

1074

United States Department of the Interior
National Park Service

JUL 11 1989

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name PINE CREST HISTORIC DISTRICT

other names/site number _____

2. Location

street & number Includes: San Carlos, Yavapai, Cochise & Apache Streets not for publication N/A
city, town Prescott, vicinity N/A
state Arizona code AZ county Yavapai code 025 zip code 86303

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>24</u>	<u>17</u> buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	_____	_____ sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>24</u>	<u>17</u> objects
	<input type="checkbox"/> object		<u>17</u> Total

Name of related multiple property listing:
None

Number of contributing resources previously listed in the National Register None

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Shereen Alinder July 6, 1989
Signature of certifying official Date
Arizona State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. Shelony Byers 8/10/89
 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

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic

Single Dwelling

Current Functions (enter categories from instructions)

Domestic

Single Dwelling

Multiple Dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Late 19th and Early 20th Century American
Movements

Bungalow/Craftsman

Materials (enter categories from instructions)

foundation Stone, concrete

walls Wood, stone, stucco, asbestos

roof asphalt, asbestos, wood

other

Describe present and historic physical appearance.**SUMMARY :**

The Pine Crest Historic District comprises a succinct group of Bungalow style buildings constructed between 1911 and 1935 in west Prescott. The Pine Crest Addition was developed by the Prescott Chamber of Commerce who promoted it as a health and vacation area. Close to town, it benefited from clean air, ideal climate and a healthful environment. The District is entirely residential in character. It is comprised largely of one story buildings with Bungalow being the dominant style. There are 24 contributing and 17 non-contributing properties.

SETTING AND APPEARANCE:

The City of Prescott is located on the northwest slope of the Bradshaw Mountains of central Arizona at an elevation of 5,354 feet. Native vegetation is chiefly emory oak and alligator bark juniper interspersed with ponderosa pine. The climate is mild and semi-arid, with distinct seasons.

Pine Crest Historic District is an irregularly shaped residential tract nestled in the hills of west Prescott, Yavapai County, Arizona. Lots are small, typically 5,000 square feet in size. The district comprises much of the Pine Crest Addition as it was developed between 1911 and 1935. It is bounded by San Carlos Street on the east and by the rear property lines of the parcels fronting on Coronado Avenue, Yavapai and Apache Drives. It also includes four parcels north of Mohave Drive between Cochise and San Carlos Streets. The district encompasses two complete blocks and portions of four other blocks for a total of 41 properties. A portion of the Pine Crest Addition was annexed by the City of Prescott in 1918.

Pine Crest District is set in an area of gently sloping hills vegetated by native trees and shrubs. Soils are decomposed granite. Granite rock outcroppings remain throughout the district as natural landscaping features with homes sited in among the boulders. Stone walls are common edgings at property lines. Native evergreen trees predominate, but oak and other semi-deciduous and deciduous trees are common. The profusion of natural trees and shrubs serves to shield and shelter the homes, resulting in a sense of seclusion. The district exhibits a consistent scale and massing

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through the use of similar materials, color, craftsmanship and architectural style.

ARCHITECTURAL DESCRIPTION:

The Pine Crest Addition was developed by the Prescott Chamber of Commerce to promote Prescott's healthy environment. Residences in the district reflect that concept through the use of indigenous materials and an emphasis on outdoor living. Homes are generally simple one story buildings well-integrated into the site. The architecture of the district represents a period of continued growth and development for Prescott between the years 1911 and 1935. The building style consistently exhibits Craftsman influences. Houses in the district are typically asymmetrical in massing and irregular in plan. Roofs are almost exclusively gabled with interest created through the use of varied ridge heights and shed and hip projections used over porches and additions. Wood clapboard, shiplap and board and batten are most commonly used as exterior siding over frame construction. Shingled gables are found in the district and stucco and shingles are occasionally used as the exterior material. Foundations are stone or concrete. Porches are either open, screened or enclosed. The few two story buildings are boxy and ample, but add interest and variety to the neighborhood. The neighborhood is further enhanced by the frequent use of picket fences and decorative trellises. Original outbuildings are common throughout the district.*

One of the unique features of the district is the use of stone and concrete retaining walls. These walls are primarily of stone and mortar, but stone set in concrete, coursed concrete rubble masonry and plain concrete are also used. Stone is frequently used as a building material for pillars, walls, steps and porches. Stone pillars are frequently used at corners and at the ends of retaining walls, such as at entrances to driveways. These rectilinear pillars are sturdy yet decorative and can reach six feet in height. The use of native rock for these walls provides an additional unifying element in Pine Crest, blending with the natural rock outcroppings.

