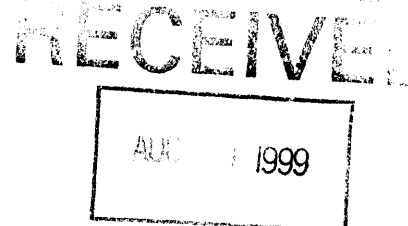


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



1069

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Make 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 Mile High Park Historic District

other names/site number \_\_\_\_\_

2. Location

street & number Portions: Josephine, Oregon and adjacent streets  not for publication

city or town Prescott  vicinity

state Arizona code AZ county Yavapai code 25 zip code 86301

3. State/Federal Agency Certification

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

James W. Francis Arizona 27 JULY 1999  
Signature of certifying official/Title Date

ARIZONA STATE PARKS  
State of Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

[Signature] 8/3/99  
Signature of the Keeper Date of Action

**Mile High Park**

Name of Property

**Yavapai, Arizona**

County and State

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

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
28	25	buildings
1	0	sites
0	0	structures
0	0	objects
29	25	Total

**Name of related multiple property listing**

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

None

**Number of contributing resources previously listed in the National Register**

None

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC: single dwelling

LANDSCAPE: park

**Current Functions**

(Enter categories from instructions)

DOMESTIC: single dwelling

Landscape: park

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Late 19th & 20th Cent. Rev.: Pueblo

Late 19th & 20th Cent. American

Movements: Bungalow/Craftsman

Other: Vernacular

**Materials**

(Enter categories from instructions)

foundation concrete; stone

walls clapboard, shiplap, shingles;

stone; stucco.

roof asphalt; wood.

other chimneys: stone, CMU

**Narrative Description**

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

**Mile High Park**

Name of Property

**Yavapai, Arizona**

County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

**Community Planning and Development**

**Exploration/Settlement**

**Entertainment/Recreation**

**Period of Significance**

**1909-1949**

**Significant Dates**

**1911**

**Significant Person**

(Complete if Criterion B is marked above)

**N/A**

**Cultural Affiliation**

**N/A**

**Architect/Builder**

**N/A**

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

Name of repository:

**State Archives; City of Prescott**

**Mile High Park**

Name of Property

**Yavapai, Arizona**

County and State

**10. Geographical Data**

Acreege of Property 28 +/-

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
2	<input type="text"/>	<input type="text"/>	<input type="text"/>

3	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
4	<input type="text"/>	<input type="text"/>	<input type="text"/>

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Nancy L. Burgess

organization City of Prescott date January 29, 1999

street & number 210 South Cortez Street telephone (520) 776-6318

city or town Prescott, state AZ zip code 86303

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

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

A Sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name N/A

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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### 7. DESCRIPTION:

The Mile High Park Historic District comprises a historic residential neighborhood located in Prescott, Yavapai County, Arizona. It includes residential properties constructed from 1911 through the 1940s and a City of Prescott park, Flinn Park. The Mile High Park Historic District includes one, one and one-half and two story buildings representing primarily very plain, undecorated Vernacular styles, Classical and Craftsman Bungalow and Revival styles and which exemplify and illustrate the transition in styles typical in rural Arizona during the early-to-mid twentieth century. The condition of properties within the District varies, but most are in fair to good condition. The district includes 28 contributing and 25 non-contributing buildings and one contributing site (Flinn Park) within its boundaries. See Sketch Map. The Mile High Park Historic District possesses integrity of location, design, setting, materials, workmanship, feeling and association.

### SETTING AND APPEARANCE:

Prescott was founded in 1864 as the Territorial Capital of Arizona. Though three of the names originally proposed for Prescott were "Audubon", "Goodwin City" and "Aztlan", the name "Prescott" was chosen in honor of William Hickling Prescott, author of The History of the Conquest of Mexico. The Arizona Miner reported that the name was accepted because Prescott was "a good citizen, a true patriot, with industry, perseverance under difficulty, amiability of character and love of country".

Prescott is located on the northwest slope of the Bradshaw Mountains of Central Arizona at an elevation of 5,354 feet. The altitude combined with the continental air mass determine the native growth. Much of the area is forested with native gambrel and Emory oak, alligator bark juniper, Arizona cypress and ponderosa pine. The climate is mild and semi-arid with distinct seasons. As stated in The WPA Guide to 1930s Arizona (published 1940, republished in facsimile in 1989, at p. 239): "Prescott..., seat of Yavapai County, in the mountainous section of west-central Arizona, is hemmed in on three sides by ranges rising to granite Peak, Spruce Mountain, and Mount Tritle. The rocky outline of a great lion that dominates the western skyline is Thumb Butte. Granite Creek meanders through the dense pine forests of the serried mountains encircling Prescott, and, after seasonal rains, flows through the town...".

The Mile High Park Historic District (District) is an irregularly shaped tract of land located west of the original Prescott Townsite and includes portions of three subdivisions: Mile High Park (1927), Lincoln Park Tract (1924) and Idylwild Tract (1909) plus a number of metes and bounds parcels which were originally part of a 40 acre parcel of land known as the "Ryckman Property". With the exception of Idylwild Tract, this area was annexed into the City of Prescott in April, 1957 (see Annexation Map of the

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map of City of Prescott dated April 2, 1957). Idylwild Tract was annexed into the City in November, 1974.

Most of the District along Oregon Avenue rises slightly uphill from east to west. Miller Creek runs roughly parallel to Oregon Avenue to the North and Mayo Street crosses the creek with an un-bridged, low-water crossing. See photo #24. The rocky terrain, consisting of granite boulders from bowling-ball to house size, also rises steeply to the north, forming a natural barrier from properties located north of the District. Unlike the original Prescott Townsite (platted 1864), the streets are not laid out in a grid, but instead are more representative of the Arts and Crafts movement, following the contours of the natural terrain. This results in some buildings being sited above or below the grade of the street. The District is generally bounded on the north by Oregon Avenue and the rear property lines on the north side of Oregon Avenue, by Gail Gardner Way on the east, by the rear property lines on the west side of Lindberg Drive on the west and by an irregular boundary on the south. Streets include portions of Gail Gardner Way, Oregon Avenue, Shasta Street, Josephine Street, Linwood Avenue, Mayo Street, Keen Street and Lindberg(h) Drive. Originally, Lindbergh was spelled with an "h" on the end, however modern maps have dropped the "h" and the street name is now "Lindberg" Drive. The District includes a total of 57 parcels of land.

