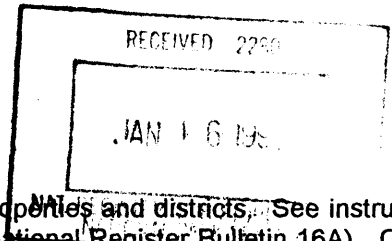


United States Department of the Interior  
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**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

=====

**1. Name of Property**

=====

historic name: **Cottage Hotel**

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

=====

**2. Location**

=====

street & number: **No #: NW corner of First Street & Shoeny Avenue** not for publication: N/A

city or town: **Seligman** vicinity: N/A

state: **Arizona** code: **AZ** county: **Yavapai** code: **025** zip code: **86337**

=====

**3. State/Federal Agency Certification**

=====

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_ nationally \_\_\_ statewide X locally. ( \_\_\_ See continuation sheet for additional comments.)

James W. Samian Azzoppe  
Signature of certifying official

11/12/97  
Date

ARIZONA STATE PARKS  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

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

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register Edson H Beall  
    \_\_\_ 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): \_\_\_\_\_

Beall  
Signature of Keeper

2/12/98  
Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
- \_\_\_ public-local
- \_\_\_ public-State
- \_\_\_ public-Federal

Category of Property (Check only one box)

- building
- \_\_\_ district
- \_\_\_ site
- \_\_\_ structure
- \_\_\_ object

Number of Resources within Property

Contributing	Noncontributing
<u>  1  </u>	___ buildings
___	___ sites
___	___ structures
___	___ objects
<u>  1  </u>	___ Total

Number of contributing resources previously listed in the National Register   0  

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

=====

**6. Function or Use**

=====

**Historic Functions** (Enter categories from instructions)

Category: DOMESTIC Subcategory: Hotel

**Current Functions** (Enter categories from instructions)

Category: RECREATION & CULTURE Subcategory: Museum

=====

**7. Description**

=====

**Architectural Classification** (Enter categories from instructions)

NO STYLE

**Materials** (Enter categories from instructions)

foundation: WOOD  
roof: METAL/Corrugated sheet metal  
walls: WOOD/Clapboard siding  
other: N/A

**Narrative Description** (*SEE CONTINUATION SHEETS*)

=====

**8. Statement of Significance**

=====

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

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

**Criteria Considerations** (Mark "X" in all the boxes that apply.)

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

---

**Areas of Significance (Enter categories from instructions)**

COMMERCE

**Period of Significance**

c1920-1947

**Significant Dates**

N/A

**Significant Person**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**Narrative Statement of Significance (SEE CONTINUATION SHEETS)**

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**9. Major Bibliographical References**

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**Bibliography (SEE CONTINUATION SHEETS)**

**Previous documentation on file (NPS)**

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

**Primary Location of Additional Data**

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

Name of Repository:       N/A

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**10. Geographical Data**

=====

**Acreage of Property** 0.514

**UTM References** (See accompanying USGS map for point references)

Zone 12      329460E      3910800N

**Verbal Boundary Description**

Tax Parcel #301-26-174A, Yavapai County, Arizona; within Section 36, T23N, R6W, Gila & Salt River Meridian (see Figures 1 and 2).

**Boundary Justification**

The boundary includes the land that has historically been part of the Cottage Hotel and that still retains historic integrity. The boundary of the nominated property is the legally recorded boundary for Tax Parcel #301-26-174A, Yavapai County, Arizona.

=====

**11. Form Prepared By**

=====

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

=====

**Additional Documentation**

=====

**Continuation Sheets** (pages 1-10)

**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location (Figure 1).  
A sketch map showing the boundary of the property (Figure 2).

**Photographs**

Representative black and white photographs of the property (Photos 1 through 4).

**Additional items** (Check with the SHPO or FPO for any additional items) (None included).

=====

**Property Owner**

=====

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

name: **Seligman Historical Society**  
street & number: **P. O. Box 51**  
city or town: **Seligman**  
telephone: **(520) 422-3434**  
state: **Arizona**  
zip code: **86337**

=====

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Yavapai County, Arizona

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**DESCRIPTION**

**SUMMARY**

The Cottage Hotel is a one-story, woodframe, vernacular building with a rectangular plan and a compound, front-gabled roof. Walls are finished with clapboard siding, and the roof has corrugated tin sheathing. The main elevation features a full-width porch with a flat parapet, shed roof, ponderosa pine posts, picket balustrade, and historic signage. The interior still bears the distinctive form of an early twentieth century rooming house, with a long, tall, central corridor flanked by bedrooms and related chambers. Modern alterations to the exterior have been minor, so the building retains good historic integrity from its c1920 date of construction. Owned by the Seligman Historical Society, the Cottage Hotel now functions as a museum.