EARLY TWENTIETH CENTURY MOVEMENTS: The Bungalow Style

The bungalow is typically a one-story house with gently pitched broad gables. The bungalow traces its origins to India, where it was described as a one story house type which had high, encircling porches. However, for all that was written about the Indian Bungalow, it was almost unknown as a visual type. Photographs of the bungalow were rarely published, so that people relied almost exclusively upon literary description, resulting in a maximum latitude for interpretation.

*Outbuildings have not been sufficiently evaluated to determine their contributing or noncontributing status.

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The Bungalow style was the dominant style for smaller houses built throughout the country during the period from about 1905 until the 1920s. The vogue for bungalows was characteristic of the age. These low, spreading houses, with their affected lack of pretension, epitomized the desire for a basic, primitive simplicity - though actually, they were neither primitive nor simple. Their character was often determined by the articulation and nature of their materials, so that the stick-and-board-like quality of the beams, planks and shakes and the massive ruggedness of brick and stone were emphasized. An openness, freedom of plan and unassuming scale were also typical; the restriction to one story, while common, was not universal.

Regional variations of the bungalow were pronounced. Henry H. Saylor, an authority on the subject, was able to discern ten types of American Bungalows in 1911. One of these he called the "Chicago type Bungalow" in which he related the work of the Prairie School to the American Bungalow. The regional bungalow type which developed in California enjoyed the greatest popularity, and numerous examples were built throughout the nation. Charles and Henry Greene evolved a highly personal and sophisticated bungalow type, and it was in their work that the local Bungalow achieved its finest form.

The popularity of the Bungalow style was due to the Arts and Crafts Movement in America (as influenced by the English Arts and Crafts Movement), publications such as "House Beautiful", "House and Garden", "Inland Architect and News Record" and "Western Architect" and the resulting flood of pattern books which appeared, offering plans for Craftsman bungalows. Gustav Stickley and his "Craftsman" magazine also had a tremendous influence in matters of taste during the early years of this century. These periodicals catered to homeowners or to potential builders of homes and to their various home-related hobbies and activities.

The very inception of the homemaker magazine reflected a sociological change wherein taste, particularly the housewives' taste, took increased precedence over building per se. "House Beautiful", founded in December, 1896 and published in Chicago, was the most important homemaker magazine reflecting and influencing midwestern taste. "House Beautiful" expressed an enthusiasm for the Arts and Crafts Movement, on whose crest it rode for several years. The Movement taught simplicity and a respect for materials. The vogue for bungalows extended a measure of respectability to midwesterners who consequently felt less pressure to conform to historical styles and the magazine publicity offered added justification for building this type of house.

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The Bungalow style was built throughout Arizona from the turn of the century through the 1930s. The bungalow was intended to be a forthright, direct, and functional dwelling. It was a modest, comfortable-looking, low profile house which communicated a sense of shelter. Lacking the busy three-dimensional ornamentation popular during the Victorian Era, the Bungalow was typified by use of materials left as close as possible to their original state. Ornamentation was reserved, and was characterized by exposed beams and rafters, natural stain of wooden surfaces and the use of stone, brick, concrete and concrete block. French doors leading to porches and terraces were common, as were pergolas. A brick or stone fireplace was a major element. The bungalow became the basic middle-class house, replacing the Victorian cottage of the earlier period.

The modest nature of the bungalows evident in Pine Crest results from the developmental history of the subdivision. The lots in Pine Crest were initially given away free to newcomers to Prescott. Although the original Pine Crest homes were required to cost only \$300 or \$350, (the minimum figure was changed after the project began), many were constructed at a higher cost (\$2,000 and \$7,500 as reported in Yavapai magazine in 1915 and in 1918 respectively). These houses were primarily owner-built as temporary or vacation homes using readily available building materials, e.g., locally milled lumber and native stone. The building forms were simple, rectangular or ell shaped plans, usually only one story in height with a low-pitched gable or hipped roof. These are typical elements of the Bungalow/Craftsman style, which dominated American houses built during the first two decades of this century. Many Pine Crest structures originally intended to be temporary were soon converted to year-around homes by enclosing open spaces, adding more living space and using more substantial building materials. These types of improvements are readily seen throughout Pine Crest

Examples of the bungalow style in Pine Crest Historic District include the one story residence at 923 Yavapai Drive. It is a low profile, rectangular form covered by a hip roof, sided in shiplap and with banded Craftsman style windows. The residence at 939 Yavapai Drive is an ell shaped form covered by a hip roof with exposed rafter tails and a characteristic brick fireplace. Windows are banded and trimmed in wide molding. The foundation is stone and the building is sided with shingles. Both of these residences feature a low native stone wall at the front property line. These characteristics are typical of the Bungalow/Craftsman style. Other notable examples include the residences at 930 and 939 Apache Drive, 313 Cochise Street and 272 San Carlos Street.