The District retains a great deal of native vegetation, with oaks (both trees and shrubs), pinion, juniper, large stands of Ponderosa Pine and mixed grasses (see photo #6). Along Miller Creek, deciduous trees such as water birches are prevalent along with non-native Siberian Elms, which are also used as an informal street tree. (See photo #13). Other non-native trees include various fruit trees and Moraine Locust. Lawns tend to be small and in the front yard only. A few houses have sidewalks from the street to the front entrance of the house and a few have paved or black-topped driveways, however, most rely on decomposed granite as a hard surface in driveways and yards. Soils are decomposed granite. Granite rock outcroppings remain in almost all parts of the District as natural landscaping features (see photo #15, 21). Stone, concrete and masonry unit retaining walls are common along property lines, particularly along the Oregon Avenue. Common fencing materials include stone, wood (picket and split rail) wire and chain link. There are no sidewalks, curb or gutter with the exception of Gail Gardner Way, which is a main collector street, and Josephine Street, which has curb and gutter. Oregon Avenue, Josephine Street, and Lindberg Drive are paved. The other streets are not paved. The Mile High Park Historic District is cohesively linked by a rural setting, mature landscaping, natural land features and by the way the buildings relate to each other in terms of scale, setback, massing, materials, color, craftsmanship and architectural styles.

Streetscape features serve to unify and distinguish the District and include the narrow, winding streets, including some unpaved streets, irregular lot shapes and sizes, abundance of native plant material and

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natural landscape features (granite rock outcroppings and changes in terrain). Stone, concrete and concrete masonry units are sometimes used as retaining walls at the property lines (see photos #9, 16, 19), distinguishing one lot from the next as a consequence of terrain. Fences along the front are common, but are for the most part modern additions. Historic fences, when used, are usually picket or garden wire. These streetscape features lend a continuity and cohesiveness to the District and particularly to the residential settings.

### ARCHITECTURAL CONTEXT AND PREVALENT STYLES:

The Mile High Park Townsite Historic District encompasses a small residential neighborhood and includes early-to-mid twentieth century single family residential properties together with later development. Many of the houses in this neighborhood started out as simple cabins originally built outside of the City limits. The oldest house was built in 1911 (1660 Oregon Avenue, see photo #23) and the most recent houses eligible for the Register were built in 1949 (412 Mayo Street, see photo #25, and 1405 Oregon Avenue).

### ARCHITECTURAL STYLES REPRESENTED IN THE DISTRICT:

The architecture of the Mile High Park Historic District represents a period of continued growth and development for Prescott between the years 1909 (when the Idylwild Tract was platted and subdivided) and 1949. The building styles include Vernacular with elements of Victorian and various Period Revival influences, Classical and Craftsman Bungalows and Pueblo Revival. Houses in the district are typically symmetrical in massing and regular in plan. One story houses predominate, but one and one-half and two stories also occur. Roofs are gabled and hipped. Wood clapboard, shiplap and shingles, locally gathered native granite and stucco are most commonly used as exterior materials. Decorative elements which occur in the district include decorative shingles, boxed and truncated pillars, and decorative stone patterns. Foundations are typically concrete or stone. Basements are not common, though crawl spaces are. Porches tend to be broad on the Bungalows and smaller, less protective structures on the vernacular and Revival styles. Original outbuildings, which were not individually evaluated for their contributing or non-contributing status, are common throughout the district.

The architecture of the Mile High Park Historic District reflects the nationwide transitions from the turn of the century to 1949 as Victorian influences were replaced by the Bungalow at the turn of the century, which in turn began to be less popular about 1914 when the prevailing mode returned to the more conservative Revival styles. In this District, the Bungalow styles were constructed into the 1930s. The architectural styles of the District represent this transitional period and consequently exhibit a mixture of these styles, although simple, plain vernacular buildings prevail.

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## Early Twentieth Century Movements:

### Vernacular Styles:

The Vernacular style residences, some with Victorian elements, are simple in form and detail and were typically constructed of locally available materials. In the Mile High Park Historic District the Vernacular style residences primarily exhibit cottage elements, including one to one and one-half stories, rectangular plans with box-like shapes, moderately pitched gable roof shapes, boxed eaves or simply molded trim with little or no ornament and native stone or horizontal wood siding. Typical examples include 134 Josephine Street (1919), 148 Josephine Street (1953, not eligible due to age, but still an excellent sample architecturally), both constructed of native stone; 1513 Oregon Avenue (1945); 1539 Oregon Avenue (1948); 1603 Oregon Avenue (1927); 1640 Oregon Avenue (1931, Tudor Revival elements); and 1647 Oregon Avenue (1924). See photos #8, 9, 17, 19, 20, 21 & 22.

### The Bungalow:

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 style was typified by use of materials left as close as possible to their original state. An openness, freedom of plan and unassuming scale were also typical; the restriction to one story, while common, was not universal. Ornamentation 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. This new type of residence became an "everyman's home", replacing the Victorian cottage of the 1880s and 1890s.

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), and 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. In addition to being economical, informal and open, the popularity of the Bungalow style occurred at a time of economic prosperity which allowed many families to purchase their first homes.



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Examples of modest Bungalow style dwellings are found throughout the district, including the residences located at 336 Lindberg Drive (1931); 1305 Linwood Avenue (1929); 1312 Oregon Avenue (1925); 1405 Oregon Avenue (1949); 1503 Oregon Avenue (1915); 343 Shasta Street (1924) and 412 Mayo Street (1949). See photos #26, 11, 14, 16, 12 & 25. Several residences feature a low native stone wall at the front property line. This characteristic is typical of the Bungalow/Craftsman style.

### Revival Styles of the Eclectic Era:

At the turn of the century, commercial architecture in Prescott shifted to reflect the growing national trend to Revival styles, particularly Colonial Revival and Neo-Classical Revival styles. In Arizona, a desire of new residents to identify with their predominately mid-western origins was combined with a desire to conform to the national identity as a way to dispel the frontier image.

