

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets (NPS Form 10-900a).**

1. Name of Property

Historic name Flagstaff Southside Historic District (Context and Boundary Expansion)

Other names/site number _____

Name of related multiple property listings: Historic Resources of Flagstaff, Arizona/Flagstaff Multiple Resource Area (MRA)

2. Location

street & number _____ not for publication

city of town Flagstaff vicinity

State Arizona code AZ county Coconino code 005 zip code 86001

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

 national statewide X local Applicable National Register Criteria: X A X B X C D

Signature of certifying official _____ Date _____

State Historic Preservation Officer Arizona State Parks
Title State or Federal agency/bureau

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

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau

4. National Park Service Certification

I, hereby, certify that this property is:	Signature of the Keeper	Date of Action
<u> </u> entered in the National Register	_____	_____
<u> </u> determined eligible for the National Register	_____	_____
<u> </u> determined not eligible for the National Register	_____	_____
<u> </u> removed from the National Register	_____	_____
<u> </u> other (explain:)	_____	_____

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only **one** box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal
- private

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

Contributing	Noncontributing	
142	58	buildings
		sites
		structures
		objects
		buildings
142	58	Total

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

Number of contributing resources previously listed in the National Register

Flagstaff Multiple Resource Area (MRA)

151 (9 + 142)

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling, Multiple Dwelling

DOMESTIC: Hotel

SOCIAL: Meeting Hall, Dance Hall

COMMERCE/TRADE: Specialty Store

COMMERCE/TRADE: Department Store

COMMERCE/TRADE: Restaurant, Warehouse

EDUCATION: School

RELIGION: Religious Facility, Church-related Residence

RECREATION and CULTURE: Sports Facility/Ball Court

TRANSPORTATION: Road-related

Current Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling, Multiple Dwelling

DOMESTIC: Hotel/Hostel

SOCIAL: Meeting Hall/Clubhouse

COMMERCE/TRADE: Specialty Store

COMMERCE/TRADE: Restaurant

Commerce/Trade: Business/Office Building

EDUCATION: School

RELIGION: Religious Facility, Church-related Residence

RECREATION and CULTURE: Sports Facility/Ball Court

TRANSPORTATION: Road-related

LANDSCAPE: River

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Queen Anne

Late 19th and 20th CENTURY REVIVALS: Late Gothic, Classical/Greek, Colonial, Mission, Pueblo

LATE 19TH and EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow

OTHER: Anglo Vernacular Cottage

OTHER: Amerikanuak Vernacular

OTHER: Southern Vernacular Cottage

OTHER: Commercial, Churches

Materials

(Enter categories from instructions)

foundation: STONE, CONCRETE

walls: WOOD: Weatherboard, STONE, BRICK, CONCRETE

roof: ASPHALT, METAL

other: WOOD: Shingle, CONCRETE, METAL: Steel, STUCCO

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and non-contributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The District is primarily residential in character with well defined commercial areas. Most buildings are in good condition and retain sufficient historic integrity to convey their significance. The properties are modest in character and represent a variety of styles and ethnic influences. The District is located at a key Flagstaff hub location south of downtown bordered by Route 66 and the Sante Fe Railroad, the Rio de Flag, a significant former lumber mill, and Northern Arizona University. There were a total of 470 buildings that were initially surveyed for the Southside/Old Town Historic Building Survey in 1992. Since the initial survey, redevelopment has taken place and the proposed Southside District has been modified. At the time of the 2009 nomination, there was a total of 200 buildings within the Southside Historic District boundary: 142 structures pre-dated 1948 and possess sufficient integrity to be classified as contributing resources within the District. The remaining buildings within the boundary, which total 58, were classified as non-contributing resources because they lack sufficient historic integrity, were built after 1947, have too many modifications, or have been redeveloped since the initial 1992 survey. In 2009, 270 buildings initially surveyed were determined to no longer be within the district boundary. The percentage of contributing resources within the district boundary ws 71%% of the total number of buildings. In addition to the 142 structures detrmned to be National Register-contributing in 2010, there are nine properties previuosly listed individually or as part of the Flagstaff Multiple Resource Area located within the District. The Flagstaff Southside Historic District still conveys the historic appearance of the area at the height of its development just before World War II.

The Southside also identifies strongly with its development after World War II and through the Civil Rights Movement. **... Identify the number of new properties to be included in this submittal, both contributing and non-contributing. EXPAND.**

Narrative Description

See Continuation Sheets, Section 7

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 old or achieving significance within the past 50 years.

Period of Significance (justification)

See Continuation Sheets, Section 8

Areas of Significance

(Enter categories from instructions)

- Architecture
- Community Planning and Development
- Commerce/Industry
- Education
- Ethnic Heritage & Social History
- Transportation

Period of Significance

1884-1968

Significant Dates

Significant Person

(Complete only if Criterion B is marked above)

Contributions to Community Planning and Development, Commerce/Industry, Education, Social History

Cultural Affiliation

Architect/Builder

Various

Criteria Consideratons (explanation, if necessary)

See Continuation Sheets, Section 8

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The Flagstaff Southside Historic District is significant under Criterion A, primarily in the area of significance of Community Planning and Development but also Commerce/Industry, Education, Ethnic Heritage and Social History, and Transportation. Several properties in the District are also significant under Criterion B for their association with persons of significance in the Southside's development/planning, education, and social history. The District is most extensively significant under Criterion C in the area of significance of Architecture. The District provides a good illustration of the historic contexts associated with the identified areas of significance. It represents the growth and development of Flagstaff, particularly after the turn of the 19th century, its association with the lumber and sheep industries well illustrated by the fact that much of the labor force for both industries resided in the District. The District is also noteworthy as the best representation of the ethnic diversity that evolved in Flagstaff from the early 20th century into the 1960s. It contains the largest neighborhoods associated with the historic Latino/Hispanic and African-American populations in Flagstaff. Specific Latino/Hispanic origins or national affiliations represented in the District are largely Mexicans, New Mexicans, and Basques. Flagstaff's African-American population, which increased substantially in the 1920s, is also well represented within the District. The District contains an array of 19th and early to mid 20th century vernacular houses and commercial structures that represent building types once common in the Flagstaff area. The architectural character of the District is also distinguished by a large number of Bungalow-style residences, which also help illustrate the growth and development of the District in the 1920s, a period which corresponds with the popularity of this style. The District contains a small but important number of Amerikanuak Vernacular buildings which are local adaptations of the Basque traditional home. There are also a few significant homes representing Late Victorian and Late 19th and 20th Century Revival styles. Most distinctively, African Americans who migrated to Flagstaff from the American South largely from the 1920s through 1940s brought with them a unique and adaptable architectural style that was influenced by the spatial constraints of Southside lots and northern Arizona's cooler climate, termed Southern Vernacular Cottage.

Narrative Statement of Significance (provide at least one paragraph for each area of significance)

See Continuation Sheets, Section 8

Developmental history/additional historic context information (if appropriate)

See Continuation Sheets, Section 8

9. Major Bibliographical References

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

See Continuation Sheets for Bibliography

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- individual properties previously listed in the National Register (9)
- previously determined eligible by the National Register (142) 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: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 86.4 acres
(Do not include previously listed resource acreage)

UTM References (NAD 83)
(Place additional UTM references on a continuation sheet)

1	12	440474	3894920	3	12	441332	3894212
	Zone	Easting	Northing		Zone	Easting	Northing
2	12	441332	3894920	4	12	440474	3894212
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

The boundary of the Flagstaff Southside Historic District is shown as a dashed line on the accompanying base map drawn at a scale of 1"= 200'. It is shown in comparison to the Southside Community Plan boundary.

Boundary Justification (explain why the boundaries were selected)

The boundary includes the remaining contiguous area of Flagstaff's south side that was developed during the historic period of significance. The north edge of the District abuts the south boundary of the Railroad Addition Historic District and current Burlington Northern Santa Fe Railway right-of-way. The east edge is defined by the original Flagstaff Lumber Company mill site. The west boundary extends generally along Mikes Pike (formerly Route 66) and Beaver Street, which separate the historic area from later development. The revised south edge of the District is defined by the Northern Arizona University campus, portions of the Northern Arizona Normal School Historic District, and later development to the west of Lone Tree Road.

11. Form Prepared By

name/title Updated by Lynn A Neal, Historic Preservation Consultant & Mark Reavis, City of Flagstaff
Heritage Preservation Officer, 2020
Updated by Michael Wilson-Kelly Architects, Ltd., 2009
James Woodward & Susan Wilcox with Woodward Architectural Group, 1992 & 1998

organization LA Neal Consulting, LLC & City of Flagstaff date 2020

street & number 211 W Aspen Avenue telephone 928.213.2633

city or town Flagstaff state AZ zip code 86001

e-mail lneal@npgcable.com, mark.reavis@flagstaff.gov

Additional Documentation

Submit the following items with the completed form:

- **Maps:** Flagstaff Southside Historic District Location Map
Flagstaff Southside Subdivisions as of 1970
Flagstaff Southside Historic District (Revised Boundary and Added Properties)
- **Additional Items:** Continuation Sheets for Sections 7 (includes *Flagstaff Southside Historic Properties Inventory*), 8 (includes *Southside Historic Milestones*), and 9

Flagstaff Southside Historic District

Name of Property

Coconino, Arizona

County and State

Photographs: *See Continuation Sheets*

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Department of the Interior, 1849 C Street NW, Washington, DC 20240.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 7 Page 1

Flagstaff Multiple Resource Area
Name of multiple property listing

NARRATIVE DESCRIPTION

Flagstaff, Arizona is located about 150 miles north of Phoenix, AZ, and is the largest city in Northern Arizona. The city is also the regional center and county seat for Coconino County, the second largest county in the 48 contiguous states. Flagstaff is comprised of just over 64 square miles and lies near the southwestern edge of the Colorado Plateau, along the western side of the largest contiguous Ponderosa Pine forest in the continental United States.

The general location of the District within Arizona and Flagstaff is defined almost entirely by its proximity to notable historic and modern transportation corridors; chief among them, the Sante Fe Railway and Route 66. The District became a pivotal hub of commercial and residential development prior to World War II. Transportation, higher education, and natural resources contributed significantly to the establishment and growth of Flagstaff.

Significant adjacent lumber milling, education centers, and the Rio de Flag determined the District's eastern and southern boundaries. The District, composed primarily of residential subdivisions, housed historically prominent middle-class Anglos, Latino/Hispanic and African-American lumber industry workers, Basque sheepherders, as well as faculty members and boarders associated with the historic Northern Arizona Normal School, now Northern Arizona University.

The modern appearance of the District is quite diverse but rich in historical attributes. The District has been spared gentrification largely due to its A-1 Flood Insurance classification and development restrictions within the Rio de Flag flood zone within the heart of the District. Plans are underway to divert the Rio de Flag around the perimeter of the District in hopes of triggering substantial improvements to historic properties, many of which currently serve as affordable housing and student rentals. District commercial buildings are in various states of repair. Many properties are tidy and well kept; and, if not fully restored, they have been repurposed while continuing to display significant historical character.

The Flagstaff Southside Historic District is located in an area south of the Northern Burlington Santa Fe Railway right-of-way and a portion of the Railroad Addition Historic District, Brannen Addition, and Normal School Addition of the Flagstaff Townsite. The District encompasses all of portions of 37 contiguous blocks, providing for an irregular shaped boundary. The edges of the District are generally defined by Mikes Pike and Beaver Street on the west; Franklin Avenue, Ellery Avenue, and the Rio de Flag watercourse on the south; Elden Street and Lone Tree Road on the east; an Phoenix Avenue on the north.

The District is primarily residential in character. The residential character of the District is defined by streetscapes of modest dwellings situated on square or rectangular blocks with lots averaging 50 feet by 140 feet in size. Street right-of-ways are typically 50 feet, with roadway widths ranging from 25 to 35 feet. The houses face each other in a primarily east-west orientation, with about 12 houses located along each street from block to block. Almost all streetscapes contain concrete sidewalks, and mature deciduous and evergreen trees and shrubs.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 7 Page 2

Flagstaff Multiple Resource Area
Name of multiple property listing

Many of the houses in the District are constructed of wood with shiplap or clapboard siding. Several houses are built of Malpais (lava) field stone. The material was widely used in both residential and commercial construction and is one of the distinguishing characteristics of the District.

The commercial areas are limited and well defined. North-south one-way couplets San Francisco Street and Beaver Street connect downtown Flagstaff to NAU and serve as the commercial heart of the District. The Butler Avenue thoroughfare bisects the District in the east-west direction. The primary commercial area located along South San Francisco Street is characterized by 1- and 2-story buildings with facades built up to the property lines, and shared party walls. A small grouping of additional commercial structures is located at the intersection of Beaver Street and Phoenix Avenue. Like the South San Francisco streetscape, they are also 1- and 2-story structures with zero lot line facades.