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INTEGRITY:

The residences in the Pine Crest Historic District are, with few exceptions, intact examples of their styles. Unlike earlier development in Prescott, the Pine Crest Addition was platted in accordance with the terrain and natural environment, resulting in a unique setting for the small bungalows of the neighborhood. Alterations frequently consist of additions to the rear and/or the enclosure of front porches. These changes are seldom obtrusive nor do they detract from the historic character of the structures. Many of these homes are in exemplary condition, reflecting a pride of ownership which has been evident in the Pine Crest Addition since its inception. Of the 41 surveyed properties in the district, 24 have retained sufficient integrity to be considered contributors.

The land use pattern and general streetscape character of Pine Crest have remained virtually unchanged since the Addition was platted in 1911, with the neighborhood continuing to provide middle-class housing in a forested setting. Yavapai, Apache and Cochise streets were paved in 1938 using WPA labor and funds. The narrow, residential nature of the original street configuration was unchanged by the paving. San Carlos street was never paved. Natural landscaping was incorporated in the site plan in most instances, and has frequently been enhanced by the use of rock gardens, rock lined terraces, trellises and pergolas.

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CONTRIBUTING BUILDINGS

Inventory No.	Address	Parcel Number
2	204 Apache Drive	108-01-67
5	930 Apache Drive	108-01-64
6	934-934-1/2 Apache Drive	108-01-63
7	937 Apache Drive	108-01-44A
8	939 Apache Drive	108-01-45A
9	940 Apache Drive	108-01-87
10	942 Apache Drive	108-01-86
11	944-944-1/2 Apache Drive	108-01-85
12	923 Yavapai Drive	108-01-60
13	925 Yavapai Drive	108-01-59
14	926 Yavapai Drive	108-01-49
17	939 Yavapai Drive	108-01-57
19	945 Yavapai Drive	108-01-55 & 56A
22	307 Cochise Street	108-01-70C
23	313 Cochise Street	108-01-74
24	320 Cochise Street	108-01-51
26	324 Cochise Street	108-01-52
30	258 San Carlos Street	108-01-83
32	268 San Carlos Street	108-01-81A
33	272 San Carlos Street	108-01-80
35	306 San Carlos Street	108-01-72A
38	326 San Carlos Street	108-01-75A
40	213 Apache Drive	108-01-48
41	929 Apache Drive	108-01-46A

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NON-CONTRIBUTING BUILDINGS

Inventory No.	Address	Parcel Number
1	201 Apache Drive	108-01-50
3	210 Apache Drive	108-01-66
4	214 Apache Drive	108-01-65
15	932 Yavapai Drive	108-01-47
16	933 Yavapai Drive	108-01-58
18	943 Yavapai Drive	108-01-56
20	302 Cochise Street	108-01-68
21	305 Cochise Street	108-01-70B
25	323 Cochise Street	108-01-76
27	328 Cochise Street	108-01-53
28	332 Cochise Street	108-01-54
29	812 Coronado Avenue	108-01-77
31	262 San Carlos Street	108-01-84A & 82A
34	286 San Carlos Street	108-01-71
36	308 San Carlos Street	108-01-73
37	320 San Carlos Street	108-01-75B
39	328 San Carlos Street	108-01-75

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Community Planning and Development

Health/Medicine

Significant Person

Period of Significance

1911-1935

Cultural Affiliation

Architect/Builder

unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SUMMARY:

The Pine Crest Historic District consists entirely of residential properties constructed early in the twentieth century. The period of significance, 1911 through 1935, reflects the earliest permanent development of the Pine Crest Addition and the most recent development as represented by the construction of the Bungalow/Craftsman styles in the Pine Crest Addition. The Pine Crest Addition was originally part of a 50 acre tract purchased in 1911 by the Prescott Chamber of Commerce and recorded by the Chamber in 1914. The development of Pine Crest by the Chamber of Commerce was a means of promoting Prescott's growth by encouraging summer visitors and health seekers to build residences. The district is considered eligible for the National Register under criterion "A" for its association with the early twentieth century expansion of Prescott and under criterion "C" as a cohesive grouping of early twentieth century architecture.

HISTORICAL AND ARCHITECTURAL BACKGROUND:

At the turn of the century, architectural design had begun to change from the popular 19th Century Queen Anne style to controlled formality, and Neo-Classical, Romanesque Revival and Second Romanesque Revival styles began to predominate. This was especially evident in the new commercial buildings constructed after a disastrous fire in July, 1900 which destroyed 4-1/2 blocks of downtown Prescott. Trained architects were beginning to appear on the scene (there were at least 13 in Prescott in late 1900, after the fire). These changes and the increased availability of standardized and mail-order building components also influenced the shift toward a more formal style in the first decade of the twentieth century. In residential architecture, Colonial Revival styles began to be replaced by more current Bungalow and Craftsman styles, which were popular in California and were readily available through pattern books.