The Revival styles are a wide range of historically based styles favored by the American public from 1890 to 1940. Colonial Revival and Neo-Classical Revival were popular throughout the entire period and appeared concurrently with the Craftsman Bungalow, Arts and Crafts and Prairie School styles. Following World War I, other, more varied styles became popular, such as Spanish Colonial, English Tudor, Pueblo and Mission. These designs almost always displayed the architect's or builder's familiarity with the external, decorative features of the historical styles rather than with the building's tradition, its formal features or plan types.

Prescott residential architecture of this period tends to include several Revival motifs, including Mission/Spanish Colonial, Pueblo, Tudor, Classical and Neo-Classical. The Mile High Park District includes one example of Pueblo Revival style at 129 Josephine Street, built in 1914 and one house in a Vernacular style with elements of Tudor Revival at 1640 Oregon Street, built in 1931. See photos # 7 & 21.

### INTEGRITY:

The contributing buildings in the Mile High Park Historic District are, with few exceptions, intact examples of their representative styles. This District includes a collection of buildings which individually lack architectural distinction but as a District represent a period of construction which has a consistency of scale, proportions, materials, color, decoration and workmanship. Although the architectural styles and designs of each house are very disparate, the neighborhood is unified by the time period in which it developed, the setbacks, height, massing and materials, the streetscapes, which include native rock outcroppings and native trees and shrubs which presents a very unified residential neighborhood in a rural type of setting where the streets follow the natural terrain and Miller Creek determines the development pattern on the north side of Oregon Avenue. The placement and relationships of the homes

*See Continuation Sheet*

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to the streetscape and to each other provides a unifying pattern. This neighborhood is a typical representative of the rural growth around the Prescott area in the early to mid-twentieth century, a time period when ranch and farming land was beginning to give way to modest, rural development of this type. Alterations consist primarily of additions to the rear and additions of modest porches and/or porch covers. These changes are seldom obtrusive nor do they detract from the historic character of the buildings. Of the 53 surveyed residences in the District, 28 have retained sufficient integrity to be considered contributors. Dr. John Flinn Memorial Park (formerly known as Acker Park) is included as a contributing site due to its continued use as a park for over 50 years and its association with J. S. Acker (see Section 8).

Of the remaining 25 buildings, alterations have compromised building integrity or buildings post-date the historic period (see photos # 9, 18 & 27). The non-contributing buildings are evenly distributed throughout the District and thus do not constitute a notable intrusion into the District. The Mile High Park Historic District possesses integrity of location, design, setting, materials, workmanship, feeling and association.

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Continuation Sheet

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CONTRIBUTING BUILDINGS

Inventory Number	Address	Parcel Number
3	126 Josephine Street	111-08-022
4	129 Josephine Street	111-08-026
5	134 Josephine Street	111-08-023
17	1307 Linwood Avenue	111-12-108
19	1305 Linwood Avenue	111-12-109B
20	320 Gail Gardner Way	111-12-103B
22	339 Shasta Street	111-12-104
23	343 Shasta Street	111-12-105, 106A, C, D
25	1305 Oregon Avenue	111-12-101C
26	1300 Oregon Avenue	111-12-098A
27	1312 Oregon Avenue	111-12-100A
31	1405 Oregon Avenue	111-09-129
35	1503 Oregon Avenue	111-09-170F
37	1513 Oregon Avenue	111-09-170G
41	1539 Oregon Avenue	111-09-168
43	1532 Oregon Avenue	111-09-162
46	1545 Oregon Avenue	111-09-166
50	408 Keen Street	111-009-157
51	412 Mayo Street	111-09-001
52	1606 Oregon Street	111-09-003, 008
53	1603 Oregon Street	111-09-009A
58	1628 Oregon Avenue	111-09-005
59	1640 Oregon Avenue	111-09-006
60	1647 Oregon Avenue	111-09-044
61	1650 Oregon Avenue	111-09-007
63	1660 Oregon Avenue	111-09-008
64	336 Lindberg Drive	111-09-046
66	340 Lindberg Drive	111-09-047E

CONTRIBUTING SITE

10	280 Josephine Street (Flinn Park)	111-09-166
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*See Continuation Sheet*

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Continuation SheetSection number 7 Page 8NON-CONTRIBUTING BUILDINGS

Inventory Number	Address	Parcel Number
6	143 Josephine Street	111-08-025
7	148 Josephine Street	111-08-024
8	147 Josephine Street	111-08-037B
13	327 Josephine Street	111-09-133A
14	329 Josephine Street	111-09-133B
15	328 Josephine Street	111-09-170D
16	1402 Linwood Avenue	111-09-132
18	1306 Linwood Avenue	111-12-103A
21	326 Gail Gardner Way	111-12-102
24	330 Shasta Street	111-09-131
29	1360 Oregon Avenue	111-09-130
33	1411 Oregon Avenue	111-09-128B
34	1417 Oregon Avenue	111-09-128A
36	1509 Oregon Avenue	111-09-170G
38	1517 Oregon Avenue	111-09-170G
40	1515 Oregon Avenue	111-09-169
44	1541 Oregon Avenue	111-09-167
45	1544 Oregon Avenue	111-09-161
47	1548 Oregon Avenue	111-09-160
48	1557 Oregon Avenue	111-09-009B, 165(well)
49	1550 Oregon Avenue	111-09-159
57	1620 Oregon Avenue	111-09-004
62	1655 Oregon avenue	111-09-045
65	338 Lindberg Drive	111-09-046A
67	360 Lindberg Drive	111-09-046B

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## National Register of Historic Places Continuation Sheet

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### 8. STATEMENT OF SIGNIFICANCE:

The Mile High Park Historic District is associated with the twentieth century expansion of Prescott. The period of significance (1909 - 1949) of the District represents the earliest documented platting of a subdivision within the boundaries of the district (Idylwild Tract) and the most recent construction of residences more than 50 years old (1405 Oregon Avenue and 412 Mayo Street). Architecturally, the Mile High Park Historic District features Vernacular buildings, a few Vernacular buildings with Victorian elements, a large number of Bungalow Styles and one example of Pueblo Revival Style. Bungalow style dwellings are interspersed with Vernacular buildings built throughout the historic period. Initially, the District featured modest seasonal housing and year-round housing for young families and first-time home buyers. Historically, the District represents the early twentieth century expansion of the Prescott area west of the downtown combined with the development of modest new housing.