**Location and Setting**

The Cottage Hotel is located at the northwest corner of First Street and Shoeny Avenue in Seligman, an unincorporated town of approximately 600 people in northern Yavapai County, Arizona. The town is 75 miles north of Prescott, the county seat. Seligman lies along Interstate 40 at the eastern end of the longest remaining segment of U.S. "Route" 66. The community derives much of its livelihood today from tourism along the historic road.

Seligman occupies the northern end of Chino Valley, a major rangeland of northern Arizona. Big Chino Wash, a tributary of the Verde River, passes along the west side of town. Mount Floyd and the Aubrey Cliffs lie to the north and northwest, respectively. At an altitude of 5,242 ft, the town escapes the searing heat of lower Arizona elevations and the heavy snows of nearby towns such as Williams and Flagstaff.

The Cottage Hotel lies in the SE 1/4 of the NE 1/4 of the SE1/4 of the SW 1/4 of Section 36, Township 23 North, Range 6 West (Seligman West 7.5' Quadrangle; Figure 1). The land was originally part of a 160-acre homestead patented by Lazelle D. Gale on May 11, 1909. In 1916, Mr. Gale sold his homestead to Ida Lamport and her daughter, Edith. Ida's husband, James A. Lamport, Sr., owned a 60-acre tract adjoining the Gale property on the south and southeast, so the 1916 purchase increased the family's Seligman holdings considerably. The Lamports were prominent entrepreneurs, surveyors, and developers, and appear to have been responsible for constructing the Cottage Hotel c1920. Although most of the land surrounding the hotel would eventually become part of subdivisions, the land directly associated with it would escape this fate. The property still is not part of any townsite or subdivision, and is described by the metes and bounds survey for Yavapai County Tax Parcel #301-26-174A (Figure 2).

**Description**

The Cottage Hotel is a one-story woodframe building with a rectangular plan. The foundation consists of wooden piers. There is no basement or attic. Exterior walls are finished with clapboards, with each clapboard coved on its top in the style of "German" or "drop" siding (Phillips 1989:153). Windows consist of original wooden sash, double-hung, 2-over-2 and 1-over-1 windows. Front and rear entries provide access to the hotel's long, central corridor; the original doors for

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these entries were replaced in the middle 1930s or early 1940s with the single-panel, single-light and plain wooden doors seen on the building today. The only other exterior door occurs on the west side, leading to a bathroom; it is an original five-panel door. The building has a compound, front-gabled roof covered with galvanized corrugated sheet metal. In cross-section, the roof resembles an inverse gambrel, with a central portion of medium pitch, and eaves of lower pitch.

The main elevation (south side) has nearly symmetrical massing dominated by a full-width porch. The porch has a wooden deck, a picket balustrade, and a shed roof supported by four ponderosa pine posts. Above the porch is a parapet featuring historic signage for the "Cottage Hotel." An original electric light fixture still occurs above the sign, but is no longer functional.

The interior still evinces the form of an early twentieth century rooming house. A central corridor extends the full length of the building. The front portion of the corridor is flanked by an anteroom/registration office to the right and by a salon/living room to the left. The middle and rear portions of the corridor are flanked by several bedrooms, a closet, and a bathroom, each accessed by means of doors off the central corridor (a second bathroom is accessed by the door on the exterior west side of the hotel). Interior doors each have one panel and their original hardware. Original plasterboard is still seen on many of the wall surfaces, but is covered in some areas with modern, synthetic "wood-grain" paneling. Ceilings are of tongue-and-groove pine, sheathed in a few spots with more modern plaster or paneling.

The architecture of the building reveals no particular style and may best be described as vernacular. It was built for a highly functional purpose, using locally-available Ponderosa pine. Its builders worked within a common Western tradition that believed a proper place of commerce should have a wide, inviting porch and a parapet tall enough to make the building seem larger than was actually the case. The Cottage Hotel's design was practical and well suited to the climate of Chino Valley. The long, tall, central corridor provided good ventilation in all seasons. In cooler months, each room could be heated by its own woodstove; the low ceilings under the eaves kept the heat low and close to the rooms' occupants.

