

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received AUG 14 1984

date entered SEP 13 1984

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Samuel Hill Hardware Co. Warehouse

and/or common El Escondido Restaurant

2. Location

street & number 232 North McCormick Street N/A not for publication

city, town Prescott N/A vicinity of Congressional Dist. 3

state Arizona code 04 county Yavapai code 025

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name The Warehouse Partnership, c/o Skip Mendenhall

street & number P. O. Box 2260

city, town Prescott N/A vicinity of Arizona state 86302

5. Location of Legal Description

courthouse, registry of deeds, etc. Yavapai County Courthouse

street & number

city, town Prescott state Arizona

6. Representation in Existing Surveys

title Prescott Territorial Buildings Survey has this property been determined eligible?  yes  no

date  federal  state  county  local

depository for survey records State Historic Preservation Office.

city, town Phoenix state Arizona

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved    date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The Samuel Hill Hardware Co Warehouse, now the El Escondido Restaurant, is a single story brick masonry structure with a partial basement, pitched roof and stepped parapets at the gable ends. Rectangular in plan, the warehouse is oriented with its longitudinal axis in an east-west direction on a moderately sloping (southwest to northeast) site. The building sits just north of, and parallel to, railroad siding of the original Santa Fe Prescott and Phoenix Railroad. The west gable end and south facade are major entrance facades.

The original exterior walls are 24 inches thick, and constructed of fired brick laid in common bond. The south and west walls are plastered. All exterior walls rest on foundations of random ashlar granite stones; the foundations are stepped with the slope of the existing grade. Detailing at the foundation includes a foundation sill and a two-course brick water table.

The pitched roof is supported by 2x4 rafters over 4x6 purlins resting on modified Howe trusses at 12-foot intervals. The 2x4 rafters extend over the north and south walls, forming an open eave, and are finished by a 1x4 fascia. The original corrugated steel roofing was replaced in 1981 with new two-way sheathing and metal covering to give a more weather-tight and structurally sound system. At that time, six original skylights, three on each slope, were restored.

The plastered west facade is punctured by a central freight opening, with wood lintel, and a one-over-one wood sash window at the south corner; both openings are original. A brick chimney stack, built after 1924, is located at the south end of the west wall beyond the small window. The freight opening is 9'-0" high by 9'-4" wide. The opening is infilled with a metal frame unit of double doors, side lights, and six-pane transom. The original sliding door panel of diagonal tongue-in-groove siding, and door track mounted on the inside face of the wall are intact.

A steel platform stair and handicapped ramp, built in 1981, skirts the west facade of the building, providing access to major west entrance. The structural system of the platform is steel posts and frame, with decking, treads and rails of wood; the ramp is decked with concrete. The system is structurally independent of the original building.

The plastered south facade is punctured by three original openings: one window and two freight doors. A one-over-one sash window and large freight door are located in the west half of the facade. A freight opening with segmental arch occupies the east half of the facade. The largest opening measures 18'-0" wide by 9'-0" high, and is divided at the center by an original pipe column. Both halves of the opening are infilled with a metal frame window system with three lower panels and three transoms with sliding panels. The original concrete bulkhead remains at this opening. The segmental arched opening is infilled with a metal frame double door and transoms with sliding panels. A steel frame deck and stairs lead to ground level at this opening, which serves as an emergency exit. The original double sliding panels of tongue-in-groove diagonal siding and tracks remain mounted on the inside of the wall at both openings.

The unplastered east facade is unbroken by openings, but features the original painted logo for the Sam Hill Hardware Co., repainted in 1981.

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Access to the basement from the north side of the building is through three symmetrically-located, segmental arched openings. Original paired doors have 2x wood frames inset in the opening. The doors are double tongue-in-groove diagonal wood with three strap hinges on each leaf. The original door sills are granite. The doors, repaired and restored in 1981, open inward. Double, metal doors with fixed glazing open outward providing weather and security seals.

The interior of the warehouse is two columns separated by a non-bearing brick wall located approximately at the center of the space. The roof approximately 22' high at the ridge is supported by heavy timber posts and a Howe Truss structural system. The original floors remain and are hardwood tongue-in-groove. The west space of the building features original hardware including: a floor scale, firehose rack, and freight doors. New 6'-0" high booth partitions create diagonals through the space and remain visually and structurally independent of the original walls and structural system of the space. The low visual plane of the partitions do not interrupt the integrity of the large, open high ceiling space. The east space has been divided into restrooms, kitchen, and dining by the addition of 10'-0" high partitions. Required mechanical systems are located above the kitchen and bathroom spaces. The truss system, posts, original unplastered brick walls and wood floors remain exposed in the east dining areas, and help retain the integrity and spatial qualities of the original warehouse.