Included within the boundaries of the District are residential properties constructed between 1911 and 1949 and the Dr. John Flinn Memorial Park, owned by the City of Prescott and formerly known as "Acker Park". See photo # 10. The architecture of the buildings in the Mile High Park Historic District follows a stylistic progression from Vernacular with Victorian elements to mid-twentieth century Pueblo Revival style, with Bungalow forms bridging the two. The largest number of buildings were built between 1921 and 1930. The District can be considered eligible for the National Register under criterion "A" for its association with the settlement and development of Prescott and criterion "C" as a cohesive grouping of early-to-mid twentieth century architecture whose components lack individual distinction but which illustrates the changes in community development, form and taste from the teens through the late 1940s.

### HISTORICAL CONTEXTS:

Prior to 1909, none of the land included within the boundaries of the Mile High Park Historic District was subdivided. Large tracts of land were owned by a few ranching and farming families, and it was primarily unsettled. The District includes portions of three subdivisions: Mile High Park (1927), Lincoln Park Tract (1924) and Idylwild Tract (1909) plus a group of irregular parcels on Oregon Avenue formerly known as the "Ryckman Property" (see undated Thomas Bros. Map of the City of Prescott). Development of the District tended to progress from south to north and from east to west, except that the Ryckman Property split Oregon Avenue from north to south, from Josephine Street on the east to Mayo Street on the west, resulting in early development to the west and east of the Ryckman Property, but not within the Ryckman Property. The Ryckmans also owned the property which became Lincoln Park Tract subdivision. The first occurrence of addresses on Josephine, Lindberg, Linwood and Oregon in the City Directories is in 1929. "Mile High Park Addition" (without street addresses), Shasta, Mayo and

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Keen Streets appear in 1931. Gail Gardner Way did not exist until 1984, when the City of Prescott expanded and combined a number of small residential streets with various names into a major collector street with the new name of Gail Gardner Way in honor of Prescott pioneer rancher, Prescott Postmaster and poet Gail L. Gardner. The section of Gail Gardner Way which is included in this District was formerly known as "West Street". West Street addresses first appear in the City Directory in 1929.

### **HISTORICAL BACKGROUND:**

#### **Prescott as the Territorial Capital of Arizona, 1864 - 1867 and 1877 - 1889:**

The historic development period of Prescott traditionally begins in 1864 with the establishment of Prescott as the Arizona Territorial Capital. Prescott was also designated at the same time as the County Seat of Yavapai County, one of four original territorial counties. Although the Capital moved to Tucson from 1867 to 1877, the Capital returned to Prescott at the end of 1877 and remained until it was moved permanently to Phoenix in 1889. During these years as Territorial Capital, Prescott was the dominant political center of the Territory and was protected and influenced by the presence of nearby Fort Whipple. The city was well established by the time the transcontinental Atlantic & Pacific Railroad crossed northern Arizona in 1882. By that date, many prominent and prosperous families in the Territory had settled in Prescott and built homes.

The decade of the 1880s saw fluctuations in the economic condition of Prescott due to slumps in mining activity, especially a severe slump in 1885 which resulted in the closing of several Prescott businesses. The community was strong enough to recover economically based on the rapid growth of the cattle industry in the area. On December 31, 1886, a branch of the Santa Fe railroad was opened connecting Prescott with the Atlantic and Pacific. In 1893 it was replaced by a branch of the Santa Fe. By 1895 the Santa Fe, Prescott and Phoenix Railroad connected Prescott's mining area with the Southern Pacific line. This access to the railroad bolstered the mercantile sector of the local economy and led to the establishment of several new dry goods and mining supply businesses. Communication and utilities improved along with transportation. An electric light plant was built in 1889 and telephones arrived shortly thereafter. The year 1889 also marked the year that the Capital was moved to Phoenix. In spite of this political loss, Prescott continued to prosper and develop as the nineteenth century drew to a close.

By 1900, established residences were clearly reflecting the Victorian architectural style. People were beginning to move across Granite Creek and into areas south and west of town. Commercial development was altered dramatically when a disastrous fire on July 14, 1900, destroyed four and one-half blocks of downtown Prescott. Twelve hotels and 20 mercantile establishments were lost. After the fire, citizens soon viewed the event as a chance to replace the old wooden buildings common in the downtown area with more permanent brick and stone buildings. These buildings reflected a shift from exuberant

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Victorian styles to a more controlled formality of styles. Craftsman, Classical Bungalow, Vernacular and Revival architecture became the prominent residential styles during the first part of the century and remained popular through the 1930's.

### Twentieth Century Expansion in Prescott, 1900-1940:

The fire of 1900 not only brought on a new era in architecture, but it also seemed to stimulate a variety of social and public improvements. Downtown, cement sidewalks and paved streets replaced the dusty thoroughfares of the 1800s. Fort Whipple was reopened after a brief closure in the 1890s, which provided the community with a steady influx of federal dollars.

The Yavapai Chamber of Commerce (now the Prescott Chamber of Commerce) was founded in 1914 to promote Yavapai County and especially the Prescott area for its healthful climate. Prescott, along with Arizona in general, was experiencing an increase in tourism. Summer in particular was a busy time of the year for Prescott. Many families from Phoenix would stay in summer homes in or around Prescott, or "camp out" in tents, or sometimes, elaborate portable houses.

The copper mining industry also supported area growth in the early twentieth century because of the extra demands for World War I. However, by 1919 Prescott suffered the effects of post-war depression along with the rest of the state and nation. Even so, after a reduction in population during World War I, Prescott was again enjoying a steady growth rate with a population in 1920 of 5,010.

The pre-World War II depression was also very hard on the state and local area economy. Thousands of banks failed, and people were left without work or savings. However, the WPA was well organized in Prescott during the late 1930s. Many local unemployed found work with the WPA in Prescott without having to leave their families. There was a definite slump in the tourism industry and almost no growth or expansion between 1932 and 1935.