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The early twentieth century established a second growth period in Prescott. Government activity continued to be important to Prescott, though the Capital was now in Phoenix. Prescott's stature as the County Seat together with Fort Whipple's presence as a military base and medical center assured a continued strong economic growth.

The Pine Crest Historic District includes most of the original 12 acre Pine Crest Addition, which was platted by the Prescott Chamber of Commerce in 1911. The subdivision was outside the City limits, but included municipal facilities such as water, lights and telephones. Lots were initially given away "free by warranty deed" to anyone who had not resided in Prescott for at least two years, who was white and would construct a dwelling at a cost of at least \$300 (later, \$350 and \$500). In 1916, the Chamber was charging \$25 for each lot, with essentially the same criteria to be applied to prospective owners.

Architecturally, the district features bungalows built throughout the historic period. An outstanding example of an early Bungalow style is the house at 923 Yavapai Drive, built approximately 1917, and an example of a later bungalow is the Boyd Lyons (a CPA and new resident of Prescott) house at 939 Yavapai Drive, constructed approximately 1935. The Pine Crest Addition features the residences of new citizens of Prescott, many of whom became active in local commerce and civic affairs. Historically, this subdivision represents the early twentieth century western expansion of Prescott combined with a unique concept for the promotion of community growth.

HISTORICAL CONTEXTS:

The Pine Crest Historic District is associated with two contexts related to the growth and development of Prescott: 1) Twentieth Century Expansion of Prescott, and 2) Development of Prescott as a Health and Tourist Community.

Twentieth Century Expansion in Prescott, 1911 - 1935:

At the time of the granting of Statehood to Arizona on February 14, 1912 the trend toward Neo-Classical design continued. This trend remained visible in commercial and governmental buildings. The construction of the new Courthouse in 1916 at the center of the downtown commercial area established a Neo-Classical focal point for Prescott and reflected a clear and purposeful decision to build a "City Beautiful" in a permanent and professional style. The Neo-Classical courthouse introduced a new image and level of sophistication to the community that was intended to symbolize the importance of Prescott within the State.

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A major factor supporting the growth of Prescott in the early twentieth century was the resurgence of copper mining activities in the nearby areas of Humboldt, Mayer and Jerome. This was a direct result of the increased demand for copper created by World War I. The investment in the revitalized copper industry by several Prescott banks and businessmen was of great benefit to the economic conditions and growth of Prescott during this time.

The idea for Pine Crest came from the Honorable Reese M. Ling, an active member of the Prescott Chamber of Commerce. The work of putting the project together fell to Harry Heap, Ed Kastner and Z. O. Brown. Heap became the chairman of the Pine Crest Committee and was its primary supporter and promoter for the Chamber. The land on the western boundary of Prescott was purchased in 1911 by the Chamber and included 50 acres of pines, oaks and massive granite boulders. Twelve acres were set aside, surveyed and developed for the Pine Crest Addition. The remaining acres to the North were developed in the 1930s by Harlow Phelps as the Pine Dells Subdivision. Most Pine Crest lots were 50 x 100 feet. The lots were free to newcomers who would build a home costing at least \$300, which had to be painted or stained. By 1915, sixteen homes had been built, and the Chamber was recommending that the "free" lots program be withdrawn and that a price be charged for the remaining lots. By January, 1916, the free lots were no longer available, and the price had been set at \$25 per lot, with the understanding that two lots would comprise one holding. At that time, there were "29 Bungalows, all of which have been occupied during the summer and 24 of which are being used at the present time". Yavapai, January 15, 1916. Commenting on a Pine Crest home which cost \$7,500, Yavapai magazine stated in January, 1918 "[t]his is a triumph for the colony, as it shows the desirable residential qualities of Pine Crest".

In 1919, Prescott suffered the effects of a post-war depression along with the rest of the state and nation. However, Arizona was showing a steady growth rate. The 1920 U. S. census placed the population of Arizona at 334,162, up from 204,354 in 1910, a gain of 63.5%, and the population of Prescott at 5,010, down from 5,092 in 1910. This decrease in the population of Prescott was mainly due to the effects of World War I. At the same time, the cattle business was enjoying enormous growth with an estimated 1,575,000 cattle valued at \$58,275,000. This industry, along with Prescott's reputation as a tourist resort with emphasis on tourist hotels and guest ranches and slow but steady economic growth helped carry Prescott through this post war depression period in relative prosperity. As a

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result of this prosperity, the City of Prescott was able to initiate improvements, such as street paving and the installation of sidewalks and street lights. Many other improvements were completed during the 1930s, using WPA funds. In 1932 Prescott borrowed \$500,000 to improve the water supply to the city, indicating a commitment to the continuing growth of the community.