The basement is only partially finished, with original concrete floors, unplastered brick walls and open bays remaining in many areas. Gypsum board ceiling was added over the exposed first floor structure throughout the basement in 1981. New partition walls and finished floors have been built between the original granite structural piers in the center third of the space, creating offices.

The overall integrity of the building remains and the structure is in excellent condition. The 1981 rehabilitation of the building has stabilized the structure and alterations are reversible. The building is an excellent example of turn-of-the-century warehouse construction.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** Built 1903  
altered 1907, 1981

**Builder/Architect** Unknown

### Statement of Significance (in one paragraph)

The Samuel Hill Hardware Company Warehouse is significant for its architectural value, with its brickwork and massive timber construction providing the best local example of craftsmanship and method of construction for its building type and period in Prescott. The building is also significant for its historic association with one of Prescott's oldest business establishments and the general economic trends of turn-of-the-century Prescott.

The Arizona Journal-Miner reported on March 13, 1903 that "...a contract has been awarded by the Samuel Hill Hardware Co. to erect a large warehouse on a site just east of the Prescott Electric Company's power plant. This firm has extended its business so rapidly that the owners have decided to build this large storehouse, where their surplus stock of iron, stoves and such material may be kept in reserve."

Buildings of the late territorial period in Prescott (1900-1912) are characterized by: industrialized materials, controlled formality, regular plans, gabled or hipped roofs and Classical Revival influences. Masonry and stone work, common in the middle territorial period continue to dominate the later period. Although warehouses do not generally reflect the stylistic development of a community, the Sam Hill Warehouse distinguishes itself as part of Prescott's late territorial period by the high levels of craftsmanship and the quality of materials used. The building is constructed of cut ashlar granite foundations, brick walls, and wood truss roof structure.

The large timber members that form the Howe Truss structure were cut and shipped from the Northern Arizona areas. The use of the sophisticated Howe Truss system reflects the influence of professional builders in Prescott at the turn of the century.

The Hill Warehouse has 24-inch thick common bond brick walls. Many of the building's openings are spanned by segmental brick arches. The Prescott area had a local brick manufacturer by the end of the 1800s, and the bricks for the walls of the Hill Warehouse were manufactured at the local plant.

The foundations of the Samuel Hill Warehouse are random-cut, ashlar granite. Granite foundations and first stories can be found on a number of Prescott's finest buildings including the Courthouse and Masonic Temple in 1907. The granite for the warehouse and other Prescott buildings was quarried locally.

The Samuel Hill Hardware Company Warehouse is in excellent condition, and retains its architectural integrity individually and as part of the historic fabric of the Prescott Territorial Multiple Resource Area.

# 9. Major Bibliographical References

\* see Continuation Sheet

# 10. Geographical Data

Acreeage of nominated property less one

Quadrangle name Prescott, Az

Quadrangle scale 1:24,000

### UTM References

A 

1	2	3	6	5	0	0	0	3	8	2	3	4	5	0
Zone		Easting				Northing								

B 

Zone		Easting				Northing								

C 

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### Verbal boundary description and justification

See continuation sheet.

### List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state N/A code county code

# 11. Form Prepared By

name/title Lisa Ann Smith date May, 1984

organization Janus Associates, Inc. date

street & number 602 North 7th Street telephone (602) 254-0826

city or town Phoenix state Arizona

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *Emma J. Schuber*

title SHPO date August 3, 1984

For NPS use only

I hereby certify that this property is included in the National Register

*for Melissa Byers*  
Keeper of the National Register

Entered in the  
National Register

date 9-13-84

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

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In 1882, the Atlantic and Pacific Railway completed its line across Northern Arizona, and a branch to Prescott was built in 1886. The arrival of the railroad in Northern Arizona greatly reduced Prescott's separation from the distant centers of American Culture. Tools, materials, and building elements became available in larger, heavier units. Improved machinery greatly improved the sophistication of local material suppliers, and knowledgeable craftsmen were attracted to the region.

By the late territorial period (1900-1912), Prescott had a wide economic base including: mining, cattle, timber, commerce, shipping, and finance. Prescott was a center of the railway system and the railroad shops were located here.

