 1997
5) City Clerk, City of Williams
6) View east of 323 South Second Street
7) Photo 6

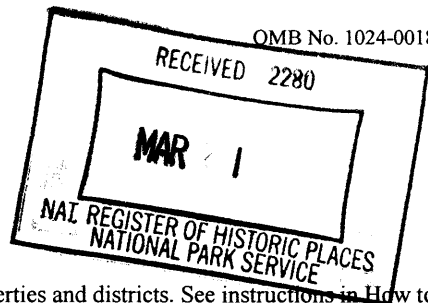
1) 302 South Second Street, Williams Residential Historic District
2) Coconino County, Arizona
3) Pat Stein
4) February 1997
5) City Clerk, City of Williams
6) View west of 302 South Second Street
7) Photo 7

1) 419 South Third Street, Williams Residential Historic District
2) Coconino County, Arizona
3) Pat Stein
4) February 1997
5) City Clerk, City of Williams
6) View east of 419 South Third Street
7) Photo 8

1) 113 & 115 South Second Street, Williams Residential Historic District
2) Coconino County, Arizona
3) Pat Stein
4) February 1997
5) City Clerk, City of Williams
6) View southeast of (left to right) 113 & 115 South Second Street
7) Photo 9

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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 Williams Residential Historic District - Amendment

other names/site number _____

2. Location

street & number Roughly bounded by Grant and Fairview Avenues, and Taber and Sixth Streets

city or town Williams

state Arizona code AZ county Coconino code 005 zip code 86046

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 X 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. Gowen AZSTARO
State or Federal agency and bureau ARIZONA STATE PARKS

Date 2/7/06

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 _____
State or Federal agency and bureau _____

Date _____

4. National Park Service Certification

Signature of Keeper [Signature] Date of Action _____

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): additional Documentation Accepted

Signature of Keeper Edson Beall Date of Action 5-2-06

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Section	Amendment	Page	1	Name of Property	Williams Residential Historic District - Amendment
				County	Coconino
				State	Arizona

Correction to the Williams Residential Historic District listed on the National Register of Historic Places on November 14, 1997. The district has 132 contributors and 96 non-contributors.

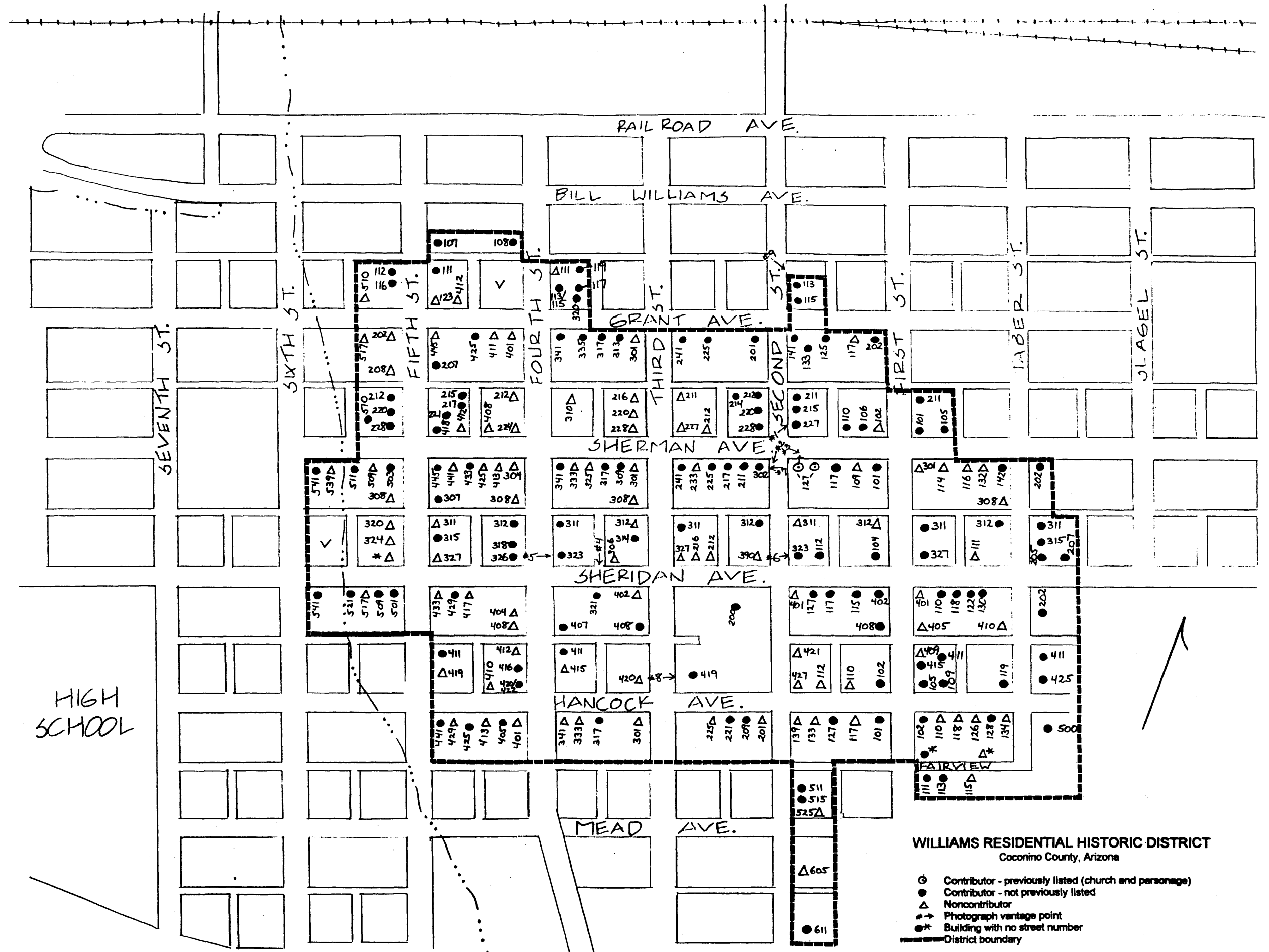
Non-Contributing Properties:

127 W. Sherman
207 S. 5th Street

The above referenced properties were listed as contributors to the Williams Residential Historic District, Williams, Coconino County, Arizona. However it has come to our attention that these houses are no longer extant.

The house at 127 W. Sherman was destroyed by fire, and the house at 207 S. 5th Street was demolished.

The Arizona State Historic Preservation Officer requests that the Keeper of the National Register of Historic Places reclassify these properties to reflect their non-contributing status. The resource count would subsequently change to 130 contributors and 98 non-contributors.



WILLIAMS RESIDENTIAL HISTORIC DISTRICT
Coconino County, Arizona

- ⊙ Contributor - previously listed (church and personage)
- Contributor - not previously listed
- △ Noncontributor
- Photograph vantage point
- * Building with no street number
- - - District boundary

