OMB No. 1024-0018 Expires 10-31-87

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

### National Register of Historic Places Inventory—Nomination Form

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

### 1. Name

historic South Beaver School

and or common South Beaver School

### 2. Location

street & number 506 South Beaver Street

city, town

state

Flagstaff

Arizona

code 04

county Coconino

# 3. Classification

**Ownership** Status **Present Use** Category \_\_ district <u>X</u> public \_X\_ occupied \_ agriculture museum X building(s) \_\_\_ private \_\_\_ unoccupied commercial \_ park X educational \_ structure both \_ work in progress private residence \_ site **Public Acquisition** Accessible \_ entertainment \_ religious \_\_ object N/A\_ in process \_ yes: restricted government \_ scientific X yes: unrestricted \_\_\_\_ being considered industrial \_ transportation \_\_\_\_`no \_ military other:

N/A vicinity of

## 4. Owner of Property

)	Flagstaff S	<u>chool District</u>				
t & number	701 North K	endrick Street	·			
town	Flagstaff	N/A_	vicinity of	state	Arizona	86001
Loca	ation of	Legal De	scription			
house, reg	istry of deeds, etc.	County Assess	ors Office			
t & number	•	Coconino Cour	ity Courthouse			
town		Flagstaff		state	Arizona	86001
Rep	resentat	ion in Ex	isting Sur	veys		
Arizona	Historic Site	s Inventory	has this property b	een determined e	ligible?	yes _X_no
	1986			federal X_sta	ite cou	inty local
	town Loca thouse, reg t & number town Rep	t & number 701 North K town Flagstaff Location of I thouse, registry of deeds, etc. t & number town Representat Arizona Historic Site	t & number   701 North Kendrick Street     town   Flagstaff   N/A     Location of Legal De   A     thouse, registry of deeds, etc.   County Assess     t & number   Coconino Cour     town   Flagstaff     Representation in Ex     Arizona Historic Sites Inventory	t&number   701 North Kendrick Street     town   Flagstaff   N/A_vicinity of     Location of Legal Description     thouse, registry of deeds, etc.   County Assessors Office     t&number   Coconino County Courthouse     town   Flagstaff     Representation in Existing Surv     Arizona Historic Sites Inventory   has this property be	t & number   701 North Kendrick Street     town   Flagstaff   N/A_vicinity of   state     LOCation of Legal Description   Image: County Assessors Office   Image: Coconino County Courthouse     t & number   Coconino County Courthouse   Image: Flagstaff   Image: State     town   Flagstaff   State     Arizona Historic Sites Inventory   has this property been determined e	t & number   701 North Kendrick Street     town   Flagstaff   N/A_vicinity of   state   Arizona     LOCation of Legal Description   Location of Legal Description   Image: Arizona     thouse, registry of deeds, etc.   County Assessors Office   Image: Arizona     thouse, registry of deeds, etc.   County Assessors Office   Image: Arizona     t & number   Coconino County Courthouse   Image: Arizona     town   Flagstaff   state   Arizona     Representation in Existing Surveys   Arizona   Arizona Historic Sites Inventory   has this property been determined eligible?

depository for survey records State Historic Preservation Office, 800 W. Washington, Suite 415

city, town Phoenix

state Arizona 85007

For NPS us	e only		
received	JUL	-6	1981
date enter	AUG	-6	1987

Substantive Review

N/A not for publication

code

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## 7. Description

Condition		Check one	Check one	
X_ excellent	deteriorated	unaltered	_X_ original s	site
good	ruins	_x altered	moved	date
fair	unexposed			

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

#### SUMMARY

The South Beaver School in Flagstaff, Arizona is an elementary school of the Flagstaff School District. The original structure is a two-story building, constructed of volcanic malpais stone, and measures approximately 132 feet by 59 feet. It was designed by the prominent architectural firm of Wallingford and Bell of Phoenix, Arizona and built by the construction firm of George C. Walters, Jr. of Flagstaff, Arizona. In 1946 there were two additions attached to the northern end of the original structure: a single-story gym and a single-story primary grade wing. The building maintains a high degree of architectural integrity. The malpais stone exterior of the entire structure is distinctive and unique to the Flagstaff area.