### Idylwild Tract:

Only the properties within the District with addresses in the 100 block of Josephine Street are included in the Idylwild Tract subdivision. Idylwild Tract was originally owned by Eugene Neuman. Neuman came to Prescott from Phoenix in 1900 and, according to his obituary published in the *Prescott Courier* on August 1, 1967, "helped rebuild the city" after the fire of 1900. Neuman and his wife planted the Brookside Orchard on White Spar Road, and Neuman also managed a dry-goods store for ten years. Neuman owned several large tracts of land in the Prescott area, including all of the Idylwild Tract. The subdivision was recorded August 6, 1909. The subdivision was platted in a grid, without streets or legal access (see Map of the Idylwild Tract). By 1912, Mr. Neuman had assumed the responsibility of collecting taxes (\$1.00 per lot) from the various property owners in the Idylwild Tract (see letter from

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Neuman dated November 20, 1912). Neuman continued for many years trying to collect taxes from those who had purchased lots in the tract, and to form an improvement district to build Idylwild Loop Road. He reported regularly in the local newspaper as to the activities in Idylwild, such as: "Mr. J. M. Clinton, associated with the international Y.M.C.A. work, with his wife and charming little daughter, resting after three years of labor among the colleges of Japan and China, spent the summer in Idylwild, living in an exceptionally comfortable five-room portable house that he brought with him for the purpose." (Undated clipping). In 1912-1914, the mailing list for purchasers of land in Idylwild Tract included people in Congress, Peoria, Phoenix, Prescott and Tempe, Arizona; Los Angeles, Needles and Placerville, California; and Chicago, Illinois.

Early photographs of Idylwild (circa 1910) show a family gathered around a tent, which has been erected next to a large tree (see photo # 1). This is undoubtedly representative of the early houses in this area. i.e. temporary. Another photo shows what appears to be a new house, constructed of vertical board siding skirted with lattice work and with a hip roof and an integral porch on the front (see photo # 5). Other photographs (# 2 and 3) from the same area and era show similar houses in the background. Photo #4 shows a typical area road which skirts the rock outcroppings and follows, more or less, the "lay of the land". The first time an address for Idylwild Tract occurs in the City Directory is 1928 which identified the location as "West end of Butte, 1 mile west of City". "Butte" refers to the western extension of Butte Street later known as Thumb Butte Road.

Idylwild Tract, in contrast to the other subdivisions within the boundaries of the District, is relatively unplanned, other than to be divided up into square lots of equal size, and represents the establishment of the earliest platted development in this area. Because it lacks dedicated streets for the most part (Idylwild Drive being an exception), Idylwild Tract continues today to be a much underdeveloped and unplanned area of the City where access is provided by private roads and easements. Lots platted in 1909 have been combined, split and re-split so that the grid configuration of the subdivision has been altered to some extent. However, current maps still clearly show the original intent of Mr. Neuman when he drew a grid and subdivided his land into lots in 1909. See Sketch Map, Thomas Bros. Map and USGS Map.

### Lincoln Park Tract:

Lincoln Park Tract was platted in 1926 by C. E. and Ethel Ryckman. Included in this subdivision are 280-329 Josephine Street; 1305-1402 Linwood; 320, 326 Gail Gardner Way; 330-339 Shasta Street; and 1300-1517 Oregon Avenue. Addresses in Lincoln Park Tract appear in the 1929 City Directory, including C. E. Ryckman, who is listed as a resident of Josephine Street north of Butte Street. No biographical information regarding the Ryckmans can be located. The Thomas Bros. Map, which is believed, based on City records and comparison with other maps, to have been produced about 1931, shows the "Ryckman Property" after Lincoln Park Tract had been platted in 1924. The subdivision map



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for Mile High Park also shows the Ryckman Property. Included in the Lincoln Park Tract is Flinn Park (see Sketch Map), which was acquired by the City of Prescott in 1959 from the estate of J. S. Acker.

James S. Acker came to Prescott in 1902 for his health. In the 1920s, he owned a stationery and bookstore which had a candy counter where local children would stop for penny candy and school supplies. Acker looked forward to the daily visits of the children and expressed his love and concern for them. He left Prescott in the 1920s and returned in the mid-1930s, when he became involved in the real estate business. He eventually owned hundreds of lots in the Prescott area. When he died in 1955, he left his estate to the City of Prescott "to be used for parks and for music, particularly for children" (Will of J. S. Acker dated March 25, 1949). Acker had apparently acquired this parcel of land in the 1930s and had never developed it. Originally named "Acker Park" the name was changed in the 1990s after a decision was made to name a much larger Prescott park, also received from the estate of J. S. Acker, "Acker Park". At that time, this smaller park was renamed to honor Dr. John Flinn, a Prescott physician who was a pioneer in the treatment of tuberculosis. Acker had requested in his letters of administration that a proposed park at another location, which was never created, be "called Flinn Park in honor of and as a memorial to Dr. John W. Flinn". This space had traditionally been used as open park space by the neighborhood long before the land was deeded to the City of Prescott in 1959 and a formal park was created.

### Mile High Park:

Mile High Park subdivision was platted June 7, 1927. See Mile High Park Map. It lies to the west of Lincoln Park Tract and the Ryckman Property and includes addresses on Mayo Street, Keene Street, Lindberg Drive and 1603-1660 Oregon Avenue. The property was subdivided by William Paar and Viva Head Paar. No biographical information regarding the Paars could be located. *Yavapai Magazine* reports that Mr. Paar was in Prescott in 1916 when he is listed as an investor in Bonham's Poultry Farm and a judge at the County Fair, and again in 1917 when he gave \$500 to the YMCA. The Paars lived north of the Mile High Park subdivision, and Paar Street in that area is named for them.

In 1929, the Merrill C. Windsor family was living at 1628 Oregon Avenue. They continued to reside there for many years. Mr. Windsor was an education administrator and was Yavapai County Superintendent of Schools and a member of the State Board of Education. A veteran of World War I, he was called to active duty with the U. S. Army in 1941 and served in both World War II and the Korean Conflict. He retired as Lt. Col. Merrill C. Windsor in 1960 and died in Prescott in 1982.