**Integrity**

The Cottage Hotel retains relatively good integrity from its period of significance. Late historic-period alterations consisted of changing the front and rear doors to those seen on the building today. Modern changes have been minor and have not significantly affected the exterior. Circa 1949-1950, a small fire occurred at the rear of the building, then owned by Floyd and Lillie Stone. To repair the damage, workers removed a small shed that had been the innkeepers' kitchen. After Eugene and Clara Mae McClendon acquired the property in the middle 1950s, the building sat vacant for many years and fell into disrepair. Mrs. McClendon donated it to the Seligman Historical Society in 1986. The Society rebuilt the dilapidated porch, following the style and materials of the original porch. In June of 1993, the Society added a ramp to the western portion of the porch. The ramp is not obtrusive, with a balustrade matching that of the porch. The Society plans to replace the tin sheathing of the roof with newer, identical material, and hopes to receive an Arizona Heritage Fund grant to do so. The building is now used as a local history museum.

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The building lost some of its historic setting when a modern communications tower was constructed directly behind it (see Photo 1). Despite this distracting element, the property retains good integrity of location, design, materials, workmanship, feeling, and association.



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**SIGNIFICANCE**

**SUMMARY**

The Cottage Hotel is significant under Criterion A because it is associated with the development of commerce related to Seligman's two most important historic industries, railroading and ranching. Located at a railroad terminal point and cattle shipping head, the hotel catered largely, although not exclusively, to railroad workers and cowboys. The Cottage was neither the first nor only hotel/rooming house in historic Seligman, but it is the only such building that has survived to the present day, predating Route 66 motor courts and motels. It is therefore an example of a once common but now rare property type in the community. Its period of significance, c1920 to 1947, represents the building's first documented use as the Cottage Hotel and its continued use as such through the end of the historic period. The level of significance is local.

**Historical Background and Context:**

The town now called Seligman was founded in 1886, a few years after the Atlantic and Pacific Railroad reached Chino Valley in northern Arizona Territory. Promoter Tom Bullock, backed by Governor Fred Tritle, proposed to build a narrow-gauge feeder line between Prescott, the territorial capital, and a Chino Valley spot on the A&P to be called Prescott Junction. With funding mainly from the A&P and Yavapai County, Bullock began constructing the Prescott and Arizona Central Railway in the spring of 1886, completing it just under his December 31st deadline. The P&AC quickly proved to be a model of inefficiency, charging high rates and delivering poor service. Consequently, Frank M. Murphy found a receptive audience when he talked of building a rival railroad from Ash Fork (25 miles east of Prescott Junction) to Prescott and on to Phoenix. The first locomotive for Murphy's Santa Fe, Prescott and Phoenix Railway triumphantly chugged into Prescott in April, 1893, driving the final spike into the coffin of the P&AC (Myrick 1968:13-14; Sayre 1990:5-10).

With its feeder line rendered obsolete, Prescott Junction was no longer a junction for Prescott or for anywhere else. The town was renamed Seligman to honor Jesse Seligman, a prominent banker whose New York company held stock in the A&P and partially owned the Aztec Land and Cattle Company (the Hashknife outfit) of northern Arizona (Birmingham 1984; Trimble 1986:283).

The town of Seligman grew as it was used increasingly to ship cattle and sheep raised on nearby ranches. Stores, saloons, and rooming houses developed to serve the cowboys, shepherders, and ranchers who periodically visited the town. The settlement received its biggest boost, however, in May of 1897 when the reorganized A&P (called the Santa Fe Pacific Railroad) moved its division point from Williams to Seligman, making the latter the most important railroad town between Winslow, Arizona Territory, and Needles, California. A frenzied round of construction ensued. The railroad moved buildings and structures into Seligman, while local residents constructed homes and businesses. By mid September of 1897, the town included no fewer than two dry goods stores, six saloons, a blacksmith shop, and four hotels, all reporting a good business (*Prescott Courier*, September 20, 1897).

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The center of town activity was the railroad facility, which grew to include a station house, round house, machine shop, company supply store, and numerous other features (Janus 1989:39). The jewel of the complex was a Fred Harvey House, constructed in 1895 and enlarged in 1913 (Fred Harvey Collection 1949; Moore 1986). Staffed with Harvey Girls from the East, the "Havasu" was *the* place to dine and stay in Seligman. To local cowboys and railroad men, the Harvey Girls were considered prime marrying material. Fred Harvey houses such as the Havasu provided an atmosphere of refinement that raised the social status of the town (Moore 1986; Poling-Kempes 1989).

Several boarding houses (offering meals) and rooming houses (not offering meals) developed around the station complex in the late nineteenth and early twentieth centuries. Nearly all were informal establishments -- usually spare rooms in private residences -- that appeared, then disappeared, with some frequency. An exception was the Cottage Hotel, which remained in operation for more than a quarter-century.