#### DESCRIPTION

South Beaver School is situated in the southern part of town on a block bounded by Beaver Street on the west, Leroux Street on the east, Ellery Avenue on the north, and Franklin Avenue on the south. The address is 506 South Beaver Street. This location is just east of Northern Arizona University, and this block was designated on the original plans as plot number 177.

The original structure is two stories with a one-story gym and primary wing annex. It is a rectangular structure with the roof ridgeline running in a north and south orientation, parallel to the street. The exterior walls are constructed entirely of volcanic malpais stone and mortar with a concrete sillcourse below the first and second story windows running the entire circumference of the main building. The second floor windows are centered directly over the first floor front windows with a large window over the front entrance. Windows have multipaned steel casement sash and are inset in plain openings topped by concrete lintels. The gabeled roof, peaked and sloping towards the east and west, is sheathed with asphalt shingles. The boiler flue is situated on the north wall of the main building. The building has two doors at either end and two rear doors; the front entrance is a double door.

Attached to the north end of the original building is the 1946 gym addition and the primary grade wing, also built in 1946. This wing is connected to the east elevation of the gym and extends to the east. It has a door at the east end and one opening into the gym. The gym has two north side doors.

The complete school forms roughly an L-shape. The remainder of block 177 is used as a playground and has a dirt and cinder covered surface. Playground equipment, basketball courts, and swings are set up at the south end of the school. A chainlink fence protects the area. There are no parking lots except limited space along Ellery Avenue and in front of the gym. All of the bordering streets have sidewalks.

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#### **INTERIOR**

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The front entry of the building leads into a short foyer. The principal's office and a men's restroom are to the right and the janitor's closet to the left. Off this hallway is the central corridor which runs lengthwise through the building. There is a staircase at either end of the central hallway leading to the second floor. A door at the south end leads out to the yard, and a door at the north end opens into the gym. The rooms, arranged along the east side of the hall and starting from the south end are: a boys' restroom, a classroom used for special education classes, the school library, and a girls' restroom. Along the west side there is a classroom used as a music room, a nurse's office (which is partitioned into an examination room, a waiting room, and a resting area), and an annex to the principal's office. Across from the entrance hall there is a teachers' workroom which is partitioned into a restroom, a workroom, and a Under the north-end staircase there is a door leading to a basement lounge. boiler room down a flight of steps.

The stairs to the second floor lead into a hall identical to that on the first floor. The rooms off the hall are arranged somewhat differently with the east side having a classroom at the south end and then an exit door. This exit door opens to steps leading down to the ground floor at the rear of the building. Partitioned away from the stairs is a small work- and storeroom for textbooks. The next door leads into two rooms with a small partitioned room for study between them. At the end of the hall is another classroom.

On the west side of the hall, and on the south end, there is a classroom and a storage room with stairs to the attic. Two classrooms make up the rest of that side. There is a full width attic running the length of the main building which is used for storage.

All of the exterior walls for the main building are eighteen inches thick and are constructed of volcanic malpais rock rubble and mortar. The interior walls are plastered to form smooth, straight walls. All the partitions in the building are lath and plaster construction with the exception of the walls forming the hallways. They are cinder block, lath, and plaster and sit on footings. Both hall floors and the boys' and girls' restroom floors are concrete. The concrete floors are supported by horizontal concrete beams under the first and second floor halls. All of the room floors are hardwood (maple) slat construction.

The classrooms are almost all similar in layout and construction. They are all rectangular with hardwood floors and lath and plaster walls. Most have an adjoining closet which is about five feet wide and runs the width of the room. Heat for the rooms is provided by steam radiators. Lighting is florescent

Continuation sheet

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

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### National Register of Historic Places Inventory-Nomination Form

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throughout the building. Running through all the rooms and halls is a water sprinkler system for fire control. The ceilings are lath and plaster except where replaced by more recent plasterboard. All the hall ceilings and some of the classrooms have acoustic tile added to the ceilings. Generally, the rooms have bare floors and white (and off-white) walls and ceilings. One or two walls are taken up by blackboards in each room. The building is in excellent condition and there is no disrepair, peeling paint, or flaking plaster

Item number

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#### **INTEGRITY**

The 1935 South Beaver School retains its integrity from the historic period. The changes which have occurred over time do not compromise the historic appearance of the building. The interior modifications are relatively minor and illustrate the changing needs of the school through the years. The two annexes, which were added to the original structure in 1946, were constructed keeping the architectural integrity of the original structure intact. Both additions are constructed of malpais rock, as is the original structure, but show a slightly different technique of masonry and so are readily apparent as additions. However, they are clearly subsidiary additions. They do not detract from the integrity of the original structure.