Nine buildings within the Flagstaff Southside Historic District have been previously listed on the National Register of Historic Places, six of which are listed as part of the Flagstaff Multiple Resource Area (MRA). Three are residences, three are churches, one is a school, and two are commercial buildings. The **Double Circle/C & M Garage (#212, MRA)** and **Our Lady of Guadalupe Church (#169, MRA)** are near the intersection of Mikes Pike and Benton Avenue. They are key contributing resources and help define the western edge of the District. The **Charles Prochnow House (#202, MRA)** is at the southeast corner of Elden Road and Butler Avenue. The turreted Queen Anne-style house is a dominant landmark and helps define the eastern boundary of the District. The **Lanaham/O'Farrell House (#44, MRA)** and **First Baptist Church (#35)**, both located on South Beaver Street, and **Brannen/Devine House (#99, MRA)**, situated on East Cottage Avenue, all help contribute to the visual quality of the District's residential areas. **La Ciudad de Mexico (#289, MRA)** provides a strong anchor at the south end of San Francisco Street's commercial thoroughfare. Two more recently registered properties include **El Divino Redentor Presbyterian Church (#296)** on South San Francisco Street and **South Beaver School (#52)** anchoring the southwest corner of the District.

The residential architectural character of the District is represented by styles associated with the two primary periods in the areas historical evolution. The initial 19th century development of the District is represented by a number of vernacular cottages, based on the hall and parlor house type with "L" or "T" shaped plans. Their designs feature intersecting, steeply pitched gable roofs, and pitched or hip-roofed porches. Some Queen Anne or Greek Revival detailing is usually evident at the gable heads, eaves or porches. Most of these houses are of wood frame construction and are sheathed with shiplap or weatherboard siding.

Some of the important contributing 19th century residential buildings in the District are in the Brannen Addition. They include the **P.J. Brannen House (#10)**, **J. M. Brannen/Devine House (#99, MRA)**, and **Tallman/Lindeman House (#6)**. The **Charles Prochnow House (#202, MRA)**, built about 1900 and listed on the National Register, exemplifies the transition from Queen Anne style to the Colonial Revival style.

The District's early 20th century development, during which time the area reached maturity, is represented by a range of bungalow-style houses. They include the simple Classical Bungalow style and the popular California Bungalow style. The Classical Bungalows are distinguished by their rectangular plans and gable fronts. These houses were designed with nearly symmetrical facades, and porches recessed beneath the main roof form supported with simple wood posts.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 7 Page 3

Flagstaff Multiple Resource Area
Name of multiple property listing

Details typically include exposed eaves and knee braced purlins. Noteworthy Classic Bungalow style houses are the **Rudolph Hohenhaus House (#40)**, **Olovario Aguilar House (#76)**, and **May Hicks Curtis House (#171)**.

The more elaborate bungalows were designed in the California Bungalow manner and were generally built after 1915. They feature irregular shaped plans and multiple gable roofs. Porches are offset and usually supported by wood columns on masonry piers. Craftsman style detailing, such as articulated timberwork around the eaves and porches, and jig-cut rafter ends, was usually incorporated into the design of these houses. Important California Bungalow style houses that contribute to the District are the **Lanaham/O'Farrell house (#44) (NR)**, **Daniel Portillo House (#297)**, **Sam Quay House (#43)**, **Prieto House (#175)**, **Agapito Magana House (#129)**, and **Sanchez House (#185)**.

During the early 20th century growth of the District, several houses were constructed by Basque immigrants who combined elements of the Bungalow style with their traditional rural house type. Referred to as Amerikanuak Vernacular, these houses were built with rectangular plans covered by a low or moderately pitched gable roof with a symmetrical front. Most are one and half stories high and contain a window at the gable head. Malpais field stone was almost always used for the first-story construction, with wood-frame walls at the second level. Amerikanuak Vernacular style houses that contribute to the District are the **Francisco Satrustegui House (#120)**, **Martin House/La Nacional Grocery (#308)**, **Gregorio Erro House (#62)**, and **Nemesio Gammiochippi House (#218)**.

The commercial buildings in the District are stylistically modest vernacular adaptations of the popular early 20th century commercial styles. Almost all are built of brick or Malpais field stone with flat, parapeted roofs. The Panel Brick Commercial style is represented by a few buildings and feature large storefront bays with brick framed panels above and some brick corbelling at the parapet. The Malpais stone buildings have simple facades with little or no ornamentation. Important contributing commercial buildings are the **Hotel Paso del Norte (#284)**, **La Ciudad de Mexico (#289) (NR)**, **Lucerno Building (#278)**, **Jiminez Building (#272)**, **Nieto Bakery (#178)**, **Hutchinson and Sauer Building (#356)**, **American Laundry Building (#269)**, and **Flagstaff Steam Laundry Building (#265)**.

The Flagstaff Southside Historic District still conveys the historic appearance of the area at the height of its development just before World War II. Most buildings are in good condition and retain sufficient historic integrity to convey their significance. Changes to the historic appearance of the District include construction of additional houses on empty lots along some streetscapes, a few additional commercial buildings, and parking lots to accommodate off-street parking near the commercial area.

There were a total of 470 buildings that were initially surveyed for the Southside/Old Town Historic Building Survey in 1992. Since the initial survey, redevelopment has taken place and the boundary of the District has been modified. There are now a total of 200 buildings within the Southside Historic District boundary: 142 structures pre-date 1948 and possess sufficient integrity to be classified as contributing resources within the District.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 7 Page 4

Flagstaff Multiple Resource Area
Name of multiple property listing

The remaining buildings within the boundary, which total 58, are classified as non-contributing resources because they lack sufficient historic integrity, were built after 1947, or have been redeveloped since the initial survey. There were 119 buildings surveyed that were determined to no longer be within the district boundary. The percentage of contributing resources within the district boundary is 71% of the total number of buildings. In addition to the 142 structures determined to be National Register-contributing in 2010, there are nine properties previously listed individually or as part of the Flagstaff MRA located within the District.

The Southside also identifies strongly with its development after World War II and through the Civil Rights Movement. ... *Identify the number of new properties to be included in this submittal, both contributing and non-contributing.*

The following is an inventory listing of the buildings/properties in the original 1992/1993 Southside Historic Building Survey with the current property status updated in 2009. Buildings added with this current (2020) submittal are shown in **bold** type, as are changes to previously listed properties. New building numbers are in **red**. Buildings are classified as contributing, non-contributing, **demolished**, or previously listed if they have been previously listed on the National Register. The Notes column adds information about existing inclusion in the Flagstaff MRA listings, 2009/2010 nomination, and additional notes pertaining to updated property status.

Flagstaff Southside Historic Properties Inventory

ADDRESS	HISTORIC NAME	DATE	INV #	PROPERTY STATUS	NOTES
8 S Agassiz Street (was 10 S Agassiz Street)	Charles F Kathrens / David Lewis House	1886-1887	1	Contributing	
14 S Agassiz Street	House	1910-1916 / 1937	2	Non-contributing	Too many modifications following period of significance
17 S Agassiz Street	Wong June House	1937	3	Contributing	
19 S Agassiz Street	W H Ashurst House	1888	4	Contributing	
20 S Agassiz Street	Thomas J Ross House	1891 / 1935	5	Contributing	
23 S Agassiz Street	Tallman / Lindeman House	1890-1892	6	Contributing	*1910-1916 house (#207) from 17 S Mikes Pike attached to W
24 S Agassiz Street	F C Watson / Elias S Nackard House	1910-1916	7	Contributing	
24 S Agassiz Street #1	Rental House	1925-1943	8	Contributing	
24 S Agassiz Street #2 & 3	Rental House	1910-1935	9	Contributing	Was garage & storage building
101 S Agassiz Street	P J Brannen House	1885	10	Contributing	
106 S Agassiz Street	Alonzo Store Bldg	ca. 1930	11	Contributing	
115 S Agassiz Street	Grady & Hazel Neal House	ca. 1958	361	Contributing	
119 S Agassiz Street	Nova / Garcia House	1920	362	Contributing	
202 S Agassiz Street	Cady Lumber Co. Employees House	1926-1929 / 1976	13	Contributing	Been altered but also served as Meeting Hall historically

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 7 Page 5

Flagstaff Multiple Resource Area
Name of multiple property listing

ADDRESS	HISTORIC NAME	DATE	INV #	PROPERTY STATUS	NOTES
205 S Agassiz Street	House	ca. 1915	15	Contributing	
312 S Agassiz Street (was 202 E Dupont Ave)	A G & Ramona Rodriguez House	ca. 1925	363	Contributing	*As of 2020, house in very poor condition
321 S Agassiz Street	J L Daugherty House	1912-1916	16	Contributing	*As of 2020, house in poor condition
323 S Agassiz Street	Victor Gomez House	1921	17	Contributing	*As of 2020, house in poor condition
405 S Agassiz Street	Louis Green House	ca. 1930	19	Contributing	Redeveloped since initial survey(s)
407 S Agassiz Street	Leofolo & Antonia Ramerez House	1916-1919 / 1999	20	Non-contributing	Too many modifications following period of significance
408 S Agassiz Street	George & Armida Sedillo House	1961	364	Contributing	
416 S Agassiz Street	L C & L E Pigg House	1961 / 1966	365	Contributing	
417 S Agassiz Street	Montoya House	ca. 1918	22	Contributing	
418 S Agassiz Street	Luis Sanchez & Armida Sedillo House	ca. 1945	366	Contributing	
418½ S Agassiz Street	House	ca. 1920	367	Contributing	
419 S Agassiz Street	Velasco House	1938-1942	23	Contributing	
509 S Agassiz Street	Frank Garcia House	ca. 1930	26	Contributing	
515 S Agassiz Street	Juan Valdivia House	ca. 1925	27	Contributing	
518 S Agassiz Street	House	ca. 1930	28	Contributing	
521 S Agassiz Street	Frank Simmons House	ca. 1930	29	Contributing	
309 E Ashurst Avenue	R Romero House	ca. 1940	368	Contributing	
322 E Ashurst Avenue	J & B Jiron House	1946 / 1965	369	Contributing	
330 E Ashurst Avenue (was 312½ S O'Leary St)	N Lucero House	ca. 1935	370	Contributing	
415 E Ashurst Avenue (was 504 ½ S O'Leary St)	Frank & Erlinda Martinez House	ca. 1945	371	Contributing	
1-7 S Beaver Street	Hutchison & Sauer Building	1930-1935 / 1938	356	Contributing	
7, 9, 11 S Beaver Street	Arizona Machinery Co. Building	1934-1943	30	Contributing	
10, 14, 16, 18 S Beaver St	Merle & Zetta Sauer Building	ca. 1959 / 1962	372	Contributing	
23 S Beaver Street	C R Hutchinson House	1917	31	Contributing	
24 / 28 S Beaver Street	Beaver Street Gallery (currently)	1962 / 1979	373	Contributing	

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 7 Page 6

Flagstaff Multiple Resource Area
Name of multiple property listing

ADDRESS	HISTORIC NAME	DATE	INV #	PROPERTY STATUS	NOTES
102 S Beaver Street	J C Blake / Phil Coyle House	1898-1901	33	Contributing	
123 S Beaver Street	First Baptist Church	1939	35	Previously Listed	National Register
201 S Beaver Street	Piper Rental House	1920-1925	36	Contributing	Too many modifications following period of significance
203 S Beaver Street	Piper Rental House	1920-1925	37	Contributing	
205 S Beaver Street			38	Contributing	
205½ S Beaver Street				Contributing	
208 S Beaver Street	Albert Dennis House	1916	39	Contributing	
212 S Beaver Street	Rudolph Hohenhaus Home	1919	40	Contributing	
216 S Beaver Street	Hohenhaus Rental House	1925	41	Contributing	
220 S Beaver Street	John Lugin House	ca. 1934	42	Contributing	
306 S Beaver Street	Sam Quay / Walter Morteck House	1912-1915	43	Contributing	
310 S Beaver Street	Lanaham / O'Farrell House	1911	44	Previously Listed	National Register
316 S Beaver Street	Lewellen / O'Farrell / Fram House	1917-1919	45	Contributing	Too many modifications following period of significance
402 S Beaver Street	House	1924-1930	46	Non-Contributing	Too many modifications following period of significance
407 S Beaver Street	Oscar Dietzman / J A Osle House	1916-1919	47	Contributing	
412 S Beaver Street	House	1925-1930	48	Contributing	
415 S Beaver Street	House	1943-1948	49	Contributing	
423 S Beaver Street	House	1920-1924	50	Non-Contributing	Too many modifications following period of significance
424 S Beaver Street	House	1924-1930	51	Non-Contributing	Too many modifications following period of significance
506 S Beaver Street	South Beaver Street School	1935	52	Previously Listed	National Register
10 E Benton Avenue	Rental House	1943-1950	53	Non-Contributing	Constructed after period of significance
12 E Benton Avenue	Rental House	1916-1924	54	Non-Contributing	Too many modifications following period of significance
14 E Benton Avenue	Sepulveda / Hernandez House	1904-1908	55	Contributing	
16 E Benton Avenue	House	1929-1939	56	Contributing	