The Cottage Hotel was established one block north of the station complex to provide lodging mainly for railroad workers with layovers in Seligman (see Photo 4). Moore (1986:29) states that the Cottage Hotel was built in 1920. Actually, the hotel was probably constructed a bit earlier, for the Fourteenth U.S. Census noted the hotel and enumerated its occupants on January 27th of that year (U.S. Bureau of the Census 1920). The owners of the land during that era were Ida and Edith Lamport; and it was probably the Lamports who had the hotel constructed. However, the Lamports were never its proprietors. Arizona business directories and Seligman residents indicate that the proprietors were Anna Spencer (c1920-1922), Mrs. J. B. Miller (1923-1926), Edward O'Farrell (1927), Emma Draper (1928-c1935), Mrs. E. J. O'Farrell (1936), Mrs. R. A. McKaskell (1937-1938), Mrs. A. W. Buchanan (1937-c1941), and Floyd and Lillie Stone (c1941-1949).

No ledger from the Cottage Hotel has survived to the present day, and so no records document its clientele in detail through time. However, the Fourteenth U.S. Census indicated that on January 27, 1920, the hotel had seven lodgers and that all were railroad men. Most were skilled workers, consisting of a locomotive engineer, railroad machinist, machinist helper, engine watchman, railroad switchman, locomotive fireman, and car clerk. Long-time Seligman residents recall that the Cottage Hotel also catered to cowboys who came to town on Saturday nights and to ship cattle. By all accounts, the convergence of the cowboys on the otherwise quiet town raised "plenty of hell," with its requisite "shooting and yelling" (Mahoney 1954:20; Gilliam nd:2). Schoolteachers -- usually female and single -- are also known to have roomed at the hotel.

The National Old Trails Highway (later called U.S. "Route" 66) was paved through town in the late 1920s and 1930s. Motor courts and motels soon began to appear in Seligman along that route. Located one block from "the Mother Road," the Cottage Hotel found it increasingly difficult to compete in location and comfort with the newer accommodations. By the time the Stones ran the hotel in the 1940s, the Cottage was a struggling enterprise. Diversification helped it survive a while longer. Under the watchful eye of Dr. John W. Connor, the Santa Fe Railroad doctor, Mrs. Stone practiced midwifery, delivering many babies in her birthing room at the hotel.

A small fire in the rear of the hotel c1949-1950 effectively ended the business. The Stones never remodeled the building or reopened the hotel. It experienced years of neglect before the Seligman Historical Society acquired it in 1986 for use as a museum. Fred Harvey's Havasu Hotel, once the pride of Seligman, was not as fortunate. It closed its doors

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in 1954 and was subsequently demolished. In 1984, the Santa Fe discontinued Seligman as a railroad division point, bringing to an end this important chapter in the town's history.

As a rooming house, the Cottage Hotel is significant as a type of business once common but now virtually extinct in Seligman. Catering largely to railroad workers and cowboys, the Cottage Hotel provided the comforts of home in unfamiliar surroundings, and did so fairly successfully for more than two decades. In serving this role, the Cottage Hotel contributed to the development of a form of commerce, the hospitality industry, that is today a vital part of northern Arizona's economy.

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1909 Deed for Homestead Patent 60408 from the United States of America to Lazelle D. Gale: Deed Book 83, pp 64-66. Yavapai County Recorder's Office, Prescott.

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**Yavapai County (continued)**

- 1916 Deed from Lazelle D. and Carrie M. Gale to Ida M. and Edith Lamport. Deed Book 104, p 122. Yavapai County Recorder's Office, Prescott.
- 1924 Decree of distribution from the estate of Ada Mary Lamport. Deed Book 134, p 131. Yavapai County Recorder's Office, Prescott.
- nd Tax Assessor's Field Card. Yavapai County Assessor's Office, Prescott.
- var Index to Agreements. Yavapai County Recorder's Office, Prescott.
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**Interviews and Contacts**

- Tom Backhurst, Secretary-Treasurer, Seligman Historical Society, February 24, 1997
- Lydia Bishop, Seligman resident, March 17, 1997 (telephone interview)
- Frances Cline, Seligman resident, February 24, 1997
- J. R. Layman, Seligman resident, February 25, 1997 (telephone interview)
- Beverly Miller, President, Seligman Historical Society, March 17, 1997 (telephone interview)
- Roy Schucking, Seligman resident, February 25, 1997 (telephone interview)

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**Photographic Information**

The following information applies to Photos 1 through 3:

- 1) Cottage Hotel
  - 2) Yavapai County, Arizona
  - 3) Pat Stein
  - 4) February 1997
  - 5) Arizona State Historic Preservation Office, Phoenix
- 