#### BOUNDARY OF NOMINATED PROPERTY

The boundary of the property nominated is defined as, and is identical to, the boundary of block 177, as recorded in Book 103, map 16 of the Normal Addition, Flagstaff, Coconino County, Arizona, and as shown on the accompanying map. The nominated property is inclusive of all area contained within the boundary of block 177. Block 177 measures approximately 243.4 feet by 300 feet and contains approximately 73,020 square feet (1.676 acres). This area is the present and historic extent of the property. Those areas beyond the walls of the building itself contain playgrounds, practice fields, and playground equipment that is essential to the setting of the nominated building. The area surrounding the building is not considered a "buffer" zone but is integral to the building's historic appearance.

## 8. Significance

Period prehistoric 14001499 15001599 16001699 17001799 18001899 1900	archeology-historic	community planning conservation conomics	Iandscape architectur Iaw Iterature	e religion science sculpture social/ humanitarian theater transportation other (specify)
Specific dates	November 25, 1935	Builder/Architect Cont	ractor: George C. W	lalters
			Flagstaff,	Arizona

Statement of Significance (in one paragraph)

Architect: O.A. E Wallir Phoeni

#### O.A. Bell Wallingford & Bell Phoenix, Arizona

#### SUMMARY

The South Beaver School is the oldest standing, continually operated school building in Flagstaff. The South Beaver School is nominated to the National Register under criterion A for its association with education in Flagstaff and under criterion C as an example of rustic malpais stone construction. The South Beaver School is associated with the development of education in Flagstaff in the 1930s. Its construction represents the commitment to the educational needs of ethnic and minority groups that were emerging at the time. It also represents the influence of the Federal government, through funds provided by depression era public works projects, on the development of education in Arizona. The South Beaver School is architecturally significant for its use of malpais rock construction. Historically, wood and brick predominated as building materials throughout Arizona. In northern Arizona, volcanic tufa stone and malpais rock gradually saw increasing use in the early twentieth century. The South Beaver School is an excellent example of the use of malpais rock for institutional construction that follows this Flagstaff building tradition.

The Flagstaff School District Board of Trustees accepted the completed school on November 25, 1935, and an "open house" was held on January 15, 1936 for the public to view the new school. Attendance started with the spring session of 1936 with seven teachers and 270 children. The High School Student Council of 1985-86 recently dedicated a plaque to the school which now hangs just inside the main entryway and reads: "South Beaver School -- 50 years -- This plaque is dedicated to South Beaver School in recognition of 50 continuous years of community service in the field of education for the children of Flagstaff from 1935 to 1985."

#### CONTEXT

#### Development of Education in Flagstaff

Development of the Flagstaff area and the real beginnings of Flagstaff came with the construction of the Atlantic and Pacific Railroad. Prior to this, the area was relatively unpopulated except for trappers, traders, and prospectors who generally did not establish any permanent operations. Attempts were made to settle the area in 1876 by organized parties of settlers who came to the area from the eastern United States. They built a stockade and laid out a town but abandoned the area a short time later and moved to other areas which were more hospitable.

## 9. Major Bibliographical References

See continuation sheet.