The Mile High Park Historic District is significant as a cohesive neighborhood of early-to-mid twentieth century western architecture, reflecting the development of the Prescott area during the first half of the twentieth century. This district is typical of growth in the Prescott area at this time period, and

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represents primarily vernacular and Bungalow architectural styles. Even after more than 90 years of development, this neighborhood retains a rural charm, and is a popular neighborhood for new construction on vacant parcels. This neighborhood lies south of a large tract of undeveloped land. Various proposals for the development of this land recommend changes in this neighborhood which would negatively impact the historic integrity of the neighborhood. One of the proposals requires routing traffic which would result from the development of this undeveloped land onto Oregon Avenue, which consists of two paved lanes, no turn lanes, no sidewalks or driveway cuts. This configuration is not adequate to handle those traffic loads and changes to the street would have a major impact on this neighborhood as many of the residences are located very close to the street right-of-way (see Sketch Map). Documenting the properties contained within the boundaries of the Mile High Historic District will result in an important resource which may be used in long term planning processes which is currently in process for this neighborhood. The continuity of the architectural styles, scale, massing and streetscapes make this a unique and important historic Prescott neighborhood.

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### 9. BIBLIOGRAPHY

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## 10. GEOGRAPHICAL DATA

The specific boundaries of the South Prescott Townsite Historic District are shown as the solid line on the accompanying map entitled "Sketch Map".

The boundaries of the Mile High Park Historic District define a cohesive grouping of early-to-mid twentieth century historic properties developed between 1911 and 1949 in Prescott, Yavapai County, Arizona. The boundaries of the district follow the major streets, Josephine Street, Shasta Street, Lindberg Drive, Linwood Avenue, Oregon Avenue and Keen and Mayo Streets. The District includes: 100 (portion), 200 and 300 blocks of Josephine Street; 300 block of Shasta Street; portion of 300 block of Lindberg Drive; 1300, 1400 and 1500 blocks of Linwood Avenue; 1300 through 1600 blocks of Oregon Avenue; 412 Mayo Street and 408 Keen Street. The residential neighborhood has developed to the north and west from the intersection of Josephine Street and Thumb Butte Road. The continuity of the architectural styles, scale, massing and streetscapes make this a unique and cohesive neighborhood of early-to-mid twentieth century western architecture, reflecting the development of the Prescott area during the first half of the twentieth century.

### UTM References:

A	12	363329	3823685	B	12	363301	3823497
C	12	363188	3823425	D	12	363048	3823395
E	12	363052	3823506	F	12	363132	3823503
G	12	363136	3823622	H	12	362933	3823653
I	12	362928	3823616	J	12	362898	3823623
K	12	362914	3823737	L	12	362792	3823768
M	12	362633	3823654	N	12	362562	3823709
O	12	362712	3823819	P	12	362725	3823896
Q	12	362960	3823832	R	12	363061	3823773
S	12	363051	3823752	T	12	363290	3823713

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## PHOTOGRAPHS:

All photographs:

Mile High Park Historic District  
Prescott, Yavapai County, Arizona

Photographs 1 through 6: historic photographs of the area; photographers are unknown; negatives for photographs #1-6 are located at Sharlot Hall Museum Archives, 415 West Gurley Street, Prescott, AZ 86301;

Photographs 7-27: photographer Nancy L. Burgess; October, 1998; negatives are located at the Arizona SHPO Office, 1300 West Washington Street, Phoenix, AZ 85007.

1. C 1910  
probably North  
Idylwild Area
2. C 1910  
Idylwild Area
3. C 1910  
Idylwild Area
4. C 1910  
Idylwild Area
5. C 1910  
Idylwild Area
6. Undated, C 1920  
Lincoln Park Area
7. Mile High Park Contributor  
East  
129 Josephine Street

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8. Mile High Park Contributor  
West  
134 Josephine Street
9. Mile High Park Non-Contributor  
West  
148 Josephine Street
10. Mile High Park Contributor  
Southwest  
Flinn Park
11. Mile High Park Contributor  
South-southeast  
343 Shasta Street
12. Mile High Park Streetscape  
West  
Oregon Avenue
14. Mile High Park Contributor  
Northwest  
1312 Oregon Avenue
15. Mile High Park Setting  
South-southwest  
1503 Oregon Avenue
16. Mile High Park Contributor  
West  
1503 Oregon Avenue
17. Mile High Park Contributor  
South  
1513 Oregon Avenue
18. Mile High Park Non-contributor  
Southwest  
1515 Oregon Avenue