The 1930s economic depression was more severe, lasted longer and affected more people than any economic decline in history. By 1932 there were 15,000,000 Americans unemployed. Thousands of banks failed and people lost their savings. Farm prices dropped and mines and factories closed down. Foreign trade came to a standstill. Charity soup kitchens opened in the cities and many of the jobless roamed the country looking for work. Many came to Arizona, but statistics show that the Great Depression seriously jolted the Arizona economy also. The state's industries had made great progress during the 1920s, but the 1930s depression was hard on all of them. Mining was hit hard, and with little demand for copper the price fell from 18 cents per pound in 1929 to 5 1/2 cents in 1932. Total production of copper tumbled from 830,000,000 pounds in 1929 to 182,000,000 pounds in 1932. Many companies closed down their mines and laid off miners. Some unemployed tried to make a living by prospecting for gold. The federal government put a four-cent duty on imported copper, and by 1936 the mines were starting to recover, though mining prosperity didn't return until World War II. Cattlemen and sheepmen had a similar experience. Wool prices dropped from 36 cents a pound in 1929 to 9 cents in 1933. Beef went down from 9 cents a pound to 3 cents. The price got so low, some cattlemen gave their animals away. The tourist industry and private construction also fell off during the Depression, and there was almost no home building in Arizona between 1932 and 1935. Arizona's population increased only 30 percent during the 1930s and actually declined during the first part of the decade. Though Prescott was able to remain fairly stable during the Depression, there was very little building during this period, with the exception of various WPA and similar projects. Pine Crest, because of the availability of inexpensive lots and minimal building requirements, was also an exception. Only toward the end of the 1930s did building resume in Prescott to any degree.

Development of Prescott as a Health and Tourist Community: 1900 to 1940:

The Prescott Chamber of Commerce was founded to promote Prescott, especially for its healthful climate. This promotion, along with a similar promotion by the Yavapai County Chamber of Commerce, founded in 1914, initiated a sound tourist trade based on Prescott's growing reputation as a resort and health community. Recreation became a leading industry of the

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central and southern parts of the state during the winter and of the northern parts during the summer. Summer swelled the population of Prescott, with many tourists staying in inexpensively erected temporary houses or tent-houses, or camping out in any number of campgrounds scattered around the Prescott area. Many families moved to Prescott for the summer, with the husband coming to stay on weekends from his job in the Phoenix area. Growth of the tourist business, however, was distinctly limited by the lack of highways. As the advantages of Prescott's climate were beginning to draw tourists and summer visitors from Phoenix, the Santa Fe railroad ran a special "tourist train". In the 1920s, the completion and partial paving of Black Canyon Highway from Phoenix began to make the Prescott area somewhat more accessible by automobile, and the completion of the highway from Prescott to the Grand Canyon also expanded the tourist market.

After the turn of the century, Prescott was being touted as an example of an ideal climate, especially for those suffering from tuberculosis and other chronic maladies, and for "all classes of invalids" (Yavapai, December 15, 1914, p. 15). The community had all of the requirements to fit the then current health criteria for the treatment of tuberculosis - a high, cool, climate relatively free of humidity or moisture, "blizzards, windy seasons, sand storms" (ibid.) and with prevailing winds from the south, which meant they had previously crossed the hot, dry desert. Daily temperatures varied 20 to 40 degrees, and summers were cool and winters mild, enabling the afflicted to enjoy year-round outdoor living. During the first decade of this century, many of Prescott's newcomers were seeking a recovery or an improvement in health. These newcomers exerted a significant influence on the development of the community and the rejuvenation of its economy. As their health improved, these newcomers stayed in Prescott and subsequently brought their families to become permanent residents. They entered trades, opened mercantile and grocery stores and expanded into all economic spheres. In addition, the doctors who came to the community to treat those suffering from tuberculosis brought economic and cultural growth and change.