#### **10. Geographical Data** Acreage of nominated property \_\_\_\_\_\_\_\_ Quadrangle name Flagstaff West **UTM** References A В 1 12 914 31010 4 13 ß Zone Easting Northing Zone С D 1 Ε F. G Н

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Quadrangle scale 7.5'

Verbal boundary description and justification

See continuation sheet

List all stat	es and counties for p	roperties ove	rlapping state o	r county boundar	ies
state	N/A	code	county	N/A	code
state		code	county		code
11. F	orm Prepai	red By			
name/title	Roy P. Conway (s	tudent) Ed	ited by Doug	Kupel, Histori	an, Arizona SHPO
organization	Department of Ant Northern Arizona	University		date October	28, 1986
street & numi	ber P.O. Box 203		•**	telephone 774-	8694
city or town	Bellemont			state Arizona	86015
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John Young, son of Mormon leader Brigham Young, arrived in the area in 1877 in anticipation of the arrival of the railroad. He had a contract with the Atlantic and Pacific Railroad Company to furnish ties for the roadbed, and he established his tie-cutting operation, along with a cattle operation, north of present day Flagstaff. The railroad reached Flagstaff in 1882 and the town really boomed. The coming of the railroad opened the area for settlement by a growing population and a number of business enterprises, which consisted primarily of lumber, cattle, and sheep operations. In 1885 John Young was forced to abandon his operations and leave the area because of opposition to his Mormon practices.

From its founding in the 1880's, Flagstaff was the social, cultural, and educational center of northern Arizona. The citizens have been supportive and its leaders committed to quality education. No sooner had the pioneers found a means of providing a living for themselves than they immediately went about setting up institutions which would educate their children.

A small frame building provided the earliest school in Flagstaff, and there were several subsequent structures which were used as the town started to grow. Emerson School, built in 1895, was the first permanent school building and for a time served all of Flagstaff. Emerson School was torn down to its foundations and completely rebuilt in 1945. Starting in 1917, the Mexican and black children, who lived primarily in the south part of town, were served by the Brannon School and the Dunbar School which were provided for enrollment of minorities. In 1933 there were 604 elementary pupils in the school district. Of these, Emerson School had 303 Mexican pupils, Brannon School had 150 Mexican pupils, and Dunbar School had eighteen black pupils.

Attitudes of the people of Flagstaff were typical of many western towns in the early twentieth century. The foundations were solidly middle-western with its white, Anglo-Saxon, Protestant or Catholic overtones. In 1933 the town residents put pressure on the School Board to build a new school on the south side. By doing this they could replace the aged and creaking structures which were currently serving the Hispanic and black pupils in the south part of town and at the same time separate ethnic and minority pupils from the larger school population.

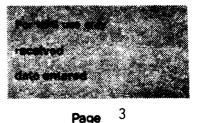
#### Construction of the South Beaver School

On December 7, 1933, the Flagstaff School Board appointed a citizens committee to investigate the conditions at Emerson and Brannon Schools (acting on a suggestion by Theodore H. Spencer, Clerk of the Board). The committee members were Dr. M. G. Fronske, Mrs. M. Pollock, and Dr. H. S. Colton, who

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presented their recommendations on January 10, 1934. In a letter to the Board, Dr. Fronske cited "unsanitary and crowded" conditions at Brannon School and an overflow of Mexican pupils at Emerson School. The intent was to provide these students with separate facilities. The Board, then with F. W. Moore as the president, authorized the superintendent to secure the V. O. Wallingford architectural firm of Phoenix to survey the needs for a new school building and make the application to the Public Works Administration (PWA) for funds. The school was to be in the south side of town on land purchased in 1903 by the School Board of Trustees.

Plans were drawn by O. A. Bell of the Wallingford firm, and an application was submitted to the PWA (one of the "New Deal" programs under the Federal government during the depression) on February 24, 1934. The Board received an agreement for a loan from H. S. Reed, the state engineer for the PWA (known as Docket 8768) on September 12, 1934. On October 10, 1934, the Board voted to sell bonds to cover the construction of the new school. The bonds were for \$53,000 with \$1,700 coming additionally from the Federal Emergency Administration of Public Works. The bond issue was voted on in a special district election and passed on October 20, 1934.

On February 25, 1935, the architect brought the plans for the school to Flagstaff and they were checked over by the Board. An ad was placed in the <u>Coconino Sun</u> newspaper for construction bids to be submitted by April 1, 1935. On April 26th the bids from five contractors were opened. The bid was awarded to G. C. Walters, Jr. of Flagstaff, the lowest bidder at \$64,242, and construction was to be completed in ninety days. The plans were changed, deleting an auditorium which extended east from the rear of the main building in the original plans. The construction material was also changed from limestone to malpais rock. The architect charged the Board \$3,400 for the plans.