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 7 Page 7

Flagstaff Multiple Resource Area
Name of multiple property listing

ADDRESS	HISTORIC NAME	DATE	FSS#	PROPERTY STATUS	NOTES
113 E Benton Avenue			374	Contributing	
117 E. Benton Avenue	Eli Lucero House	1920-1925	57	Contributing	
118 E. Benton Avenue	Jose Lopez House	Ca. 1923	58	Non-Contributing	Too many modifications following period of significance
123 E. Benton Avenue	Store Building	1930-1943	59	Contributing	
8 W. Benton Avenue	Martin/Landa/Marcellino Sota House	1915	60	Non-Contributing	Too many modifications following period of significance
114 W. Benton Avenue	Chavez/Bidegain House	1907-1911	61	Contributing	
116 W. Benton Avenue	Gregorio Erro House	1921	62	Contributing	
124 W. Benton Avenue	Martin Martin Boarding House	1900-1910	63	Contributing	
206 W. Benton Avenue	Dionisio Martin House	Ca. 1910	64	Contributing	
207 W. Benton Avenue	House	Ca. 1916	65	Contributing	
209 W Benton Avenue			375	Contributing	
210 W Benton Avenue			376	Contributing	
202 ½ E. Brannen Avenue	Rental House	1916-1930	66	Contributing	
251 E. Brannen Avenue	House	1910-1930	67	Non-Contributing	Property was relocated to site after period of significance
303 E. Brannen Avenue	Greenlaw/Britt/Branch House	1892-1895	68	Contributing	
307 E. Brannen Avenue	House	1900-1915	69	Non-Contributing	Property was relocated to site after period of significance
313 E. Brannen Avenue	J.G. Higginbotham House	1916-1919	70	Contributing	
316 E. Brannen Avenue	G.M. Nichols/D.A. Headrick House	1913	71	Contributing	
324 E. Brannen Avenue	Satrustegui/Gomez House	1900-1909	72	Contributing	
511 E. Brannen Avenue	House	1912-1924	73	Contributing	Located outside District
119 E. Butler Avenue	Nara House	1916-1919	74	Contributing	
120, 122 E. Butler Avenue	Vasquez House and Cottages	1918	75	Contributing	
121 E. Butler Avenue	Olovario Aguilar	1912-	76	Contributing	

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 7 Page 8

Flagstaff Multiple Resource Area
Name of multiple property listing

	House	1916			
125 E. Butler Avenue	House	1926-1930	77	Demolished	Since 2010 Registration Form

ADDRESS	HISTORIC NAME	DATE	FSS#	PROPERTY STATUS	NOTES
125 (rear) E. Butler Avenue	Apartment Row House	1926-1930	78	Demolished	Since 2010 Registration Form
202 S Colorado Street / 507 E Brannen Avenue	Felix Garcia House	1912-1917	110	Contributing	Located outside District
206 S Colorado Street / 3 & 2 S Colorado Street	Lomeli House & rear Bungalow	1937-1945 / ca. 1950	111	Contributing	Rear building (to E) was not recorded on 1992 Survey Form Located outside District
3 E Cottage Avenue	Riverside Court	Ca. 1935	95	Contributing	
5 E Cottage Avenue	House	1910-1916	96	Contributing	
8 E Cottage Avenue / 14 S Leroux Street	Auto Storage Garage	1935-1943	97	Demolished	Redeveloped since initial survey(s)
9 E Cottage Avenue			377	Contributing	
113 E Cottage Avenue	Esparza Apartments	1929-1935	98	Contributing	
209 E Cottage Avenue	Brannen/Devine House	1892	99	Previously Listed	National Register
ADDRESS	HISTORIC NAME	DATE	FSS#	PROPERTY STATUS	NOTES
218 E Cottage Avenue	Grover Willis House	1916-1929	100	Contributing	Too many modifications following period of significance
220 E Cottage Avenue	Parley Willis House	1904-1916	101	Contributing	Too many modifications following period of significance
5 W Cottage Avenue	Colwell Bowley House	1924	102	Contributing	Too many modifications following period of significance
7 W Cottage Avenue	E.L. Whitton House	Ca. 1924	103	Contributing	
107 W Cottage Avenue	M. Basset House	1892-1895	104	Contributing	Too many modifications following period of significance
109 W Cottage Avenue			378	Contributing	
116 W Cottage Avenue			379	Contributing	
119 W Cottage Avenue	Erro Rental House	Ca. 1917	105	Non-Contributing	Too many modifications following period of significance
120 W Cottage Avenue	Juan Sarlangue House	Ca. 1919	106	Contributing	
			107		Not Used

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 7 Page 9

Flagstaff Multiple Resource Area
Name of multiple property listing

126 W. Cottage Avenue	Bongberg/Gambler House	1909	108	Contributing	
201 W. Cottage Avenue	Putnam/Kapanke/Flickinger House	1891	109	Contributing	
12 W Dupont Avenue	J.F. Sanchez House	1928-1931	112	Contributing	
12 E Dupont Avenue	House	1929-1935	113	Contributing	Too many modifications following period of significance
13/11 E Dupont Avenue	Duplex		380	Contributing	
113 E Dupont Avenue	Building	1934-1946	114	Non-Contributing	Redeveloped since initial survey(s)
114 E Dupont Avenue			381	Contributing	
115 E Dupont Avenue	Miguel Mesa House	1919-1920	115	Demolished	Redeveloped since initial survey(s)
120 E Dupont Avenue	Modesto Vasquez House	Ca. 1920	116	Contributing	Too many modifications following period of significance
122 E Dupont Avenue	Lorenzo Vasquez House	Ca. 1930	117	Contributing	
123 E Dupont Avenue	Sanchez House	Ca. 1918	118	Demolished	Redeveloped since initial survey(s)
207 E Dupont Avenue	Wood shed; not Soto Main House		382	Contributing	
208 E Dupont Avenue	Vergara House	1937-1946	119	Contributing	
209 E Dupont Avenue			383	Contributing	
215 E Dupont Avenue			384	Contributing	
105 S Elden Street	Frank Satrustegui House	1920-1925	120	Contributing	
115 S Elden Street	House	Ca. 1929	121	Contributing	

ADDRESS	HISTORIC NAME	DATE	FSS#	PROPERTY STATUS	NOTES
116 S Elden Street	Frank Leslie House	1905-1907	122	Contributing	
202 S Elden Street	DuChain/Martinez House	1911-1912	123	Contributing	
206 S Elden Street	House	1937-1943	124	Contributing	
218 S Elden Street	Tate House	Ca. 1918	125	Contributing	
219 S Elden Street	First Missionary Baptist Church	1918-1929	385	Contributing	
<i>See S Lone Tree Road for 304, 311, 315, 321 S Elden St</i>					

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 7 Page 10

Flagstaff Multiple Resource Area
Name of multiple property listing

323 S Elden Street			386	Contributing	
535 S. Elden Street	House	1915-1930	128	Non-Contributing	Located outside District
51-2 E. Ellery Avenue	Agapito Magana House	Ca. 1925	129	Contributing	
108 W. Ellery Avenue	Apartment House	1943-1950	133	Demolished	Redeveloped since initial survey(s)
116 E. Ellery Avenue	G.M. Lozano House	1937-1945	130	Non-Contributing	
211 E. Ellery Avenue	House	Ca. 1935	131	Demolished	Redeveloped since initial survey(s)
214/216 E. Ellery Avenue	House	1924-1930	132	Contributing	
525 S Ernest Street			387	Contributing	
529 S Ernest Street			388	Contributing	
608 S Ernest Street			389	Contributing	
510 S. Fontaine Street	Garland Neal House	Ca. 1943	138	Demolished	Redeveloped since initial survey(s)
522 S. Fontaine Street	Earlie McLendon House	Ca. 1944	139	Non-Contributing	Located outside District
524 S. Fontaine Street	Amos Tellus House	Ca. 1944	140	Non-Contributing	Located outside District
530 S. Fontaine Street	House	Ca. 1944	141	Non-Contributing	Located outside District
602 S. Fontaine Street	House	Ca. 1945	142	Non-Contributing	Located outside District
605 S. Fontaine Street	Ellias/Alvarez House	Ca. 1945	143	Non-Contributing	Located outside District

ADDRESS	HISTORIC NAME	DATE	FSS#	PROPERTY STATUS	NOTES
606 S. Fontaine Street	Isaac Henderson House	Ca. 1947	144	Non-Contributing	Located outside District
614 S. Fontaine Street	House	Ca. 1946	145	Non-Contributing	Located outside District
623 S. Fontaine Street	House	Ca. 1946	146	Non-Contributing	Located outside District
628 S. Fontaine Street	Elias Contreras House	Ca. 1947	147	Non-Contributing	Located outside District
629 S. Fontaine Street	Willie Ganter House	Ca. 1947	148	Non-Contributing	Located outside District

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 7 Page 11

Flagstaff Multiple Resource Area
Name of multiple property listing

114 E. Franklin Avenue	House	Ca. 1929	149	Demolished	Redeveloped since initial survey(s)
306 E. Franklin Avenue	John S. Johnson House	1944-1949	150	Demolished	Redeveloped since initial survey(s)
509 E. Franklin Avenue	Hilario Esparza House	Ca. 1947	151	Demolished	Redeveloped since initial survey(s)
523 E. Franklin Avenue	Rosalio Munoz House	Ca. 1946	152	Demolished	Redeveloped since initial survey(s)
540 E. Franklin Avenue	Samuel Vigil House	Ca. 1946	153	Demolished	Redeveloped since initial survey(s)
201 S. Humphreys Street	House	1930-1943	155	Non-Contributing	Too many modifications following period of significance
202 S. Humphreys Street	C.A. Daniels/J.W. Piper House	1908-1912	156	Non-Contributing	
205 S. Humphreys Street	Mateo/Newman House	1916-1923	157	Non-Contributing	Too many modifications following period of significance
208 S. Humphreys Street	House	Ca. 1938	158	Non-Contributing	Too many modifications following period of significance
209 S. Humphreys Street	Philip Lopez House	1930-1943	159	Non-Contributing	Too many modifications following period of significance
211 S. Humphreys Street	House	1930-1943	160	Contributing	
212 S. Humphreys Street	House	1934-1943	161	Contributing	
213 S. Humphreys Street	House	1930-1943	162	Non-Contributing	Too many modifications following period of significance
220 S. Humphreys Street	J.L. Emlaw/F.B. Quirk House	Ca. 1925	163	Contributing	
221 S. Humphreys Street	Ramirez House	1930-1943	164	Contributing	
222 S. Humphreys Street	Navarro House	1930-1943	165	Contributing	

ADDRESS	HISTORIC NAME	DATE	FSS#	PROPERTY STATUS	NOTES
224 S. Humphreys Street	Samsky/Florez House	1927	166	Contributing	
311 S. Humphreys Street	Crescencio R. Lopez House	Ca. 1943	167	Demolished	Redeveloped since initial survey(s)
206 S. Kendrick Street	Our Lady of Guadalupe Church Rectory	1926-1929	355	Contributing	
224 S. Kendrick Street	Greer House/Missionary Home	1916-1929	168	Contributing	
302 S. Kendrick Street	Our Lady of Guadalupe	1926	169	Previously Listed	National Register

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 7 Page 12

Flagstaff Multiple Resource Area
Name of multiple property listing

	Church				
13 S. Leroux Street	May Hicks Curtis House	1913	171	Contributing	
15 S. Leroux Street	Rental Cottage	1910-1916	172	Demolished	Redeveloped since initial survey(s)
17 S. Leroux Street	Rental Cottage	Ca. 1910	173	Demolished	Redeveloped since initial survey(s)
124 S. Leroux Street	Robinson/Sanchez House	1916-1921	174	Non-Contributing	
201 S. Leroux Street	Prieta/Dandito House	1910-1916	175	Contributing	
210 S. Leroux Street	Jose L. Nieto House	1917	176	Non-Contributing	Too many modifications following period of significance
212 S. Leroux Street	Max Nieto Hose	1931-1933	177	Contributing	
214-216 S. Leroux Street	Nieto Bakery	1934	178	Contributing	
306 S. Leroux Street	House	Ca. 1930	179	Contributing	
311 S. Leroux Street	Lucas Sanchez House	Ca. 1932	180	Contributing	
312 S. Leroux Street	Paulita Juarez House	Ca. 1930	181	Non-Contributing	
313 S. Leroux Street	Herman H. Dietzman House	1928	182	Non-Contributing	
314 S. Leroux Street	House	Ca. 1930	183	Non-Contributing	Too many modifications following period of significance
317 S. Leroux Street	House	Ca. 1933	184	Non-Contributing	Too many modifications following period of significance

ADDRESS	HISTORIC NAME	DATE	FSS#	PROPERTY STATUS	NOTE
323 S. Leroux Street	Sanchez House/ Legionnaire Inn	Ca. 1931	185	Contributing	
324 S. Leroux Street	House	Ca. 1930	186	Contributing	
401 S. Leroux Street	Elisco Morales House	1916-1924	187	Contributing	
402 S. Leroux Street	Ralph Juarez House	1937-1945	188	Contributing	
403 S. Leroux Street	Arthur Lopez House	1937-1945	189	Contributing	
405 S. Leroux Street	House	Ca. 1930	190	Contributing	

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 7 Page 13

Flagstaff Multiple Resource Area
Name of multiple property listing

416 S. Leroux Street	House	Ca. 1930	191	Contributing	
417 S. Leroux Street	Melendez House	Ca. 1930	192	Contributing	
418 S. Leroux Street	House	Ca. 1930	193	Contributing	
423 S. Leroux Street	Magana House	1937- 1945	194	Non-Contributing	Too many modifications following period of significance
424 S. Leroux Street	House	Ca. 1930	195	Contributing	
502 S. Leroux Street	House	Ca. 1930	196	Contributing	
504 S. Leroux Street	Garcia House	Ca. 1930	197	Contributing	
510 S. Leroux Street	House	Ca. 1935	198	Contributing	
520 ½ S. Leroux Street	Mesas/Magana House	Ca. 1927- 1930	199	Contributing	
522 S. Leroux Street	House	Ca. 1930	200	Contributing	
524 S. Leroux Street	House	Ca. 1930	201	Contributing	
304 Lone Tree Road (now S Elden Street)	Prochnow House	ca. 1900	202	Previously Listed	National Register
307 Lone Tree Road (now S Elden Street)	Flagstaff Lumber Co. Employee House	ca. 1912	203	Demolished	Since 2010 Registration Form
311 S. Lone Tree Road (now S Elden Street)	Cady Lumber Co. Employee Houses	ca. 1930	204	Contributing	+311½ on alley