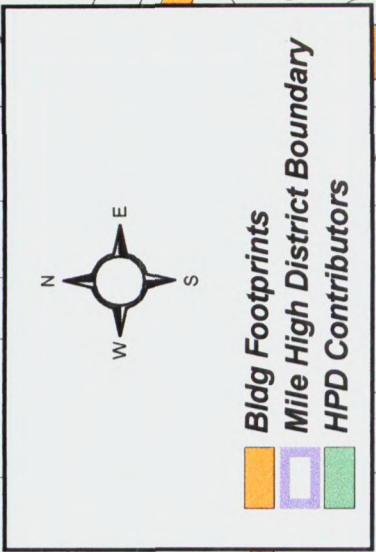
*See Continuation Sheet*




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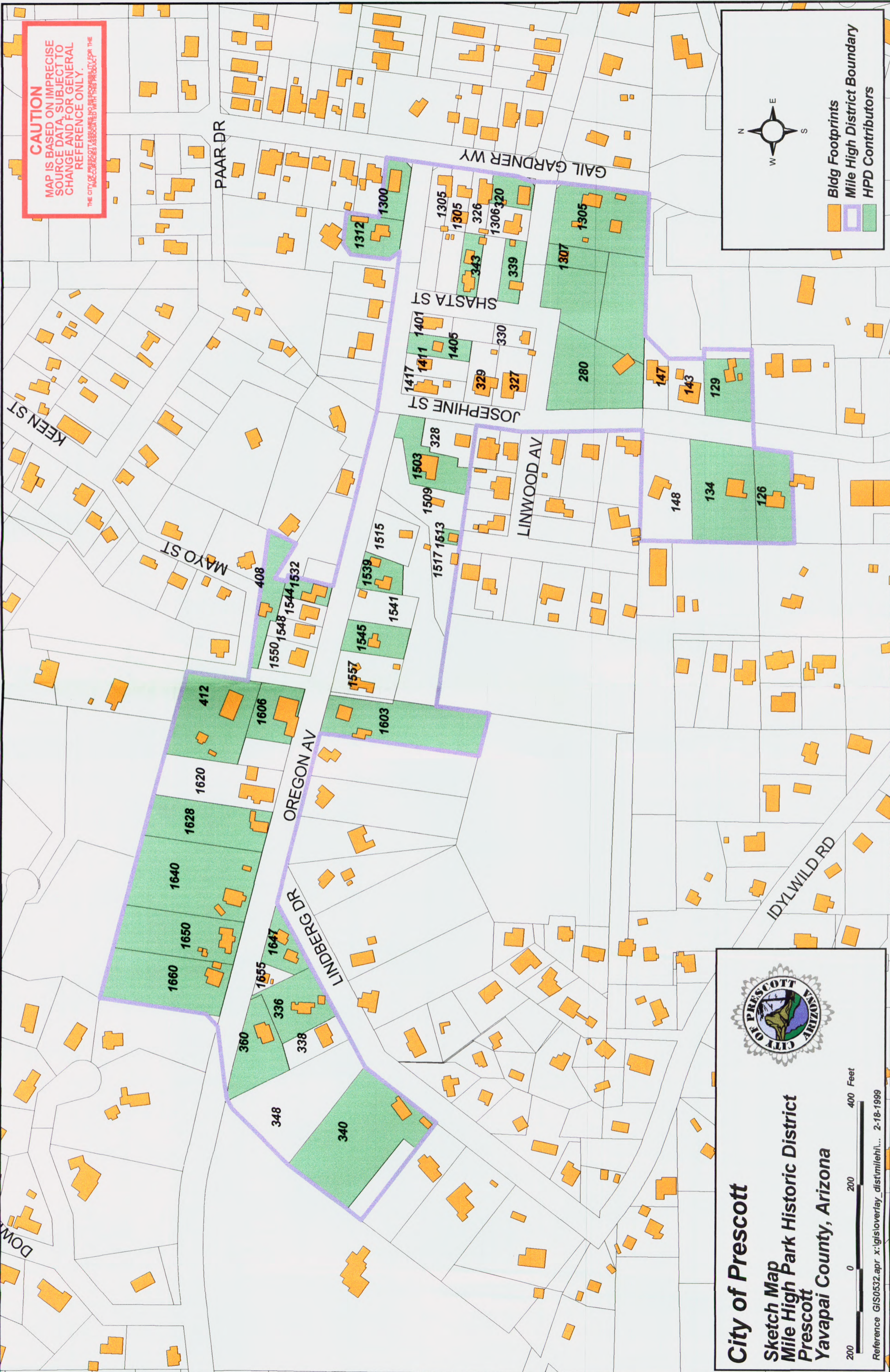

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19. Mile High Park Contributor  
South  
1539 Oregon Avenue
  20. Mile High Park Contributor  
South  
1603 Oregon Avenue
  21. Mile High Park Contributor  
North  
1640 Oregon Avenue
  22. Mile High Park Contributor  
South  
1647 Oregon Avenue
  23. Mile High Park Contributor  
Northwest  
1660 Oregon Avenue
  24. Mile High Park  
West-northwest  
Miller Creek at Mayo Street
  25. Mile High Park Contributor  
Northwest  
412 Mayo Street
  26. Mile High Park Contributor  
North  
336 Lindberg
  27. Mile High Park Non-contributor  
North  
338 Lindberg Drive




**CAUTION**  
 MAP IS BASED ON IMPRECISE  
 SOURCE DATA, SUBJECT TO  
 CHANGE AND FOR GENERAL  
 REFERENCE ONLY.  
 THE CITY OF PRESCOTT ASSUMES NO LIABILITY FOR THE



 Bldg Footprints  
 Mile High District Boundary  
 HPD Contributors

**City of Prescott**  
 Sketch Map  
 Mile High Park Historic District  
 Prescott  
 Yavapai County, Arizona



200 0 200 400 Feet  
 Reference GIS0532.apr x:\gis\overlay\_dist\mileh\... 2-18-1999



Prescott, Arizona, November 20, 1912.

*Mr Oliver Beamer  
Phoenix Arizona*

Dear Idylwilder:

We have arranged again with the County Assessor to assess the Idylwild Tract on the acreage basis as a whole, thus securing a much lower rate than could be possible if assessed to you as individual lots.

That was not difficult to do, as the cost of assessing, collecting, book work, notices, postage, etc., would absorb about all the revenue involved. The Assessor's office and Tax Collector's office could not go to the expense of collecting without considerable increase in the present valuations.

Now this difference between the acreage valuation and individual assessment can be saved to us for the benefit of the tract as a whole.

If we can continue to have the entire tract assessed on the acreage basis or as a whole and the individual owners pay their assessment at the rate of One Dollar (\$1) per lot, there will be a considerable surplus fund established.

The past three years I have paid the taxes in return for the friendship, good will and good words as expressed by all my friends in Idylwild. This year I have assumed the responsibility of collecting and paying the same and I hope at the same time, establishing a road fund.

It is extremely desirable to finish the Loop—the main drive—as originally planned, which when finished will be a wonderful scenic drive and in addition will open up and serve all parts of the tract impartially.

All returns over necessary amount to cover taxes will be applied to this fund and used in completing "The Idylwild Loop."

Taxes are now due, a dollar bill, per lot, placed in the enclosed envelope with your name and address pays the bill.

Receipts will be sent for all sums received.

The same plan will probably be followed out next year if this meets with general response and approval.

Sincerely yours,

*Eugene Neuman*

Date.....

Mr. Eugene Neuman,  
Prescott, Arizona.

Enclosed please find.....Dollars, in payment of 1912  
taxes on.....lot.....in Idylwild.