In 1903, John W. Flinn, M. D., established the Flinn Sanatorium on West Gurley Street (now Willow Street) a few blocks southeast of Pine Crest in West Prescott for the lodging and treatment of tuberculosis patients. Dr. Flinn was born and educated in Canada and had trained further in Switzerland, where he studied newly developed treatments for tuberculosis. Dr. Flinn had been stricken with tuberculosis, the "white plague", in 1895 and came to Kingman, Arizona that year to regain his health. When he was

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better, he came to Prescott and established the sanatorium, which he named "PAMSETGAAF", an acronym for Pure Air, Maximum Sunshine, Equitable Temperature, Good Accommodations And Food. Dr. Flinn was considered a pioneer in the treatment of tuberculosis, and his patients were prescribed total bedrest and were expected to sleep out all year around. The cold, clear nights of winter were believed to be especially healing to those with tuberculosis. Flinn's choice of Prescott for the establishment of his sanatorium meant official recognition of the city by a nationally recognized pioneer in the treatment of tuberculosis as an ideal climate for the care of pulmonary sufferers.

In November, 1917, Yavapai magazine noted that there were five sanatoria in Prescott, including PAMSETGAAF, Mercy Hospital, Pine Lawn Inn, the Prescott Cottage Sanatorium and the Boulder Rest Home. All of these facilities were located in west Prescott, and two were within blocks of Pine Crest. City directories from 1913 to 1919 also list The Forrest Sanitarium, Oak Park For Health and the Chalmers Sanitarium. Whipple Hospital, at Fort Whipple, also treated many World War I veterans with lung maladies, including tuberculosis. The nearness of Pine Crest to several of these sanatoriums and the availability of the lots to newcomers would have logically attracted sanatorium patients and staff and their families to Pine Crest. There are numerous instances illustrating the connections between Pine Crest and the various Prescott sanatoria. In 1921, a Mr. Newton, who had been a patient at Whipple, and his sister moved into 215 (now 925) Yavapai Drive. In 1928 and 1929, the mother and brother of former President Richard M. Nixon lived at 937 Apache Drive. Mrs. Nixon was caring for her son, Harold, who had tuberculosis, and to make ends meet took in and cared for other tubercular patients. In the 1930s, Amos Bumpus, who met his wife, Grace, in a local sanatorium, lived at 945 Yavapai. After their marriage, the Bumpus' moved around the corner to 937 Apache.

The Pine Crest Historic District represents a unique concept of community development promoted for its health benefits and attractiveness to tourists. This neighborhood of modest Bungalows conveys a sense of historic and architectural cohesiveness through its design, setting, materials and workmanship.

9. Major Bibliographical References

BIBLIOGRAPHY:

Blumenson, John G., Identifying American Architecture - A Pictorial Guide to Styles and Terms, 1600-1945, American Association for State and Local History, Nashville, Tennessee, 1977.

Brooks, H. Allen, The Prairie School, University of Toronto Press, Toronto, 1972.

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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

Specify repository:

Sharlot Hall Museum & Archives
City of Prescott, Arizona

10. Geographical Data

Acreage of property approximately 12

UTM References

A	<u>1 2</u>	<u>3 6 4 0 4 0</u>	<u>3 8 2 2 8 2 0</u>
	Zone	Easting	Northing
C	<u>1 2</u>	<u>3 6 3 9 2 0</u>	<u>3 8 2 2 5 8 0</u>
E	<u>1 2</u>	<u>3 6 2 8 2 0</u>	<u>3 8 2 2 7 6 0</u>
G	<u>1 2</u>	<u>3 6 3 9 6 0</u>	<u>3 8 2 2 8 2 0</u>

B	<u>1 2</u>	<u>3 6 4 0 4 0</u>	<u>3 8 2 2 5 9 0</u>
	Zone	Easting	Northing
D	<u>1 2</u>	<u>3 6 3 8 2 0</u>	<u>3 8 2 2 6 3 0</u>
F	<u>1 2</u>	<u>3 6 3 9 9 0</u>	<u>3 8 2 2 7 6 0</u>

See continuation sheet

Verbal Boundary Description

The boundary of the Pine Crest Historic District is shown as the dotted line on the accompanying map entitled "Sketch Map". It is inclusive of all tax parcels shown within the indicated boundaries.

See continuation sheet - Sketch Map

Boundary Justification

The boundaries of the Pine Crest Historic District include Sections A, B, C, D, E and F of the original Pine Crest Addition as surveyed in 1911 and

See continuation sheet

11. Form Prepared By

name/title Nancy L. Burgess & Micha McCue Hoy

organization _____

date May, 1989

street & number P. O. Box 42

telephone 602-445-8765, 778-4247

city or town Prescott,

state AZ

zip code 86302

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 2

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(see continuation sheet)

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National Register of Historic Places Continuation Sheet

Section number 9 Page 3

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National Park Service**

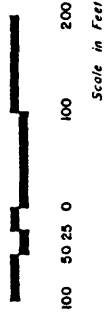
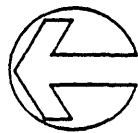
National Register of Historic Places Continuation Sheet

Section number 10 Page 2

recorded in the office of the Yavapai County Assessor (Book 2 of Plats, page 30) April 15, 1918. Since 1918, some street names and addresses have been changed and some lot configurations have changed. Sections G, H, I and J of the original Pine Crest plat later became part of Pine Dells Subdivision and partial development of this area occurred late in the 1930s. Therefore, sections G, H, I and J were excluded from the Pine Crest Historic District.