- 6) View northeast, showing main elevation
- 7) Photo 1

- 6) View north, showing main and east elevations
- 7) Photo 2

- 6) View east/northeast, showing main and west elevations
  - 7) Photo 3
- 

- 1) Cottage Hotel
- 2) Yavapai County, Arizona
- 3) Unknown
- 4) Circa 1920
- 5) Department of Library, Archives, and Public Records, Phoenix
- 6) View north, showing railroad yard in foreground, station house and Havasu Hotel in midground, and the Cottage Hotel in background
- 7) Photo 4

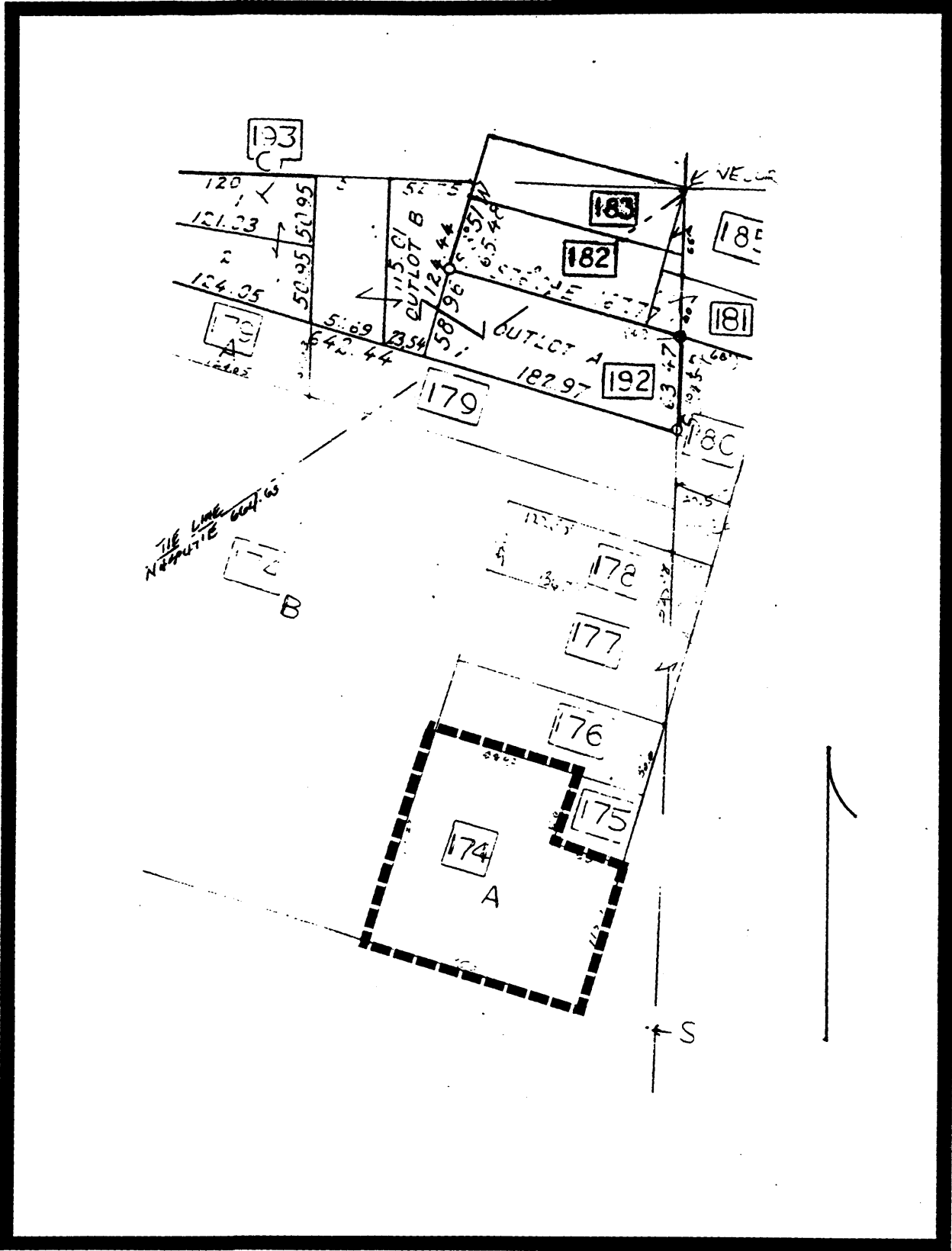


Figure 2. Cottage Hotel, Seligman, Yavapai County, Arizona. Broken line indicates boundary of property (Tax Parcel #301-26-174A).