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 7 Page 14

Flagstaff Multiple Resource Area
Name of multiple property listing

ADDRESS	HISTORIC NAME	DATE	FSS#	PROPERTY STATUS	NOTE
315 S Lone Tree Road (now S Elden Street)	Cady Lumber Co. Employee House	ca. 1930	205	Contributing	
321 S Lone Tree Road (now S Elden Street)	Cady Lumber Co. Employee House	ca. 1926	206	Contributing	
17 S. Mikes Pike	House	1910- 1916	207	Non-Contributing	Located outside District
31-33 S. Mikes Pike	Mary A. Gavin Rental House	1911	208	Non-Contributing	Located outside District
35 S. Mikes Pike	Mary A. Gavin Rental House	1911	209	Non-Contributing	Located outside District
37 S. Mikes Pike	Gavin/Hensing Rental House	Ca. 1911	210	Non-Contributing	Located outside District
400 S. Mikes Pike	E.T. McGonigle House/B&M Auto Camp	1896/ 1926	211	Non-Contributing	Located outside District
204 S. Mikes Pike	Double Circle Garage	1926	212	Previously Listed	National Register
102 S. O'Leary Street	Saturnino Moler House	1891/ 1943-1948	214	Non-Contributing	Too many modifications following period of significance
110 S. O'Leary Street	Flor de Mexico Café	1917- 1920	359	Contributing	
111 S O'Leary Street #3 (was S of 106 S Agassiz St)	Apartment Building	ca. 1939	12	Contributing	
111 S O'Leary Street #1	Rodriguez House	ca. 1940	NEW	Contributing	
112 S. O'Leary Street	Apartment Row House	1910- 16/1935	360	Contributing	
113 S. O'Leary Street	Frederick/Salas/ Sandoval House	1894	215	Non-Contributing	Too many modifications following period of significance
116 S. O'Leary Street	Francisco Satrustegui House	Ca. 1916	216	Contributing	
117 S. O'Leary Street	Montoya Hosue	1900- 1910	217	Non-Contributing	
118 S. O'Leary Street	Gammicochippi/ Auza House	1910- 1920	218	Contributing	
119 S. O'Leary Street	Mier/Tafoya House	Ca. 1912	219	Contributing	
123 S. O'Leary Street	J.M. Rodriguez House	1916	220	Contributing	
124 S. O'Leary Street	Josepha Satrustegui House	1916	221	Non-Contributing	Too many modifications following period of significance

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 7 Page 15

Flagstaff Multiple Resource Area
Name of multiple property listing

ADDRESS	HISTORIC NAME	DATE	FSS#	PROPERTY STATUS	NOTE
205 S. O'Leary Street	Victor Gomez House	1921	222	Contributing	
206 S. O'Leary Street	Paula Branch Rental House	1922-1928	223	Contributing	
213 S. O'Leary Street	Britt/Gomez House	Ca. 1914	224	Contributing	
224 S. O'Leary Street	B.F. Salazar House	Ca. 1910	225	Contributing	
303 S. O'Leary Street	Albert Almaraz House	1916-1919	226	Demolished	Redeveloped since initial survey(s)
309 S. O'Leary Street	A.M. Reaves House	1929-1939	227	Non-Contributing	Too many modifications following period of significance
311 ½ S. O'Leary Street	Flagstaff Lumber Co. House	Ca. 1914	228	Contributing	
312 S. O'Leary Street	Flagstaff Lumber Co. House	Ca. 1914	229	Demolished	Redeveloped since initial survey(s)
314 S. O'Leary Street	House	1914-1924	231	Contributing	
322 S. O'Leary Street	Jalisco Market	1946	232	Contributing	
			233		Not Used
505 S. O'Leary Street	House	1910-1920	234	Non-Contributing	Located outside District
506 S. O'Leary Street	House	1910-1920	235	Non-Contributing	Located outside District
514 S. O'Leary Street	Frank Green House	1910-1925	236	Non-Contributing	Located outside District
515 S. O'Leary Street	House	1910-1925	237	Non-Contributing	Located outside District
518 S. O'Leary Street	Dorsey House	1910-1925	238	Non-Contributing	Located outside District
522 S. O'Leary Street	Valdez House	1910-1925	239	Non-Contributing	Located outside District
525 S. O'Leary Street	Romero House	1910-1925	240	Non-Contributing	Located outside District
531 S. O'Leary Street	House	1910-1925	241	Non-Contributing	Located outside District
533 S. O'Leary Street	House	1910-1925	242	Non-Contributing	Located outside District
537 S. O'Leary Street	Chavez/Macias House	1910-1925	243	Non-Contributing	Located outside District
540 S. O'Leary Street	Jose Robles House	1910-1925	244	Non-Contributing	Located outside District

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 7 Page 16

Flagstaff Multiple Resource Area
Name of multiple property listing

ADDRESS	HISTORIC NAME	DATE	FSS#	PROPERTY STATUS	NOTE
602 S. O'Leary Street	Esparza House	1915-1930	245	Non-Contributing	Located outside District
607 S. O'Leary Street	House	1910-1925	246	Non-Contributing	Located outside District
608 S. O'Leary Street	Contreras House	1915-1930	247	Non-Contributing	Located outside District
610 S. O'Leary Street	House	1915-1930	248	Non-Contributing	Located outside District
618 S. O'Leary Street	Williams House	Ca. 1946	249	Demolished	Redeveloped since initial survey(s)
621 S. O'Leary Street	House	1915-1930	250	Demolished	Redeveloped since initial survey(s)
123 S. Park Street	Baca House	1948-1950	251	Non-Contributing	Located outside District
205 S. Park Street	House	1916-1926	252	Non-Contributing	Located outside District
215 S. Park Street	Manuel Chavez House	1912-1916	253	Non-Contributing	Located outside District
324 S. Park Street	House	1910-1925	254	Non-Contributing	Redeveloped since initial survey(s)
Phoenix, west of Leroux	Flagstaff Lumber Co. Warehouse	Ca. 1926	255	Non-Contributing	Previously Listed in another District
1 E. Phoenix Street	Sierra Vista Motel	1937-1942	256	Non-Contributing	Previously Listed in another District
15, 17, 19 E. Phoenix Avenue	Coconino Apartments	1926	257	Non-Contributing	Previously Listed in another District
7 W. Phoenix Avenue	Hicks Boarding House	1902	258	Non-Contributing	Previously Listed in another District
9 W. Phoenix Avenue	St. Anne's Apartments	1892	259	Non-Contributing	Previously Listed in another District
19 W. Phoenix Avenue	Du Beau Hotel	1929	260	Non-Contributing	Previously Listed in another District
111 W. Phoenix Avenue	Hutchison Building	1937-1942	261	Contributing	
113 W. Phoenix Avenue	Marcos Café	1941-1943	262	Contributing	
119 W. Phoenix Avenue	Coca Cola Bottling Works	1937-1942	263	Contributing	
125 W. Phoenix Avenue	T.E. Pulliam House	1894-1897	264	Demolished	Redeveloped since initial survey(s)
210 W. Phoenix Avenue	Flagstaff Steam Laundry	1925	265	Contributing	
316 W. Phoenix Avenue	Lee Allsup House	1915	266	Non-Contributing	Located outside District

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 7 Page 17

Flagstaff Multiple Resource Area
Name of multiple property listing

ADDRESS	HISTORIC NAME	DATE	FSS#	PROPERTY STATUS	NOTE
321 W. Phoenix Avenue	Jose P. Chavez House	1906-1910	267	Non-Contributing	Located outside District
421 W. Phoenix Avenue	Parella House	1910-1916	268	Non-Contributing	Located outside District
4 S. San Francisco Street	N. Arizona Motor Co. Building	1913	270	Contributing	
NE Corner of Phoenix and Leroux	J.D. Halstead Lumber Company	Ca. 1926	271	Non-Contributing	Previously Listed in another District
19 S. San Francisco Street	Nackard House/ Tourist Court	1920-1921	274	Non-Contributing	Previously Listed in another District
19 S. San Francisco Street (Bungalow Part)	Nackard Hotel/ Tourist Court	1908-1911	275	Non-Contributing	Previously Listed in another District
21 S. San Francisco Street	Nackard Hotel	1900/1920/1937	276	Non-Contributing	Previously Listed in another District
26 S. San Francisco Street	American Laundry Building	1937	269	Contributing	
34-38 S. San Francisco Street	Jimenez Building	1931	272	Contributing	
42 S. San Francisco Street	La Cancha/Pelota Fronton	Ca. 1926	273	Contributing	
43 S. San Francisco Street	Nackard Wholesale Liquor Warehouse	1934	357	Contributing	
46 S. San Francisco Street	Jesus Garcia's Tourist Home	1926	277	Contributing	
110 S. San Francisco Street	Lucero Building	1937	278	Contributing	
109,111 S. San Francisco Street	Abdon Cancino Building	1931	279	Contributing	
113 S. San Francisco Street	Zaragoza Hall	1926	280	Contributing	
114 S. San Francisco Street	Louis DeMiguel House	1924-1929	281	Contributing	
115-117 S. San Francisco Street	DeMiguel Building	1930	282	Contributing	
119-121 S. San Francisco Street	Villalva Building	Ca. 1931	283	Contributing	
123 S. San Francisco Street	Hotel Paso Del Norte	1924-1928	284	Contributing	
211 S. San Francisco Street	Espinoza Building	Ca. 1929	285	Contributing	
212 S. San Francisco Street	Vida/Luna House	Ca. 1921	286	Contributing	

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 7 Page 18

Flagstaff Multiple Resource Area
Name of multiple property listing

ADDRESS	HISTORIC NAME	DATE	FSS#	PROPERTY STATUS	NOTE
213 S. San Francisco Street	Store Building	1930-1943	358	Non-Contributing	Too many modifications following period of significance
214 S. San Francisco Street	Juan D. Martinez House	Ca. 1928	287	Non-Contributing	Too many modifications following period of significance
216 S. San Francisco Street	Hernandez/Mosqueda House	1917	288	Contributing	
217 S. San Francisco Street	La Ciudad de Mexico Grocery	1923	289	Previously Listed	National Register
218 S. San Francisco Street	Vallejo House	1910-1915	290	Non-Contributing	Too many modifications following period of significance
305 S. San Francisco Street	House	1920-1926	291	Contributing	
307 S. San Francisco Street	Rental House	1920-2924	292	Contributing	
313 S. San Francisco Street	House	Ca. 1920	293	Contributing	
314 S. San Francisco Street	House	1937-1949	294	Demolished	Redeveloped since initial survey(s)
317 S. San Francisco Street	Methodist Church Personage	1937	295	Contributing	
319 S. San Francisco Street	El Divino Redentor Church	1892-1925	296	Previously Listed	National Register
324 S. San Francisco Street	Daniel Portillo House	1924-1928	297	Contributing	
404 S. San Francisco Street	Abeyta House	1924-1926	298	Non-Contributing	Too many modifications following period of significance
409 S. San Francisco Street	Spanish Inn/Montez House	1918	299	Contributing	
410 S. San Francisco Street	Rodriguez/Gallegos House	1931	300	Non-Contributing	Too many modifications following period of significance
413 S. San Francisco Street	Arturo Valdivia House	1921-1925	301	Contributing	
414 S. San Francisco Street	House	1924-1928	302	Non-Contributing	
415 S. San Francisco Street	Valdivia Rental House	1921-1925	303	Contributing	
416 S. San Francisco Street	Marcario Valderia House	1930-1940	304	Non-Contributing	Too many modifications following period of significance
422 S. San Francisco Street	Rodriquez/Lueva no House	Ca. 1919	305	Contributing	
501 S. San Francisco Street	Blea/Salas House	Ca. 1918	306	Contributing	
504 S. San Francisco Street	Magana House	1924-1930	307	Demolished	Redeveloped since initial survey(s)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 7 Page 20

Flagstaff Multiple Resource Area
Name of multiple property listing

ADDRESS	HISTORIC NAME	DATE	FSS#	PROPERTY STATUS	NOTE
307 S. Verde Street	House	1927-1935	336	Non-Contributing	Fence prohibits contribution to district
309 S. Verde Street	Hilario Navarro House	1928	337	Non-Contributing	Too many modifications following period of significance
			338		Not used
402 S. Verde Street	House	Ca. 1926	339	Contributing	
406 S. Verde Street	House	Ca. 1928	340	Non-Contributing	Too many modifications following period of significance
408 S. Verde Street	House	1937-1946	341	Non-Contributing	Too many modifications following period of significance
410 S. Verde Street	House	1927	342	Non-Contributing	
410 ½ S. Verde Street	House	1927-1930	343	Non-Contributing	
412 S. Verde Street	House	1930-1943	344	Contributing	
416 S. Verde Street	House	1930-1943	345	Contributing	
417 S. Verde Street	House	1928-1935	346	Contributing	
501 S. Verde Street	House	Ca. 1926	347	Non-Contributing	Located outside District
502 S. Verde Street	House	1930-1944	348	Non-Contributing	Located outside District
511 S. Verde Street	House	1926-1935	349	Non-Contributing	Located outside District
513 S. Verde Street	House	1926-1935	350	Non-Contributing	Located outside District