Prescott was the economic center of the territory and the success of the Samuel Hill Hardware and Warehouse are representative of this growth in turn-of-the-century Prescott.

The Samuel Hill Warehouse railroad siding was privately owned until 1965, when the Santa Fe Railroad obtained ownership, making it the last privately owned siding on the Santa Fe line. Located on a site adjacent to the Santa Fe Prescott and Phoenix Railroad, the building was completed in 1904 at a cost of \$7,933.54. The top floor level was built at the height of a railroad box car door. A railroad siding was laid up to the south side of the warehouse, so that heavy farming and mining machinery could be easily unloaded. The rail siding was paid for and privately owned by Sam Hill Company.

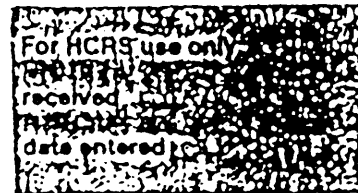
After completion of the warehouse, Samuel Hill Hardware Company was able to boost "a stock second to none in the country." By 1903, the company had become the largest supplier of hardware, mining, ranching and household goods in the region.

Samuel Hill, a native of Yorkshire, England, served in the U.S. Army in California and Arizona during the 1860s, and in the early 1870s was stationed at Fort Whipple. In 1877 he and a partner, C. E. Frederick, opened a tin shop on Cortez Street in Prescott. In 1878, Hill bought out his partner; in 1879 he moved the business to Montezuma Street along "Whiskey Row." From 1879 to 1900 Sam Hill's became a large and prosperous hardware and general store. In 1900 the business was destroyed in the great Prescott fire, causing a loss of merchandise in excess of \$60,000. Undaunted by the loss, Sam Hill reestablished his store that same year in the same location. Throughout its history, the Sam Hill Hardware Company provided Prescott with a wide range of equipment and supplies. It was the first store to bring merchandise such as: Aeromotor Windmills, Baun and Peter Schullter farm wagons, Winchester arms and ammunition, Colt revolvers, and Oldsmobile and Ford automobiles, to Prescott. Many of these large items were stored at the rail-side warehouse.

Samuel Hill died on December 16, 1901, but the store remained in the Hill family for the next 65 years, making it one of the oldest, continuous, independent, one-family businesses in Prescott's history. The Sam Hill Hardware Company closed in 1980.

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Heritage Conservation and Recreation Service

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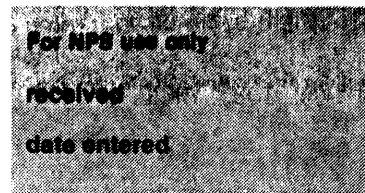


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Hinton, R., Handbook for Arizona, 1877.

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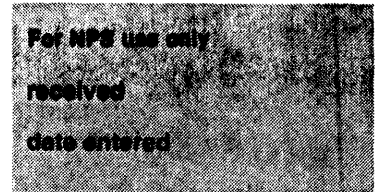
Prescott Courier, Centennial Edition, May 15, 1964.

Prescott Courier, "Sam Hill's marks 100 years serving folks in Prescott,"  
July 14, 1977.