Pine Crest Historic District

Yavapai County, Prescott, Arizona



This survey has been funded with the assistance of a matching grant-in-aid from the Department of the Interior, National Park Service, under the provisions of the National Historic Preservation Act of 1966, as amended, and as administered in Arizona by the Arizona State Parks Board through the State Historic Preservation Officer.

LEGEND

123 Street Number


District Boundary

Contributing Building

Non-Contributing Building

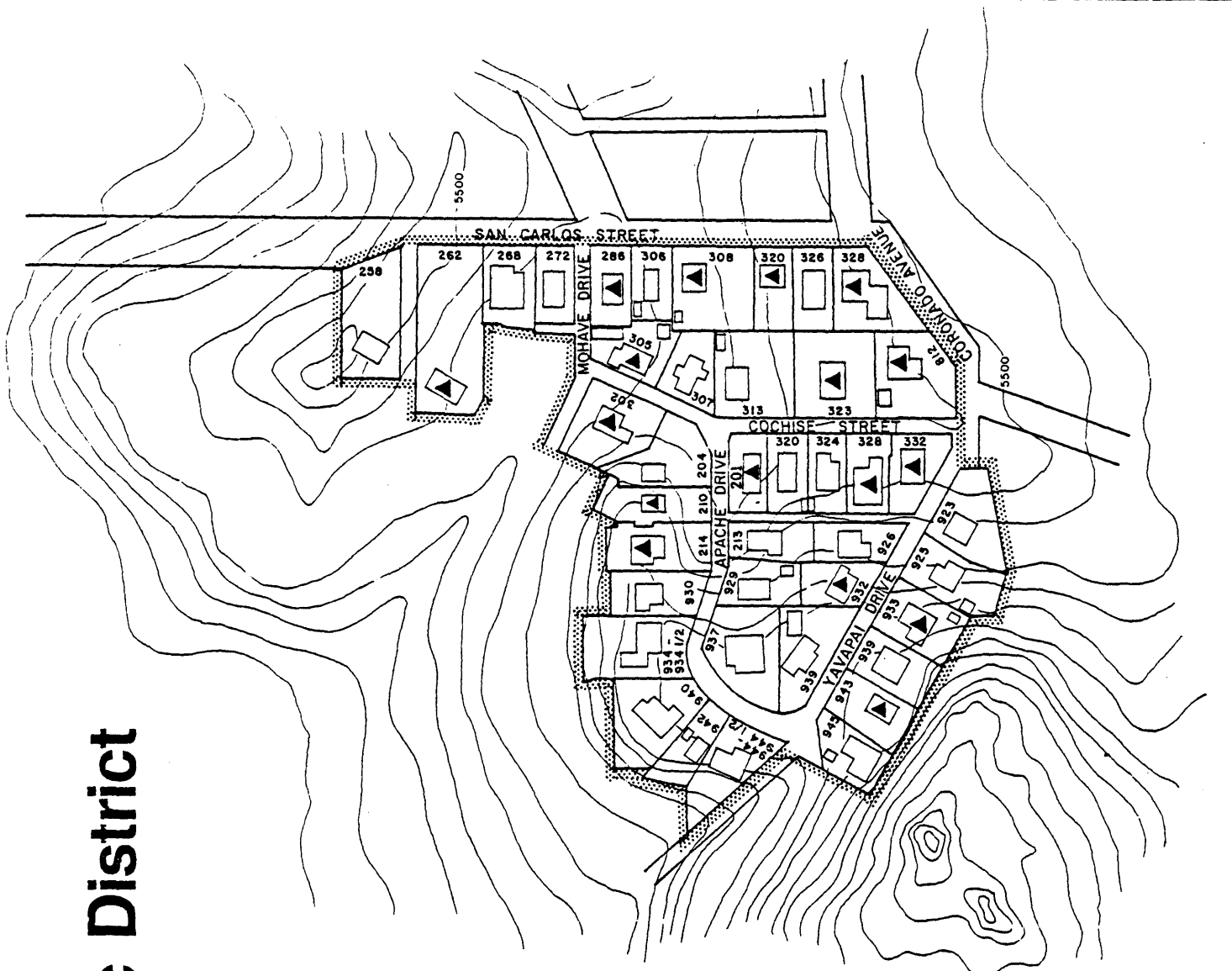
Contour Interval 4 feet

CONSULTANTS:



432 S. Corley St.
Prescott, Arizona 86303

Nancy L. Burgess
Preservation Consultant
P.O. Box 42, Prescott, Arizona 86302 602-445-8165



**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number PHOTOS Page 1

All photographs were taken in the Pine Crest Historic District, Prescott, Arizona, in February, 1989, by Nancy Burgess. All negatives are in the possession of the Arizona SHPO.