ADDRESS	HISTORIC NAME	DATE	FSS#	PROPERTY STATUS	NOTE
517 S. Verde Street	Henry Cooper House	1919	351	Non-Contributing	Located outside District
517 ½ S. Verde Street	House	1940-1950	352	Non-Contributing	Located outside District
523 S. Verde Street	Gomez House	1914-1926	353	Non-Contributing	Located outside District
523 ½ S. Verde Street	House	1900-1910	354	Non-Contributing	Located outside District

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 1

Flagstaff Multiple Resource Area
Name of multiple property listing

NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

The Flagstaff Southside Historic District is significant under Criterion A, primarily in the area of significance of Community Planning and Development. The District is also significant under Criterion C in the area of significance of Architecture. The District provides a good illustration of the historic contexts associated with those areas of significance. It is a good representation of the growth and development of Flagstaff, particularly after the turn of the century, and its association with the lumber and sheep industries is well illustrated by the fact that the majority of the labor force for both industries resided in the District. The District is noteworthy as the best representation of the ethnic diversity that evolved in Flagstaff from the early 20th century into the 1960s. It contains the largest neighborhoods associated with the historic Latino/Hispanic and African-American populations in Flagstaff. Specific Latino/Hispanic origins or national affiliations represented in the District are Mexicans, New Mexicans, and Basques. Flagstaff's African-American or Black population, which increased substantially in the 1920s, is also represented within the District. The District contains an array of 19th and early 20th century vernacular houses and commercial structures that represent building types once common in the Flagstaff area. The District's architectural character is also distinguished by a large number of bungalow style residences, which also help illustrate the growth and development of the District in the 1920s, a period which corresponds with the popularity of the Bungalow style. The District also contains a small but important number of Amerikanuak Vernacular buildings, which are local adaptations of the Basque traditional home.

The period of significance spans the primary period of growth of the District from 1886 to 1947. By 1948 and well into the 1950s, the District experienced a distinct hiatus of new building activity as peripheral subdivisions and redevelopment began following World War II.

COMMUNITY PLANNING & DEVELOPMENT: Evolution of Flagstaff's Southside Neighborhood, 1884-1968

SETTLEMENT AND EARLY DEVELOPMENT OF FLAGSTAFF

The first attempt by immigrants to settle the Flagstaff area began when two groups of pioneers from Boston, organized as the Arizona Colonization Company, surveyed an area near Leroux Spring in 1876. Lots and blocks for a townsite were laid out but, discouraged with the poor prospects for farming or mining, those first pioneers abandoned the site within a few months.

In the summer of 1880, Atlantic and Pacific Railroad surveyors, followed by the grading subcontractors for the new line, established a camp at Antelope Spring near the base of Mars Hill. The railroad line was established along the southern boundary of Section 16, just south of Antelope Spring. Although the surveyors had located their construction terminus at the spring, which was also near the crossroads of the Overland Route (Beale Road) and Fort Valley Road, they did not plan a town at that location, since a division town had been laid out at Winslow and another planned for Seligman. Nevertheless, a construction terminus boom town began to grow in 1881 when Peter J. Brannen, a merchant from Prescott, located a branch store near the spring just north of the railroad's 100-foot right-of-way. Other merchants and businessmen, operating saloons,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 2

Flagstaff Multiple Resource Area
Name of multiple property listing

restaurants, and dry good stores, began to erect log and tent structures along the railroad line west of Brannen's store. This early commercial focal point for Flagstaff would be known in the future as "Old Town". Archaeological excavations conducted in 1976 revealed the presence of some of those initial business sites, but no standing structures remain today.

In 1881 Edward E. Ayer, a lumberman with operations in Michigan and Wisconsin, contracted with the Atlantic and Pacific Railroad to supply all the ties for the roadbed construction and the lumber for bridges. Ayer erected a sawmill which was in operation by the summer of 1882. Noted as the largest and most modern in the southwest, it was producing 150,000 board feet of lumber per day, two weeks before the arrival of the first train to Flagstaff in August 1882.

The steep railroad grade up to the settlement at Antelope Spring forced the trains to stop on the flatter ground one half mile to the east, so a depot was erected at that location. Businesses began to relocate at this "New Town" in 1883. P.J. Brannen was the first to construct a stone store building on the corner of San Francisco Street and Railroad Avenue, also known as Front Street. Soon a large number of frame buildings sprang up along Railroad Avenue.

When most of Old Town burned down in a fire in 1884, the commercial center was recognized to be at the New Town location. A fire in that area in 1886 destroyed almost the entire new district, but it was largely rebuilt by early 1887 with the new buildings being built of brick or stone. Residential areas were also developing in the late 1880s north of the commercial area to about Cherry Street, and along Leroux Street, then known as Gold Avenue.

The 1890s were important in Flagstaff's economic and political history. Two banks were established by 1890, the Arizona Bank and the Bank of Flagstaff. A private electric light plant was built in 1890 and that same year the beginning of a telephone system was installed. A fire department was also organized in the 1890s. In 1891 the Territorial Legislative Assembly passed an act that created Coconino County out of a portion of Yavapai County. Flagstaff was designated as the county seat by special election.

The Town of Flagstaff was incorporated on May 26, 1894, by an order of the Coconino County Board of Supervisors. The Supervisors appointed Gohram A. Bray as mayor and J.A. Vail, J.F. Daggs, P.J. Brannen and David Babbitt as members of the Common Council. The first town elections were held in May 1895. During Julius Aubeneau's term as mayor in 1898, the town of Flagstaff held its first bond election. Voters approved the measure which authorized \$95,000 to build a town-owned water line and reservoir.

The establishment of Flagstaff as the seat of Coconino County, the town's incorporation, and the initiation of its utility systems, helped provide the impetus for Flagstaff's first major building boom. By 1900 Flagstaff had a population of slightly under 2,000 people supported by a prosperous economy founded on the lumber, sheep and freighting.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 3

Flagstaff Multiple Resource Area
Name of multiple property listing

THE INITIAL TOWN PLAN & ITS ADDITIONS

The first survey and townsite plat of the flagstaff settlement resulted from the interrelated efforts of the three groups of settlers. Those efforts were spearheaded by H.C. Nutt, trustee for the Atlantic and Pacific Railroad (later purchased by the Atchison, Topeka and Santa Fe, and renamed the Santa Fe Pacific Railroad). The other two groups were occupants of the Old Town settlement, represented by E.W. French as trustee, and P.J. Brannen, who controlled the land southeast of the railroad depot that would be developed as Brannen's Addition.

The complexity of that arrangement was due to the land ownership pattern, in which alternating sections of land along the transcontinental rail line were controlled by the Atlantic and Pacific Railroad. Four sections converged at the Flagstaff settlement with their common corner located southeast of the present day intersection of Phoenix Avenue and San Francisco Street. Section 15 and Section 21 were held in trust by the United States for the railroad company, while the opposing Sections 16 and 22 were available for homesteading or for townsite patents.

The initial settlement of Old Town near Antelope Spring was located in the south portion of Section 16, on land that was not controlled by the railroad company. When the Atlantic and Pacific Railroad built their permanent depot east of Old Town in 1883, it was situated in the southwest quarter of Section 15, on company controlled property.

Both areas of this early settlement were surveyed in order to establish blocks and lots as early as 1883, but official plats were not recorded until the 1890s. Additionally, P.J. Brannen, who applied for a patent for the northwest quarter of Section 22 in 1884, surveyed his property into a series of blocks and lots. A map of that area, known as Brannen's Addition, was not recorded until 1894.

FLAGSTAFF TOWNSITE

The Old Town area became known as the Flagstaff Townsite (briefly referred to as the School Addition in the 1890s), and consumed most of the south half of Section 16. An application for a townsite patent was made by E.W. French as trustee in 1889. The official plat of the Flagstaff Townsite was drawn by F.B. Jacobs and C.D. June and was recorded in January 1890. The townsite patent was received from the United States on July 25, 1899.

The layout of the townsite plat consisted of 92 blocks extending north and east of the Old Town settlement and south of the railroad tracks to roughly present day Tombstone and Cottage Avenues. The eastern edge of the townsite plat extended to the boundary of Sections 16 and 15 at about Beaver Street. The square pattern of streets and blocks were configured primarily in relationship to the railroad alignment which extended westerly and then curved southwesterly near the southern boundary of Section 16. With roadways parallel to the curving railroad line, the grid pattern of the townsite presented an irregular form. The westerly extension of Railroad Avenue helped separate the Old Town area from what would be known as the west end of Flagstaff to the north.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 4

Flagstaff Multiple Resource Area
Name of multiple property listing

Between 1894 and 1935, Old Town within the original Flagstaff Townsite had transformed from its original commercial focus associated with the construction of the railroad line, to an area of modest residences, occupied primarily by a Latino/Hispanic population, most of whom had come to Flagstaff from New Mexico.

RAILROAD ADDITION TO FLAGSTAFF TOWNSITE

The Atlantic and Pacific Railroad company's townsite development occurred in Sections 16 and 22. After 1883, when the commercial development shifted to the area north of the depot, the railroad surveyed streets and lots in a grid pattern extending three blocks north of and parallel to the railroad right-of-way between Beaver and Elden streets.

In August 1888, an official map was prepared that showed an expanded system of blocks and lots for the southwest quarter of Section 15 (New Town) as well as the northeast quarter of Section 21 south of the railroad right-of-way. Called the "Railroad Addition to the Flagstaff Townsite," the plat was recorded by J.A. Williamson, trustee for the railroad, in April 1894. The official patent for the addition was granted by the United States in July 1902.

The Railroad Addition consisted of 84 blocks, with roughly half located north of the railroad tracks in Section 15. That area was more rapidly developed during the 1890s and early 1900s than its counterpart to the south. In addition to its commercial development, the north side of the Railroad Addition provided the sites for the Coconino County Courthouse, the town hall, and the majority of the upper middle class residences of the settlement. The south side of the Railroad Addition supported hotels and boarding houses fronting the railroad tracks, and a small number of houses. Most of the blocks south of Clay Street (Butler Avenue) in the area known as University Tract or Driving Park were not developed until the 1920s. By that time the south side of the Railroad Addition contained a sizeable neighborhood of modest residences occupied by a mostly Latino/Hispanic population composed of Mexicans and New Mexicans. The area was also the location for a moderate sized Basque colony.

BRANNEN ADDITION

Peter J. Brannen applied for a townsite patent from the United States for the northwest quarter of Section 22 in 1884. That year he surveyed Brannen's Addition which consisted of 30 square blocks extending from Cottage Avenue south to Hoskins Street. He received the townsite patent in December 1889 and recorded it in August 1892. In October of that year Brannen purchased a triangular parcel of land from the Atlantic and Pacific Railroad located along the north line of Section 22, south of the railroad tracks. He added three additional blocks in that area, re-designated Block 24 as a hotel site, and replatted his addition. The revised plat was recorded in 1894.

Brannen's Addition was surveyed with its grid of streets oriented parallel to the section lines, thus creating an irregular pattern in relationship to the Railroad Addition blocks to the north and west. Most of the early development occurred north of Butler Avenue between Agassiz and Elden streets. Brannen's hotel block was never developed.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 5

Flagstaff Multiple Resource Area
Name of multiple property listing

Brannen initially envisioned his addition as the location of an upper middle class neighborhood of homes. In 1885 he built his own house at 101 South Agassiz (#10). It is the first building constructed in Brannen's Addition. During the late 1880s and 1890s, Brannen was successful in enticing other prominent families to build his addition. The included his brother, D. J. Brannen (#99), William H. Ashurst (#04), Thomas J. Ross (#05), and Charles Greenlaw (#68).

Flagstaff's first Catholic Church was also built in Brannen's Addition in 1888. It served the entire Catholic community until 1916 when the Nativity Church was erected. The church was then used as the Brannen School and was the only school in Flagstaff's south side until 1926.

Beginning at the turn of the century, Brannen's Addition (later called simply Brannen Addition) evolved from a small nucleus of upper middle-class homes to a neighborhood of the working class. By the 1920s a small Basque neighborhood existed north of Brannen Street between O'Leary and Elden streets. Adjacent areas were occupied by Latino/Hispanic families from Mexico and some New Mexicans. In the 1920s portions of Brannen Addition were occupied by African-American families who were employed by the Cady Lumber Company. In the early 1940s the addition's southern portion below the Rio de Flag was re-subdivided as the Ashurst and Washington additions. The area was occupied by Latino/Hispanic, African-American and Anglo populations.

NORMAL SCHOOL ADDITION TO FLAGSTAFF TOWNSITE

George Babbitt, a local realtor and entrepreneur, became a member of the Northern Arizona Normal School Board of Directors in 1912. That year he began negotiations to purchase the Driving Park and the area north of the campus from the Santa Fe Railroad, in the southern part of the Railroad Addition. In 1914 he had civil engineer W. H. Power lay out the lots in what was called the Normal School Addition. In 1915 he received title to the property which consisted of about 22 blocks. Those lots sold rapidly at \$50 to \$75 each, and resulted in the construction of numerous modest residences and rental cottages. In late 1915 he had the Normal School Addition re-platted with all of the lots having an east or west facing front to make them more saleable. The plat was recorded in January 1916.