Signed.....

Address.....

1931

# THOMAS BROS. Map of the CITY OF PRESCOTT

ARIZONA

SCALE IN FEET  
0 200 400 600 800



2

3

4

5

421	416	426	424	423	422						
316	311	347	317	318	374	383	360	408	406	421	
327	340	343	356	353	372	378	346	361	404	407	420
375	370	341	369	360	371	370	347	354	408	418	
319	318	348	354	361	370	371	366	402	403	417	
350	337	346	363	361	365	370	368	384	401	410	417
331	336	347	368	363	368	379	364	391	400	411	418
332	338	348	361	364	367	360	363	394	397	412	416
355	354	349	370	365	366	381	382	397	398	413	414

### STREET INDEX FOR PRESCOTT AND VICINITY

<b>A</b>	ALARCON ST.	F-5	ALDER ST.	G-3	ALTO ST.	C-4	APACHE DR.	C-4	ARIZONA AVE.	G-4	ASPEN ST.	D-4-5	AUBREY ST.	D-5-E-5																																																																																																																																																																																																																												
<b>B</b>	BEACH PLACE	D-4	BEAUVOR TERR.	D-4	BERTRAND AVE.	D-5	BIRD ST.	D-1-2	BLUE BELL LANE	B-2	BOOKER DR.	B-2	BRANNAN AVE.	D-2	BRICK ST.	D-2	BRIDGE ST.	D-4	BRUSH ST.	D-3	BULLOCK ST.	G-3	BUTTE ST.	CD-3																																																																																																																																																																																																																		
<b>C</b>	CAMPBELL ST.	E-2	CARLTON ST.	E-4	CARSON DR.	C-5	CEDAR ST.	G-4	CENTER ST.	B-2	CHURCHILL ST.	G-2	COLUMBIA LANE	B-2	COLORADO AVE.	G-4	COMFORT AVE.	D-2	CONIFER AVE.	C-5	CONGRESS AVE.	D-4	COPPER BASIN RD.	C-5	CORNICK AVE.	BC-4																																																																																																																																																																																																																
<b>D</b>	CORTEZ ST.	E-5	CORY AVE.	C-4	CREST AVE.	D-5	CREST DRIVE	D-4	CROOK AVE.	G-3	CROSS ST.	E-3	DAMERON DR.	D-1	DIVISION ST.	D-1	DOUGHERTY ST.	B-2	ELM ST.	D-3	EVERGREEN RD.	C-5	FAIRVIEW AVE.	D-5	FLEURY AVE.	E-3	FOURTH ST.	F-1	FRANKLIN ST.	C-5	FRONTIER ST.	C-4	GARDEN ST.	D-3	GLENDALE AVE.	D-4	GLENWOOD AVE.	D-4	GOODWIN ST.	G-4	GRACE AVE.	C-4	GRANITE ST.	E-5	GROVE AVE.	D-4	GURLEY AVE.	C-4	HASSAYAMPA DR.	D-5	HEAP AVE.	C-4	HEARTH STONE ST.	E-1	HENRY ST.	F-2	HIGHLAND AVE.	C-5	HILL AVE.	D-4	HILLSIDE AVE.	D-1	HOMER ST.	E-2	JOSEPHINE ST.	B-3	JOSLIN AVE.	G-3	JUANITA TERR.	C-5	JUNIPER ST.	E-4	KEEN ST.	B-2	LEMOUX ST.	E-5	LINCOLN AVE.	E-2	LINDBERGH DR.	A-3	LINWOOD AVE.	B-3	LOMA VISTA DR.	D-5	MADISON AVE.	E-2	MANZANITA ST.	B-3	MAPLE ST.	G-4	MARINA ST.	F-5	MAYO ST.	A-2	MEANY ST.	C-2	MERRITT AVE.	D-5	MIDDLEBROOK RD.	C-5	MILE HIGH DR.	AB-2	MISTLETOE DR.	D-4	MILLER VALLEY	MC-1	MOELLER ST.	F-3	MONHAVE DR.	C-4	MONTEZUMA ST.	E-5	MORELAND DR.	D-5	MT. VERNON AV.	F-4	MURPHY DR.	C-4	NAVAJO DR.	E-1-2	NORRIS RD.	C-3	NORTH DRIVE	BC-1	NORTH AVE.	D-3	OAK ST.	F-4	OREGON AVE.	A-2	OUTWEST AVE.	B-4	PARK AVE.	D-4	PARK VIEW PASS	D-4	PARR DR.	B-2	PENN. AVE.	G-4	PERRY ST.	D-5	PINE ST.	G-3	PIONEER DR.	D-4	PLEASANT AVE.	D-4	PLEASANT ST.	F-4	PROSPECT AVE.	E-2	RAILROAD ST.	C-1	ROBINSON BLVD.	C-2	ROCK ST.	D-2	ROSE GARDEN COVE	AB-2	RUSH ST.	G-3	RUTH ST.	D-1	SEALE AVE.	D-5	SECOND ST.	C-4	SECOND ST.	E-1	SHARLOT AVE.	C-4	SHASTA ST.	B-3	SHELDON ST.	D-3	SIXTH ST.	F-2	SMOKI AVE.	E-4	SOUTHLAND DR.	D-5	SOUTH THIRD ST.	E-2	SPRING ST.	E-4	STATE ST.	F-2	SUMMIT AVE.	D-4	THIRD ST.	E-1	THIRD ST.	C-4	THUMB BUTTE RD.	BC-3	TRITTLE ST.	G-3	UNION ST.	F-4	VALLEY ST.	C-1	VALLEY ST.	E-2	VIRGINIA ST.	G-4	VISTA DRIVE	CO-4-5	WALKER ST.	E-5	WALNUT ST.	D-3	WALNUT ST.	D-1	WASHINGTON AVE.	G-4	WEAVER ST.	E-4	WEST ST.	B-2	WESTERN AVE.	CO-3	WHIPPLE ROAD	C-1	WHIPPLE DRIVE	G-3	WHITNEY ST.	B-3	WILLIS ST.	E-3	WILLOW ST.	D-4	YAVAPA DR.	C-4