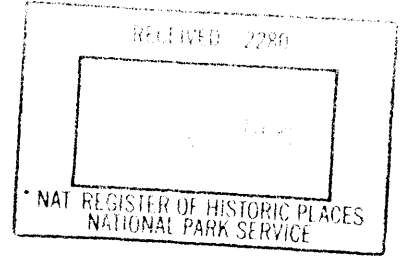
1. Yavapai Drive
facing east
2. Yavapai Drive
facing west
3. 939 Apache Drive
front, facing east
4. 272 San Carlos Street
front and side, facing northwest
5. 939 Yavapai Drive
side and front, facing southeast
6. 930 Apache Drive
front, facing north
7. 923 Yavapai Drive
front, facing southwest
8. 313 Cochise Street
front and side, facing east

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section _____ Page _____

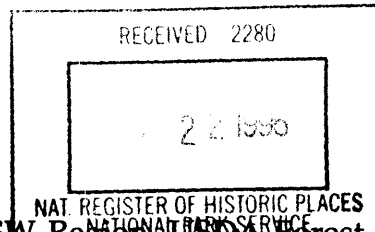
Property at 306 San Carlos
name of property
Yavapai County, Arizona
county and State
Pine Crest Historic District



Request for change in status due to severe alteration::

306 San Carlos
Prescott, Arizona
Pine Crest Historic District

Documentation has been provided to SHPO that this property has been severely altered by having historic siding replaced by Texture111. The Historic Sites Review Committee concurs with SHPO staff that the status of this property should be changed from contributor to non-contributor.



Yavapai County:

National Forest Fire Lookouts in the SW Region - USDA Forest Service

Mt. Union Lookout Cabin, Prescott National Forest,
Bradshaw Ranger District **Demolished by fire**

East Prescott Historic District

Severely altered
(See enclosed photographs)

226 North Pleasant Street

Substantial series of additions have been constructed which change appearance, integrity, massing, and roof lines. The total square feet of the additions triple the size of original structure.

308 East Goodwin Street

front facade remodel with new aluminum windows, some relocated from original openings, some new openings; new stucco; stairs added to west side.

306 North Alarcon

rear 2-story addition that is taller than original building; all new vinyl siding; aluminum windows; porch enlarged

316 North Alarcon

all siding replaced with wide, lapped cedar siding, including front gable; porch and porch pillars replaced; aluminum windows

Pine Crest Historic District

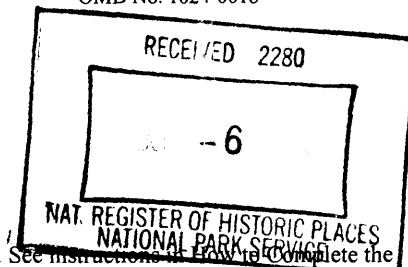
306 San Carlos

all siding replaced by T-111

59001074

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 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 Pine Crest Historic District - Amendment

other names/site number _____

2. Location

street & number _____
city or town Prescott



state Arizona code AZ county Yavapai code 025 zip code 86303

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.
(X See continuation sheet for additional comments.)

James W. Granian AZSAPD
Signature of certifying official
ARIZONA STATE PARKS
State or Federal agency and bureau

11 JANUARY 2006
Date

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

- 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 AVAILABLE

Robert H. Beall
Signature of Keeper

8-16-06
Date of Action

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section	Amendment	Page	1	Name of Property	<u>Pine Crest Historic District</u> <u>Amendment</u>
				County	<u>Yavapai</u>
				State	<u>Arizona</u>

The following properties were originally listed as contributors to the Pine Crest Historic District in 1989:

Inventory Number:	Property Address:
14	926 Yavapai Drive
41	929 Apache Drive

However 926 Yavapai Drive is recommended for delisting due to the enclosure of the front porch, the addition of vinyl siding and an incompatible front porch and 929 Apache Drive is also recommended for delisting due to the installation of wide aluminum siding.

The Arizona State Historic Preservation Officer request that the Keeper of the National Register of Historic Places reclassify these properties and adjust the resource count for the Pine Crest Historic District in Prescott, Yavapai County, Arizona to show 21 Contributors and 20 Non-Contributors.