In the fall of 1916, under the leadership of Dr. Blome, the enrollment of students at the Normal School had increased to 337, over 100 more than the previous year. The assembly hall in Old Main was crowded, dormitories were full, and a new training school was planned. As a result there was a demand for new, affordable housing for both faculty and students. Many of the bungalows built in Babbitt's Normal School Addition are representative of this circumstance and of the general building boom in Flagstaff during the late teens and early 1920s.

The Railroad Addition blocks south of the railroad tracks, together with Brannen Addition and the Normal School Addition, collectively became known as the Southside of Flagstaff, an identity which endures today.

LATER HISTORIC (POST-1945) NEIGHBORHOOD DEVELOPMENTS

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 6

Flagstaff Multiple Resource Area
Name of multiple property listing

INDUSTRY: 1884–1968

LUMBER MANUFACTURING IN FLAGSTAFF

The lumber industry in Flagstaff contributed significantly to the economic growth of Arizona and provided a major impetus for the development of Flagstaff. In fact, the lumber industry centered in Flagstaff was the most vital aspect of the town's economy during the historic period. Lumbering supported a majority of the town's population through the late 19th and early 20th centuries, and became the most important factor in Flagstaff's growth through the 1950s.

The Arizona Lumber and Timber Company

Initial regional interest in the lumber industry grew from the proposed Atlantic and Pacific Railroad line across northern Arizona in the early 1880s. The key to the success of the lumber industry in northern Arizona was the control of the vast land grant timberlands owned by the Atlantic and Pacific Railroad. After the Atchison, Topeka, and Santa Fe Railroad acquired control of the Atlantic and Pacific Railroad together with its land grant charter, it began building westward into Arizona in 1880. Prominent Chicago lumberman Edward Everett Ayer immediately submitted a bid for supplying the railroad with ties and other construction timber. Ayer proposed to build a large sawmill in the San Francisco Mountains if he could secure an option to cut timber on railroad lands in addition to the contract to supply ties and lumber for the company. His proposal was accepted and the Santa Fe - Pacific offered Ayer an option on 77 square miles, or nearly 50,000 acres, of timberland south and west of Flagstaff.

The Ayer Lumber Company established its mill on a section of land south of the railroad construction camp at Antelope Spring, and south of the railroad right-of-way in 1881. The mill was located west of the present day intersection of Route 66 and Riordan Road. Ayer's mill was in full production by the fall of 1882 and within the next four years, the Ayer Lumber Company produced nearly 54 million board feet of lumber under its railroad contracts.

Ayer hired fellow Chicagoan D.M. Riordan as general manager of his Flagstaff operation. In 1884 Riordan enticed his two brothers, T.A. and M.J. Riordan, to join him in Flagstaff with positions in the Ayer Lumber Company. By 1887, Ayer negotiated the sale of the company to the Riordans who reorganized it as the Arizona Lumber Company and eventually as the Arizona Lumber and Timber Company.

The Arizona Lumber and Timber Company became a dominant force in the lumber industry statewide. The Riordans expanded the company's interests throughout the Arizona, California, New Mexico, and Texas markets by the first decade of the 20th century.

In addition to the Santa Fe–Pacific lumber contracts, the company also had contracted to supply timber material for the Arizona Mineral Belt Railroad which was to extend south from Flagstaff to the mining regions of central Arizona. Ironically, the failure of the railroad in 1888 provided the Arizona Lumber Company with a tremendous asset. The Riordans purchased the Arizona Mineral Belt Railroad and its 35 miles of standard gauge track for the cost of the railroad's indebtedness to the lumber company. Rechartered as the Arizona Central Railway Company, the Riordans used the railroad as a main line for tapping the extensive timberland

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 7

Flagstaff Multiple Resource Area
Name of multiple property listing

south of Flagstaff over the next 40 years. Competing local lumber companies during the 19th century included the Greenlaw Lumber Company, established in 1886, and the Saginaw Lumber Company in Williams in 1890.

In 1886, Charles Greenlaw and E.F. Greenlaw purchased the timber rights to part of the Lockett Ranch east of Flagstaff and built a sawmill at Cliffs, also known as East Flagstaff. Greenlaw's largest contracts, however, were with the Arizona Lumber and Timber Company. Because of that dependency, the Arizona Lumber and Timber Company gradually brought the competition into its own control and by 1889 had taken complete possession of the Greenlaw operation. Two additional efforts by the Greenlaws to compete with the Arizona Lumber and Timber Company, in 1892 and 1896, also failed.

Formidable competition did exist regionally when in 1890 the Saginaw Lumber Company, financed by Michigan capital, gained control of extensive timberlands in the Williams vicinity. That enterprise, together with the creation of the Flagstaff Lumber Manufacturing Company in 1909, forced the Arizona Lumber and Timber Company to revise its business goals and accept a reduced role in the Arizona lumber industry. All together the three companies accounted for 95 % of the lumber manufacturing in the state by World War I.

Competition for local and regional markets intensified during the 1920s until the stockmarket crash of 1929. Sales dropped sharply and the Arizona Lumber and Timber Company closed its mill in 1930. It opened the operation again in 1931 on a part-time basis but business had dropped almost 75% below that of 1928. In 1933 the Riordans liquidated their lumber interests to make other investments. The company was sold to J.C. Dolan, former manager of the Flagstaff Lumber Company, to supply material for the Dolan Box Company of Phoenix and Los Angeles. In the late 1930s Dolan leased the mill to the Saginaw and Manistee Lumber Company, who operated at that location until 1953 when the company was purchased by the Southwest Lumber Company.

The Flagstaff Lumber Company

Edward McGonigle, who had worked his way through the mill business to become general superintendent at the Arizona Lumber and Timber Company, formed his own Flagstaff Lumber Company in 1909. The mill site was located on the south side of town on portions of the Brannen Addition, and was planned to have a daily production capacity of 100,000 board feet of lumber. When the mill opened in 1910, amidst an atmosphere of optimism and enthusiasm, it was expected to attract 1,000 new workers to town and to set off a building boom. Both anticipated events occurred. The influx of new workers stimulated a wave of residential construction between 1909 and 1912. A number of examples of the company's housing still are in evidence along Elden Street or what is now Lone Tree Road.

By 1917, the Flagstaff Lumber Company had been purchased by Thomas E. Pollock and Joe C. Dolan. At that time, Pollock was also building the Apache Lumber Company, a sawmill in McNary. In December of 1923, two Louisiana lumbermen, James G. McNary and W.M. Cady, purchased the Apache Lumber Company. In 1924, they shut down their Louisiana operations, and moved most of their personnel and equipment to Arizona. That move brought significant numbers of their African-American workers from the South to McNary. When Cady and McNary acquired the Flagstaff lumber company from Pollock in 1925, they renamed it the Cady Lumber

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 8

Flagstaff Multiple Resource Area
Name of multiple property listing

Corporation and again brought African-American personnel to the operation in Flagstaff. After re-organization in 1935, the name of the company became the Southwest Lumber Mills, Inc.

In 1938, the American Federation of Laborers held the first organizational meeting of sawmill workers in order to establish a local carpenters and joiners union. The initial meeting was conducted in both Spanish and English, and when officers were elected at a second meeting at Zaragosa Hall (#280), the slate included college students and mill workers, Hispanics/Latinos, Blacks, and Anglos. Ephrain Moreno, a student at the college, was elected president and *Wilson Riles*, an African-American student, was chosen as recording secretary. The union also established branches in Williams and McNary. The Flagstaff locale still exists and has a meeting hall on South Agassiz Street.

By 1952, consolidation of the lumber industry began to affect Flagstaff when Southwest Lumber Mills was bought and consolidated with the Saginaw and Manistee Lumber Company. In 1993 the Flagstaff mill was closed, thus ending the lumber industry in Flagstaff.

SHEEP HUSBANRY IN FLAGSTAFF & NORTHERN ARIZONA

In 1876, J.F. Daggs brought some California sheep to graze at Ashurst Run on Anderson mesa near Flagstaff. Daggs and his brothers, planning to improve the stock quality of their Arizona herds, bought breeding stock from Long Beach, and from Amestoy, a Basque breeder in Los Angeles. They also brought sheep from Albuquerque and purchased expensive French and Spanish Merino rams from Vermont. In 1880 they moved their herds to Chaves Pass and located their headquarters in Flagstaff. By 1888 they became known as the largest wool shippers in the territory, owning over 50,000 head.

In 1890, sixty percent of all established sheep ranches in Arizona were located in Coconino County. Sheep raising not only evolved into a large industry for the region, but a profitable one as well. With the goal of promoting the sheep industry, the Arizona Sheep Breeders and Wool Growers Association was formed in Flagstaff in 1886. Early Flagstaff area growers, such as the Daggs brothers, were charter members of the association, and held a number of the offices in the organization until 1890.

By the first half of the 20th century, there were literally thousands of sheep in northern Arizona. Many herders were brought in on contracts to care for them. Beginning in the 1880s, hundreds of Latinos, mainly from New Mexico, and a substantial number of Basques, were recruited in that manner. Quite a few of the herders took their pay in shares of a herd, thus building up flocks of their own. By 1920, over 90% of the Flagstaff area sheepman were of Latino origin. About three-quarters of them were New Mexican-born Latinos/Hispanics, and almost 25% were Basque. **Today most of the 400,000 sheep in Arizona belong to owners of Basque descent, and they still meet each summer in Flagstaff at the Arizona Sheep Breeders and Wool Growers Association's annual meeting. CONFIRM**

SERVICES (LIQUOR DISTRIBUTION, LAUNDERING, ENTERTAINMENT)

ROUTE 66 & TRANSPORTATION

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 9

Flagstaff Multiple Resource Area
Name of multiple property listing

ETHNIC HERITAGE: Evolution of Latino & African-American Populations in Flagstaff, 1884–1968

One of the most important characteristics of Flagstaff's historic development was the settlement of the town by a substantial number of Latino/Hispanic and African-American families. The diversity of Flagstaff's ethnic heritage is an important aspect of the historic social composition of the community as well as its physical development.

By the end of World War I, the organization of the Flagstaff townsite had solidified into distinct neighborhoods of ethnic groups and economic classes. The north half of the Railroad Addition had become the town's upper middle-class Anglo neighborhood; the West End, north of Railroad Avenue in the original Flagstaff Townsite, was the primary location of working class Anglo families. Old Town, both above and below the railroad tracks had become a neighborhood of primarily Latino/Hispanic families of New Mexican origin. A sizable population of Mexican immigrants were residing in Flagstaff by 1920, mostly located in neighborhoods on the south side of the Railroad Addition from Cottage Street south to Franklin Avenue, between Beaver and Verde streets.

Basque settlement of Flagstaff began in the early 20th century and within 20 years a moderate colony existed in the town. Their neighborhoods were concentrated south of railroad tracks, near Benton Avenue and Humphreys Street; along South San Francisco near Cottage Avenue; and near Brannen and O'Leary streets.

African Americans began to populate the townsite in the 1920s and 1930s. Their neighborhoods were located in the southern portion of Brannen Addition along South Elden, O'Leary, and South Fontaine streets.

LATINOS FROM NEW MEXICO AND MEXICO

The new 1920 United States Census provides a vivid illustration of the formidable Latino/Hispanic population in Flagstaff after the turn of the century. Of the 784 families enumerated in Flagstaff in 1920, 245 families, or 30%, were Hispanic. With only two exceptions, all of the families resided in the Southside or Old Town areas of Flagstaff.

The influx of Latino/Hispanic families to the Flagstaff area dates to the late 1870s and early 1880s. The first substantial group of Latinos/Hispanics to arrive in the area and later settle in Flagstaff were employed by the Santa Fe Pacific Railroad during the construction of the transcontinental line. After 1877 Hispanic sheepherders, tending the flocks of John Clark, and later the Daggs brothers, roamed the forest meadows in central Coconino County. Some were Basques who migrated east from California, and some were from the New Mexico territory.

Flagstaff's original purpose as the railroad construction terminus, followed shortly by its importance as the location of the Ayer Lumber Mill, created a labor demand and provided the incentive for many of these New Mexican Latinos/Hispanics to settle there permanently. They found employment in the lumber mill, with the railroad, or as herders for area sheep owners.

Beginning in the 1880s, Flagstaff's New Mexican Latinos/Hispanics settled primarily in the Old Town Area of the community. By 1920, the residential area from Clay Avenue north to Coconino Avenue had evolved to

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 10

Flagstaff Multiple Resource Area
Name of multiple property listing

become the principal neighborhood for these people. Noteworthy citizens of the Old Town neighborhood included the Senin and Genoveba Castillo family, who came from New Mexico in the 1890s, Paul Rodriguez, who came to Flagstaff as a child and later became a neighborhood landowner and businessman, and Nicholas Baca, who came from New Mexico in 1905 and became one of the prominent sheep growers in the Flagstaff area. Other longtime residents of the neighborhood with New Mexican heritage include the families of Rafail Samora, Francisco Saiz, Geronimo Chavez, Francisco Gallardo, and Leandro Archuleta.

Another significant group of Latinos/Hispanics to settle in Flagstaff were Mexican immigrants. The most substantial wave of Mexican immigrants to Arizona came as a result of the Mexican revolution. Ample employment opportunities in northern Arizona's lumber mills provided the incentive for many Mexicans to come to Flagstaff. By 1920, 63% of all the employed Mexicans living in Flagstaff worked in the lumber industry, and they constituted over 75% of Arizona Lumber and Timber Company's entire workforce.