Work went rapidly on the building. On November 25, 1935, the Board accepted the completed school. Finishing work continued until January 8, 1936 as mistakes were corrected. There was an open house on January 15, 1936 for the parents of the community to view the new school. It was used for the spring 1936 session, opening with seven teachers, a principal/teacher (Thomas Weitzel), and 270 children (mostly Mexican and black). The Superintendent of Schools, who had supervised the building of the structure, must have felt chagrined when it was discovered that his name (along with that of another prominent member of the school board) was misspelled on the dedication plaque.

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Present Status of the South Beaver School

South Beaver School has become a revered institution to the people of Flagstaff. Indeed, one of the most noticeable aspects of South Beaver School is the readily apparent school spirit of its pupils and the enthusiasm of its faculty. This structure will be of service to the people of Flagstaff for many years to come.

#### EDUCATIONAL SIGNIFICANCE

The South Beaver School is importantly associated with the development of education in Flagstaff in the 1930s. The South Beaver School is not significant simply because it provided education to Flagstaff school children, although it certainly did so, but is primarily significant because its construction represents a commitment to the educational needs of ethnic and minority groups. It also represents the influence of the Federal government, through funds provided by depression era public projects, on the development of education in Arizona.

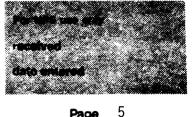
The school system in Arizona developed slowly. Early politicians were not particularly interested in establishing laws dealing with education because of the large Indian and Hispanic population in the Territory. When Arizona schools were legally sanctioned, it was specified to the trustees that they must segregate pupils of African ancestry from those of the Caucasian race, except in the case of high schools where an election could be held to decide whether or not segregation could be practiced. The Territorial Legislature also specified that "English language shall be a part of the daily instruction." Most early Arizona schools were segregated.

Many Blacks migrated to Arizona during the 1920s and 1930s from the southern states. The experience of black immigrants from Louisianna was typical. In 1924, the McNary Lumber Company induced 700 Black workers from McNary, Lousianna, to move west and work in a sawmill in the company town of McNary, Arizona. Flagstaff, the economic center of Northern Arizona, was built on lumber operations. Blacks came to the Flagstaff area to work in the lumber camps and sawmills. They settled in the south end of town where many Hispanic families lived. These new migrants, and increasing Hispanic populations, led the School Board to provide a facility for these minority and ethnic students.

The role of minority and ethnic groups in Arizona history is not wellrepresented by properties listed on the National Register of Historic Places. Hispanic contributions figure prominently in ten nominations and Black contributions only in one. The role of Arizona's diverse cultural groups is not considered in most nominations to the National Register. Accordingly, the

### **National Register of Historic Places** Inventory-Nomination Form

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Arizona Comprehensive Preservation Plan identifies "Ethnic Groups" as an area for emphasis in future National Register nominaitons. Nomination of properties associated with ethnic groups is a state plan "priority issue" for The South Beaver School is importantly associated with the education of 1987. Black and Hispanic children in Flagstaff and will therefore be a significant contribution to the list of Arizona National Register properties.

In addition to being importantly associated with ethnic and minority education in Flagstaff, the South Beaver School is an example of the impact of Federal relief programs on Arizona education. The Public Works Administration (PWA) was an important Federal relief program during the depression-marked The PWA specialized in the construction of public buildings. 1930s. School construction was one of the highest priorities for PWA projects. During the period from July 1, 1935 to January 1, 1940, 3,985 new schools were constructed In Arizona, 24 new schools were constructed by the PWA, along nationwide. with 209 reconstructions or improvements to schools and 13 school additions. The South Beaver School in Flagstaff was one of these schools. The exact number of PWA associated schools remaining intact in Arizona and possessing integrity is not known; however, the South Beaver School is the only PWA school as yet identified on the Arizona State Historic Property Inventory.

The massive influx of Federal dollars had a tremendous impact on Arizona The state took steps to apply modern methods of education to go education. along with the improved physical facilities. These changes and improvements in the 1930s set the stage for the great advancement of Arizona's educational system in the years since World War II.