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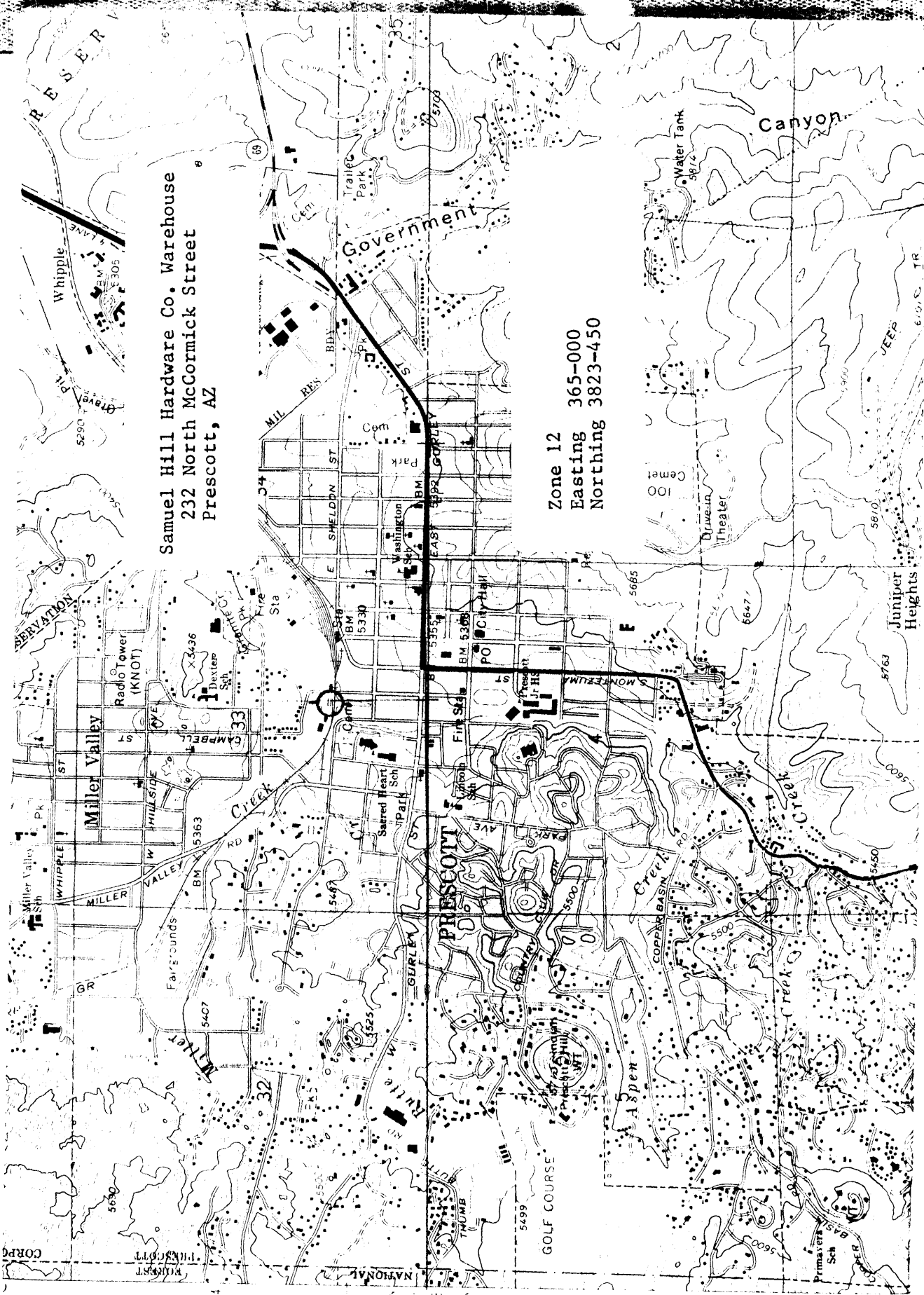
Verbal Boundary Description

All that portion of the Southeast Quarter of Section Thirty-three, Township Fourteen North, Range Two West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at the West side of West side of Granite Street in the City of Prescott, Arizona, where the same intersects the North line of Sheldon Street; thence North 130.00 feet along the West line prolongation of said Granite Street; thence West at right angles a distance of 190.00 feet; thence South at right angles, to the Old Fort Whipple Reservation Line as it existed in 1871, 1872 and 1873, as shown by the Official Plat of Township 14 North of Range Two West, Gila and Salt River Base and Meridian, now on file in the United States Land Office of Arizona; thence Easterly along said Reservation Line to the Northwest corner of Lot No. 22 on said Lot No. 22 to the North line of Sheldon Street; thence East along the North Line of Sheldon Street to the POINT OF BEGINNING.

EXCEPTING therefrom any portion lying within the following described parcel:

BEGINNING at a point from which the East Quarter corner of said Section 33 bears North 60°46'43" East, 94.785 feet; thence North 56°37'23" East, 62.724 feet; thence North 89°13'17" West, 51.905 feet; thence South 0°46'43" West, 35.215 feet to the POINT OF BEGINNING.



Samuel Hill Hardware Co. Warehouse  
232 North McCormick Street  
Prescott, AZ

Zone 12 365-000  
Easting 3823-450  
Northing

CORPORATION

THUMB

NATIONAL

GOLF COURSE

Aspen

Primavera Sch

Basin

COOPER

RESERVATION

Miller Valley

WHIPPLE ST

MILLER VALLEY

W HILLSIDE

CAMPBELL

FAIRGROUNDS

W HILLSIDE

SAINT HEART

GERLEY

PRESCOTT

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