Representative of Mexican immigrants who settled in Southside neighborhoods are Leofolo and Antonia Ramierez (#20), who came to the United States in 1909; and Marsiso and Fermina Vallejo who arrived in 1912. The Louis Sanchez family, five of whom were employed in the lumber mill, immigrated in 1917.

Mexican immigrants who became businessmen and property owners on Flagstaff's Southside included Jose L. Nieto, who came in 1917 and whose family members owned several houses and operated a bakery (#178) in the neighborhood; Juan Garcia, who immigrated in 1902 and along with Elias and Maria Garcia, owned and operated the Hotel Paso Del Norte (#284) on San Francisco Street in 1925; Pete Samoza, who built the Coconino Apartments (#257) in 1926; and Abdon Cancino, who built the substantial Cancino Building (#279) on San Francisco Street in 1931.

BASQUE COLONIZATION IN FLAGSTAFF AREA

Basques are a European ethnic group whose homeland consists of 8,000 square miles in the Pyrenees Mountains of northern Spain and southern France. In the first century B.C., Roman historians referred to the group of people living in that region by a variety of tribal names, including Iberi, Cantabri, or Vascones. By the twelfth century, the provincial Bascli or Basconi was being used to describe the people who called themselves Euskaldunak or Eskualdunak. Their homeland in the Pyrenees Mountains includes the provinces of Navarra, Alava, Viscaya, and Guipuzcoa in Spain and Labourd, Basse-Navarre, and Soule in France. It is a region of indented sea coasts, grassy valleys and rugged, forested mountains. Basques, who speak a language unrelated to any of their Spanish and French neighbors, have made a living there as farmers, and livestock raisers, fisherman, and whalers.

By the late 15th century, many Basques followed maritime occupations, and were substantially represented on Columbus's New World expeditions. By the mid-16th century, they owned or operated most of the ships on the transatlantic routes. They also played a significant part in the Spanish colonization of the Americas.

By the 1830s, Basques were participating in large numbers in sheep raising on the pampas of Argentina and Uruguay. The first major movement of Basques to North America appears to have been in association with the discovery of gold in California in 1848. Although *Amerikanuak* (New World Basques) do not appear to have

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 11

Flagstaff Multiple Resource Area
Name of multiple property listing

become wealthy gold miners, they quickly learned to take advantage of the big demand and high prices for food. They were among the foremost in the development of the sheep industry in California, introducing the Old World pattern of transhumance from summer (mountain) to winter (valley) pastures, thus taking best advantage of forage, breeding and lambing conditions. There were over 1,000 Basques tending sheep herds in California in the 1870s, and by 1900, they had become the most prominent group in the California sheep industry.

Most Basque sheepherders were single men who came to the American West to join friends or relatives. They usually intended to save money and return to the homeland to buy herds or enter other businesses. Once a number of Amerikanuak sheepherders were staying in one community, a hotel or boarding house was established. It was usually near a railroad line or main thoroughfare, so it was easy for new arrivals to find. The hotel was one of the most important institutions for Basque immigrants in the New World. The hotel keeper was usually fluent in the Basque language and had some proficiency in English. The hotels provided a clearing house for information about jobs and other Amerikanuak activities, and served as a cultural center for men who spent most of their working lives alone.

Often a pelota court (Pilotaleku) was built near the boarding house or hotel. A traditional Basque game similar to jai alai and handball was played on these three walled courts, or fronton. The pelota courts attracted additional customers for proprietors of the hotels, and provided Basque herders with a cultural focus and recreation when they were not on the range or were between jobs.

Basques emigrating from the Old World to the American West would typically travel by ship from Europe to New York City. While in New York, new arrivals would stay at a Basque boarding house or hotel. One of the best known was the Casa Vizcaina, an ethnic haven for Basques in New York City. It was owned and operated by Valentin Aguirre, who helped the new immigrants make travel arrangements, and find employment with western sheep owners.

Two Flagstaff residents are known to have made the trip via New York to the mountain town. Alejandro Berrecil came from Spain to Flagstaff via New York in 1907. Manuel Higjara and his wife Carmen left Spain in 1913, their child Miguel was born in New York in 1914 and Manuel was employed as a sheepherder in Flagstaff by 1920.

As a result of the California drought in the 1870s, sheep owners were forced to find alternative forage for their herds. Many animals were driven to the mountain regions of Nevada, Utah, Oregon, Idaho and Arizona, along with the Basque sheepherders who cared for them. By the mid-1880s, most Basque herders who migrated to Arizona settled in or near Flagstaff, the economic center of Coconino County, and the focus of the territory's sheep industry. Although the number of Basque settlers in the Flagstaff region formed a small percentage of the population, their economic and social influence was significant. Unmarried men who came to work in sheep herding operations usually settled in the boarding houses with others of similar origins, and married herders set up households for their families, generally in the small ethnic enclaves that developed in the Southside area of Flagstaff. When Basques applied for citizenship, they were often turned down because they had not served in the armed forces in World War I and because they were considered temporary immigrants who would return to Spain or France. Failure to obtain citizenship often resulted in failure to own land, because

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 12

Flagstaff Multiple Resource Area
Name of multiple property listing

in 1921 the state of Arizona passed the Arizona Land Act, which specified that only citizens or aliens eligible for citizenship could “acquire, possess, enjoy, transmit, and inherit” real property.

The Ohaco Sheep Company and the sheep business of Pete and Luis Espil were owned and managed Basques, but many established tramp operations. These Basques herders took their pay in shares of a herd, thus building up their own flocks. They grazed herds on public lands, and moved them from winter to summer pastures. Conflicts between migratory sheep operations and settled ranchers became an important issue in the early 20th century. Ranchers complained about sheep being drive near their land, and contrived to impose numerous restrictions on the tramp operators. These operations were effectively put out of business with the passage of the Taylor Grazing Act in 1934. It specified that access to public lands would be denied to those how held no deeded private property. Basques still continue to be employed as shepherders in the west and some became the major sheep owners in Arizona.

The exact Basque population of Flagstaff between 1900 and 1940 is difficult to determine because census data identify Basques as to national rather than to cultural origin, such as from Spain or France or sometimes Mexico. The boarding house and pelota court locations are well documented on maps and in the local newspaper, and this information along with characteristic names, ownership and census data, does allow a reasonable conclusion about the possible Basque settlement areas in the Southside. For example, the earliest ball court in Flagstaff, built in 1911, was on the northeast corner of Humphreys and Benton streets, and it was associated with a boarding house operated by **Martin Martin (#63)**. Several other residences in the immediate vicinity were occupied and in some cases owned by Basque families. They included residences of **Gregorio Erro (#62)**, **Dionisio Martin (#64)**, **Juan Sarlangue (#106)**, Pedro Bidegain, Jose Osle, and Pete Espil.

In the mid-1920s, the pelota court, **La Cancha (#273)** on South San Francisco Street was constructed next to the Basque boarding house known as **Jesus Garcia’s Tourist Home (#277)**. It is the only standing court in Arizona. At least fourteen are known to exist in the American West, and two of the best documented are in Jordon Valley, Oregon, and Mountain Home, Idaho. Both are listed on the National Register of Historic Places. To the east of the ballcourt, in the area of Brannen and O’Leary streets, other Basque households developed. By 1925, that Basque neighborhood included the residences of **Francisco Satrustegui (#216)**, **R.J. DuChain (#123)**, **Nemesio Gammiochippi (#218)**, **Salvador Mier (#219)**, and **Victor Gomez (#222)**.

In the 1920 census, 23 heads of households were identified as being born in Spain or France, and it is likely that a majority of these were of Basque decent. Slightly more than one-third of those who headed these households were employed in the sheep industry, and they often provided board for single Basque men during winter months or periods of unemployment. Other Basques who headed households on the Southside were employed in the lumber mills, as common laborers, as salespersons, or owned small businesses.

Some Basque businessmen were also instrumental in developing the South San Francisco Street commercial core of the Southside after 1920. They built commercial buildings in which they operated their own businesses or leased space to other proprietors. Key buildings built by Basques included **Louis De Miguel’s Zaragoza Hall (#280)**; **De Miguel Building (#282)** occupied by Chappo’s Spanish Café; **La Ciudad de Mexico (#289)**, a grocery store originally operated by Salvador Mier; and **Ramon Vasquez House (#299)** which was converted to the Spanish Inn restaurant operated by Santiago Montez in the 1930s.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 13

Flagstaff Multiple Resource Area
Name of multiple property listing

AFRICAN-AMERICAN MIGRATION TO FLAGSTAFF

The small number of African Americans in Flagstaff in the 1890s appear to have been railroad workers or domestic servants. Little is known about their place of residence, but it is likely that they occupied boarding houses and other housing in the Southside area.

When Louisiana lumberman J.G. McNary and W.M. Cady established their mill at McNary, many laborers from the South relocated to eastern Arizona. When Cady acquired the Flagstaff Lumber Company operation in 1925, many of those McNary workers came to town. It was at that time the African-American population in Flagstaff grew rapidly, probably reaching its present proportions in the city.

The opening of the Cady operation in southeast Flagstaff prompted the building of a small school in 1926. It was known as the Colored School, but by the school year 1927-1928, it was named Dunbar, for Black poet Paul Lawrence Dunbar (1872–1906). The teacher there was Effie Autry, who taught all grades for a salary of \$125 per month. This was reasonably comparable to the \$140 to \$160 per month earned by teachers at the two other elementary schools then operating in Flagstaff, but the other teachers did not have to prepare lessons for kindergarten through the sixth grade.

Mrs. *Cleo Murdoch* also taught at the school, and continued as principal-teacher until her death in 1940. Murdoch Center, a community center located in the newer addition to the former Dunbar School, is the only portion of the building that still remains. It is named for Mrs. Murdoch.

When Mr. and Mrs. Riles began teaching at the school in the 1945-1946 school year, they provided the only incidence of double sessions in Flagstaff public schools. Due to a serious lack of space, Mrs. Riles taught the primary grades in the morning and Mr. Riles the upper grades in the afternoon. The Riles' taught through the 1953-1954 year, after which they moved to California where Wilson Riles became State Superintendent of Public Schools.

In 1942 and 1943 two new subdivisions, the Ashurst Addition and the Washington Addition, were opened in the South O'Leary and Fontaine streets area of town. Many African-American mill workers began to buy lots and settle in those subdivisions.

Also located in that area were two African-American churches: the Springhill Baptist Church and the First Baptist Church. In the late 1930s, the African-American churches joined with the Mexican Methodists (who occupied the former El Divino Redentor Church, #296) in presenting Easter and other religious holiday events. Throughout the development of the Southside neighborhoods, relationships between African-American and Latino/Hispanic residents seemed to have been harmonious. They tended to think of each other as fellow workers, since most were employed at one of the two lumber mills. Although they had obvious cultural contrasts and somewhat circumscribed neighborhoods, interaction was generally cordial, informal, and friendly.

Popular local entertainment included boxing matches, often between Latino/Hispanic and African-American fighters, some of whom were local residents. On some occasions, fight organizers brought well known African-

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 14

Flagstaff Multiple Resource Area
Name of multiple property listing

American fighters to Flagstaff from California to meet regional challengers in the Southside halls. Zaragosa Hall, located on South San Francisco Street, was the location of many boxing matches during the 1930s and 1940s.

OTHER NON-WHITE POPULATIONS

RELIGIOUS INSTITUTIONS OF THE SOUTHSIDE (Populate from other sections; summarize here)

CIVIL RIGHTS MOVEMENT

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 15

Flagstaff Multiple Resource Area
Name of multiple property listing

ARCHITECTURE: TRENDS IN ARCHITECTURAL HERITAGE OF SOUTHSIDE, 1885–1968

(Criterion C applicable)

The historic architecture of Flagstaff's Southside is a vivid illustration of the cultural diversity of the community. The buildings reflect the area's evolution from its beginnings as small enclaves settled by middle-class Anglos, to its emergence in the early 20th century as the predominant neighborhood of Flagstaff's Latino and African-American populations. Unlike the more prestigious historic residential areas north of the railroad tracks, the architectural character of the Southside is distinguished by a large number of modest Bungalow-style and Cottage residences, which also help illustrate the neighborhood's growth and development in the 1920s, a period that corresponds with the popularity of the Bungalow style. The Southside equally contains a small but important number of vernacular adaptations of the Basque traditional house, as well as the newly identified Southern Vernacular Cottage. These styles represent the culture and traditions of their builders and exemplify the development of the area as an indelible facet of Flagstaff's history. Commercial architecture along the Southside's main streets are of variable structural styles.

ANGLO VERNACULAR COTTAGES

Applied to X properties. The earliest buildings on the Southside represent its initial settlement by Flagstaff businessmen and area ranchers. Established in 1884, Brannen's Addition was the location of the first substantial residential area south of the railroad. Inspired by the construction of **P.J. Brannen's own house (#10)** in 1885, other businessmen built homes in the subdivision with the view that it would evolve as a middle- and upper-class neighborhood. Although the area never achieved that initial vision, the houses built in the early development period of 1885–1909 are excellent illustrations of the modest Anglo Vernacular Cottage building tradition of the 19th century.