#### ARCHITECTURAL SIGNIFICANCE

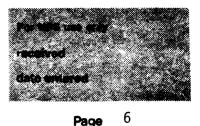
The South Beaver School is architecturally significant for its use of malpais rock construction. Historically, wood and brick predominated as building materials throughout Arizona. In Northern Arizona, volcanic tufa stone and malpais rock gradually saw increasing use in the early twentieth century. This increased use can be traced to the popularity of Bungalow and Period Revival styles in the 1920s, which often relied on decorative rock work for their characteristic details, and by the Rustic style of architecture sponsored by the Federal government at locations such as the Grand Canyon. This rustic style was considered appropriate for the wooded environment of the northern Arizona city of Flagstaff.

The use of stone construction for entire buildings, foundations, or details is recognized as traditional to the Flagstaff area. Two factors contribute primarily to this quality in the built environment: large quantities of locally available materials for construction and the number of skilled contractors and

### National Register of Historic Places Inventory-Nomination Form

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master craftsmen that settled in the community. In the nearby Flagstaff Townsite Historic District and North End Historic District, buildings constructed entirely of stone represent nine and fifteen percent of all contributing elements respectively. Almost all buildings in these two National Register Historic Districts utilize malpais stone foundations and many have stone architectural elements. Stone as a locally preferred building material is the most characteristic of all of Flagstaff's architecture. Its use throughout the historic period is perhaps the most cohesive ingredient that distinguishes Flagstaff's architectural heritage from those of other communities throughout the state.

The most frequently used building stone locally was malpais rock. Its characteristics required less effort in extraction and cutting than Coconino sandstone, the other common rock used in Flagstaff, and so it was used extensively in the historic period. The rustic qualities of this building material also contributed to its popularity in the early twentieth century in Bungalow and Period Revival styles. One of the earliest local uses of malpais rock as the primary structural material in residential construction occurred in 1908 with the erection of the P. M. Gavin residence. Malpais soon became the principal material for such exemplary structures as the John M. Clark House, Epiphany Church, the Lowell Observatiory, Our Lady of Guadalupe Church, and the Nativity Church. The South Beaver School is an excellent example of the use of malpais rock for instititional construction that follows this common Flagstaff building tradition.

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#### CONTINUATION SHEET FOR ITEM 9 MAJOR BIBLIOGRAPHIC REFERENCES

#### Elder, Thomas

Historical Survey Report on the South Beaver Elementary School, (March 5, 1976) Anthropology Department, Northern Arizona University, Flagstaff, Arizona (File No. NAU-77021).

- Flagstaff School District Board of Trustees <u>Minutes of the Meeting of the Board</u> (December 7, 1933; October 10, 1934; February 25, 1935; November 25, 1935), Flagstaff School District Office, 701 N. Kendrick, Flagstaff, Arizona 86001.
- Hendrix, H.E. and C. Louise Boehringer "Arizona's Plan for Reconstructing Public Education," <u>The Nations</u> <u>Schools</u> 14:5 (November 1934), pp. 2-6.
- Sweitzer, Paul "South Beaver Really Cares," <u>The Sun</u> (Flagstaff), November 17, 1985, pp. A-3.
- U.S. Works Progress Administration <u>Summary of Inventory of Physical Accomplishments by the Works</u> <u>Progress Administration, July 1, 1935 - January 1, 1940 -- Arizona.</u> Washington, D.C.: U. S. Government Printing Office, 1940.

### **National Register of Historic Places Inventory—Nomination Form**



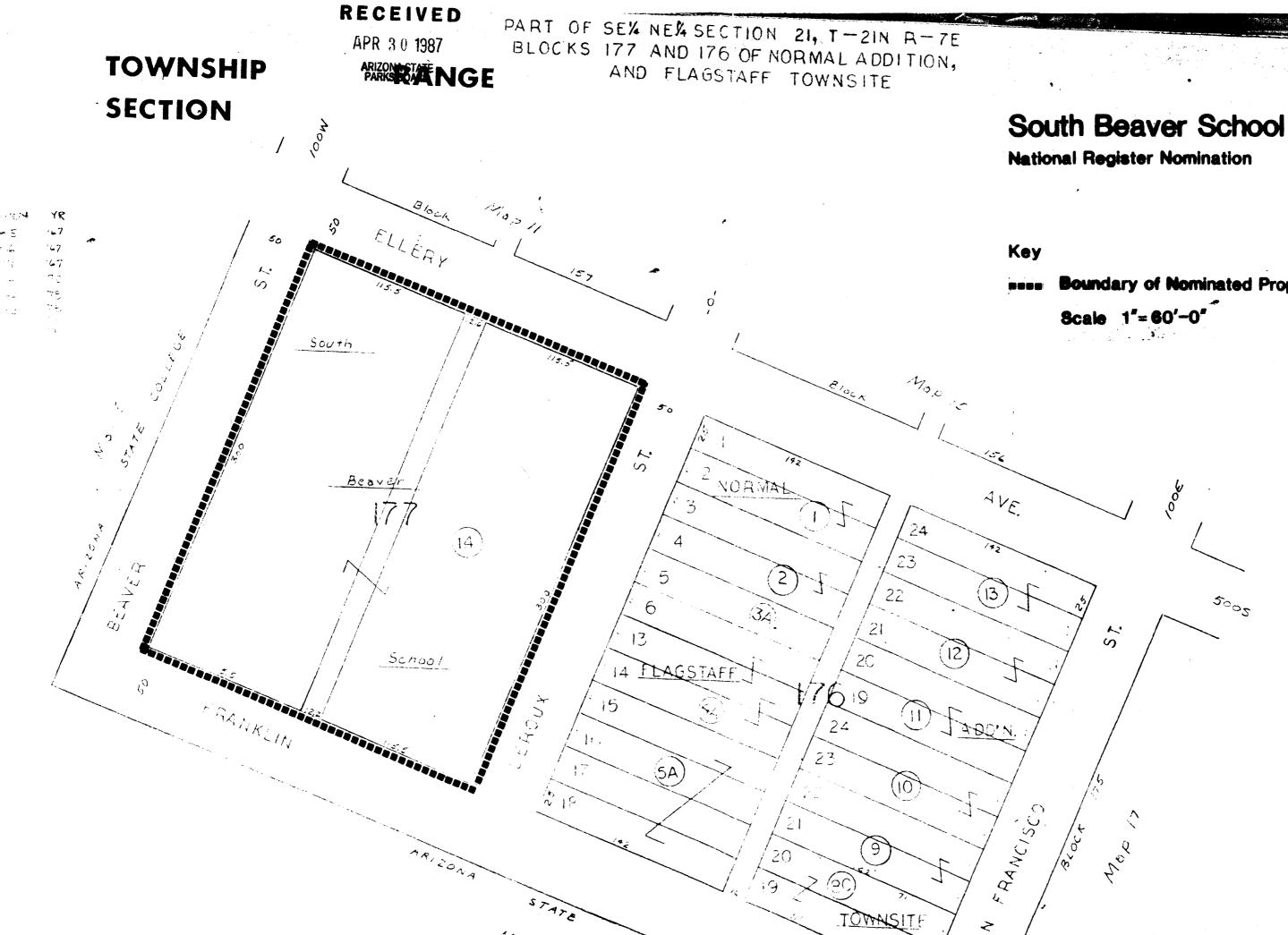
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#### **CONTINUATION SHEET FOR ITEM 10** VERBAL BOUNDARY DESCRIPTION AND JUSTIFICATION

The boundary of the property nominated is defined as, and is identical to, the boundary of block 177, as recorded in Book 103, map 16 of the Normal Addition, Flagstaff, Coconino County, Arizona, and as shown on the accompanying map. The nominated property is inclusive of all area contained within the boundary of block 177. Block 177 measures approximately 243.4 feet by 300 feet and contains approximately 73,020 square feet (1.676 acres). This area is the present and historic extent of the property. Those areas beyond the walls of the building itself contain playgrounds, practice fields, and playground equipment that is essential to the setting of the nominated building. The area surrounding the building is not considered a "buffer" zone but is integral to the building's historic appearance.



BOOK 103 MAP 16

Boundary of Nominated Property