The cottages found in the Southside are all derivatives of the same vernacular forms and stylistic references and are similar to houses found throughout the Midwest and West. Based on the traditional hall and parlor house type, these cottages are readily distinguishable by their "L" or "T" shaped plans, with the actual plans often provided by the local lumber companies. Often referred to as gable-ell houses, they are, in most cases, single-story dwellings covered by an intersecting gable roof. Eaves are usually boxed with a simple plain board frieze below the soffit. Wall surfaces are sided with shiplap, and the corners are detailed with simple cantons. Basic design components (such as gable heads, eaves, porches) may incorporate elements from the *Queen Anne* or *Greek Revival* styles, but the overall image of these houses is one of simplicity and function necessity.

Eight houses, all located in the Flagstaff Southside Historic District, epitomize the traditional gable-ell vernacular cottage. All were constructed between 1885 and 1909 and were built for Anglos. One of the best preserved wood-frame examples is the **Tallman/Lindeman House (#6)**, built between 1890 and 1892. **J. M. Brannen (#99)** constructed the only brick example of this type of vernacular cottage in 1892. Individually listed on the NRHP as part of the Historic Resources of Flagstaff, Arizona/Flagstaff Multiple Resource Area (#2/12-43), the house incorporates Queen Anne surface ornamentation such as brick quoins and corbelling, decorative shingles, and bracketed boxed cornices. Flagstaff area lumberman **Charles A. Greenlaw (#68)** built a 1½-story version of this vernacular cottage between 1892 and 1895. Pedimented gables decorated with

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 16

Flagstaff Multiple Resource Area
Name of multiple property listing

shingles were used in the house constructed by Flagstaff businessman **Thomas E. Pollock (#72)** about 1900. The house was later owned by Basque sheepman Manuel Satrustegui. Two other examples of this vernacular tradition are the residences of Territorial legislator **William H. Ashurst (#4)**, built in 1888, and local merchant **Charles F. Kathrens (#1)**, built in 1887. The Greek Revival inspired **Putnam/Kapanke House (#109)**, built in 1891, and the **West/Platten House (#107)**, built in two stages between 1895 and 1898, also exemplify this house type.

Add any houses? #20?

A regionally rare variation of the vernacular gable-ell house form, called the double-ell plan, is found in Flagstaff and was frequently used in houses predating 1900. It is characterized by opposing symmetrical wings separated by a shed roofed veranda, and usually containing two separate entrances. The **J.C. Black/Phil Coyle House (#33)**, built between 1898 and 1901, is the best example of the double-ell located in the Southside.

BUNGALOW STYLE

Applied to X properties. By the end of the first decade of the 20th century, the national popularity of the Bungalow style greatly influenced residential construction in Flagstaff. In Southside neighborhoods, the Bungalow style was used almost exclusively for new houses built between 1909 and 1930. That period also coincided with increased population of the Southside area by Latino families. Most bungalows found in the neighborhoods, however, do not necessarily reflect the cultural traditions of their occupants. Rather, the majority were built from pattern books provided by the local lumber supply companies/businesses.

The simplest house type of the Bungalow style is the *Classical Bungalow*. These houses are designed over uncomplicated rectangular plans with gabled fronts. The nearly symmetrical facades usually incorporate recessed porches, either full width or at one corner. Characteristic Bungalow-style details and elements are always present and include knee-braced purlins, exposed rafters, simple wood posts, and double-hung windows usually with a multiple-light top sash. Good examples of the Classical Bungalow exist in Flagstaff Southside. The **Rudolph Hohenhaus House (#40)** and **Olovario Aguilar House (#76)** designs employ the characteristic recessed veranda at the gable front. Local contractors W. S. Porter and D. F. Shanks built a Classical Bungalow for **May Hicks Curtis (#171)** in 1913 on her property adjacent to the Hick's Boarding House on Phoenix Avenue. Its roof is detailed with bellcast eaves, which are usually associated with *Colonial Revival* cottages of the turn of the 19th/20th century.

The *California Bungalow* was the most widely used of all the Bungalow styles. Locally popular by 1915, they are distinguished from the Classical Bungalow by their irregular, box-like shapes and multiple gabled roofs. The California Bungalow incorporated Craftsman-style detailing in its design, particularly in the articulated timberwork around the eaves and porches. This version of the Bungalow employs an offset porch under its own roof, usually supported by truncated columns or multiple posts on masonry piers. Most windows are double hung with a multiple-light top sash. Four houses located in the Flagstaff Southside Historic District well illustrate the local popularity of the California Bungalow. One of the largest examples is the **Daniel Portillo House (#297)** built in the mid 1920s. It is 1½ stories and designed with a broad, offset gable-roofed veranda at the front. The **Lanaham/ O'Farrell House (#44)** built in 1911 is a well preserved example of the style. Built of malpais field stone, the building features a large shed-roofed dormer with shingled walls, battered stone piers

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 17

Flagstaff Multiple Resource Area
Name of multiple property listing

at the veranda, and broad eaves with exposed rafters. This house at 310 S Beaver Street is individually listed on the NRHP as part of the Flagstaff Multiple Resource Area (#10/13-13). More modest representatives of this Bungalow type are the **Sam Quay House (#43)** and **George M. Nichols House (#71)**. Both were built between 1912 and 1915 and are constructed with offset gabled porches and detailed with simple bracketed eaves.

Bungalows built with hipped roofs were rare for the style, but one, **Prieto House (#175)**, exists on the Southside at 201 S Leroux Street. The characteristic California Bungalow box-like massing and offset entry porch are used on this house, but the roof line relates more to the earlier Colonial Revival style. Combining stylistic elements from other periods within the California Bungalow format is also seen in three other houses. In each case the gable-roofed porch is treated more like the classical portico with pedimented front and boxed eaves, whereas the remainder of the house is stylistically bungalowoid. They are **J. M. Rodriguez House (#220)** built in 1916, the ca. 1925 **Agapito Magana House (#129)**, and the **house (#191)** at 416 S Leroux Street built about 1930.

Three double-ell cottages built in the California Bungalow form are on the Southside, all on S Leroux Street, and represent a rare interpretation of the style. The **Elisco Morales House (#187)**, built between 1916 and 1924, was used as a duplex constructed with two symmetrical wings separated by a recessed entry porch. The **Sanchez House (#185)** built about 1931 is a well designed version of the double-ell bungalow. The Sanchez family operated a Spanish restaurant called the Legionaire Inn in one half of the house. Also built about 1930 is the **rental house (#196)** at 502 S Leroux. The modest house has a small vestibule separating the two gabled wings.

AMERIKANUAK VERNACULAR

Applied to X properties. A variation of the Bungalow style that appears in Flagstaff's Southside is a vernacular adaptation of traditional Basque houses, referred to here as *Amerikanuak Vernacular*. These houses are based on the rural folk houses found in the Euskaldunak provinces of Spain and France, and are unique to the Basque culture. Called jauregiak, the earliest of these houses dates to the 16th century. They served as both a shelter for farm equipment and as living quarters. They were large rectangular structures usually two stories high with low-pitched gable roofs. The buildings incorporated a large central doorway on the gable front providing access for carts and wagons which were housed in a large room called the eskaratza. Agricultural implements and cattle fodder were stored in adjacent rooms behind which were the bedrooms and a kitchen. The second story or half story loft was used as a granary and agricultural products storeroom. It also contained additional living quarters if the etheko primu (chosen family heir) was married. Windows and other fenestrations were usually symmetrical and included a central window or door at the gable head. Many Basque houses were built of stone with a wood-frame second story. The framing was usually infilled with mud, plaster, or weatherboard.

The simplicity of their house type was well suited for its adaptation in the popular Bungalow style. The Classical Bungalow format, with its rectangular form and gable front, was quite similar to the Basque homeland dwellings and was used frequently for many Basque homes. The fusion of that cultural tradition with the Bungalow produced a variation of the style that is distinct. All the buildings that exemplify Amerikanuak

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 18

Flagstaff Multiple Resource Area
Name of multiple property listing

Vernacular are built on a rectangular plan covered by a double-pitched roof with a symmetrical gable front. Most are 1½ stories high and contain a second-story window at the gable head. Another character-defining feature of many of these houses is the use of stone walls at the first floor and wood-frame walls for the second story.

Built between 1920 and 1925 and constructed of stone, the **Francisco Satrustegui House (#120)** is the best example of the Amerikanuak Vernacular house in Flagstaff. It is similar to another house he built about 1917 at **116 South O'Leary (#216)**. The Marin House, also known as **La Nacional Grocery (#308)**, at 505 S San Francisco Street is another good example. It was built in the late 1920s and is also constructed of stone with a wood-frame upper story. Other important examples of folk houses built by Basque immigrants between 1916 and 1920 are the **Gregorio Erro House (#62)** and **Nemesio Gammiochippi House (#218)**.

SOUTHERN VERNACULAR COTTAGE

Yet to be applied to specific properties. The *Creole Cottage* was a major type of vernacular house architecture indigenous to the Gulf Coast, becoming a dominant house type along the central Gulf Coast in former settlements of French Louisiana in Alabama, Louisiana, and Mississippi from about 1790 to 1840. The style is thought to have evolved from French and Spanish colonial house forms, and it was adapted into what is also termed the *Shotgun House* that was most popular in the Southern United States from the end of the American Civil War through the 1920s. The Shotgun is a single-story, narrow, rectangular domestic residence, usually no more than about 12 feet wide, with rooms (usually three to four deep) arranged one behind the other and doors at each end of the house. The front door leads directly into the living room, then there are one or two bedrooms, and the kitchen is in the back. There are no hallways, so it is necessary to walk through one room to get to the next. All of the doors line up, providing a welcome breeze in the warm southern climates. Shotgun houses typically feature spacious gabled front porches, which encouraged socializing with the nearby neighbors. Shotguns were constructed with efficiency and affordability in mind. Developers built them with the goal of fitting as many houses as possible on smaller plots of land.

The Shotgun House architectural type was adopted and modified by the African-American population who migrated to Flagstaff largely in the 1920s from McNary (aka Cooley), Arizona by way of McNary, Louisiana. Here, the term ***Southern Vernacular Cottage*** is applied to these houses; it is a house form defined by Southern building trends simplified to western Arizona inclinations in materials and economics. Full consideration of the hot climate of the style's origin was unnecessary, so the structures were adapted for a milder climate without high ceilings, venting shutters, and such. The Southern Vernacular Cottage features a thin, long form with a gable or hip roof that was constructed with a porch as an aspect of its original design. Examples of this house style have not been formally documented within the Southside community, but they largely occur in the southern portion of the Southside Historic District and beyond south of Butler Avenue in the Ashurst Addition and Washington Addition subdivisions. A fair number of these structures were built in the 1940s and thereafter on individual lots, sometimes with more than one such house on a lot. The defining factor in the adaptation of this style, in addition to the builder's geographic origins, was a response to a narrow lot or limited lot area; a long and thin house plan was needed. The same could be said for some earlier residential structures built in the Anglo Vernacular Cottage and Bungalow styles, often to house non-white, working-class renters and owners (e.g., 205 S Beaver Street [#38], narrow, not decorative with a hip roof and

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 19

Flagstaff Multiple Resource Area
Name of multiple property listing

porch on the thin front end; 212 S San Francisco Street [#286], very simple with a porch on the thin, front gable end). Because of the later construction dates, the architectural style was not recognized in earlier studies of the Southside's architectural history.

Some potential examples have been preliminarily identified...Consider 405 S Agassiz Street (ca 1930; 2 photos), 418 S Agassiz Street (1945; 2 photos), 534 S Fountaine St (1945, 1 photo), 511 S Verde Street (1926-1935, 2 structures; 3 photos), 519 S O'Leary Street (late though at 1958, 2 photos), 507 S San Francisco Street (ca 1940; 2 photos). An examination of the Southside also shows that earlier houses of other residential architectural styles have in some cases been modified, been elongated to resemble the Southern Vernacular Cottage form. List a few examples? 311½ S O'Leary Street (ca. 1940; 2 photos)

COMMERCIAL ARCHITECTURE

Applied to X properties. The commercial architecture of the Flagstaff Southside Historic District includes buildings constructed in the popular *Panel Brick Commercial* style, structures with modest stylistic references to the *Mission Revival* style, and *vernacular* buildings based on the cultural traditions of their builders.

The dominate commercial architectural design in Flagstaff is *Panel Brick Commercial* (also termed *Western Brick Storefront* here), a 1-story brick storefront façade with zero setback. Though not necessarily rare in the United States, it is less common in larger central business districts where commercial buildings are often capped with an additional floor for a 2-story building with residential or office space above. Flagstaff has these 2-story commercial buildings, but seen most often are the 1-story storefronts common in the Southside and along the north side of Route 66. These Western Brick Storefronts are somewhat reminiscent of western false-fronts in the fact that the façade face is taller than required to accommodate the building behind. These buildings have zero setback at the sidewalk as well as at the sides abutting adjacent neighbors. The nearly flat roofs of this style have 1:12 to 2:12 slopes and drain to the building's rear. The upper brick face of the façade projects up and beyond the roof behind with a short parapet present. The façade street face on ground level is primarily a storefront of large glass display windows. At the base of the display windows is a kickplate, often called a bulkhead, that is sometime detailed with several inset panels. Above the large display windows is often a series of smaller transom windows intended to focus light back into the store, sometimes operable or with vents. The storefront has a recessed entry often centrally located with one door and an operable transom above. To the sides of the glass storefront are brick piers or engaged pilasters that support a large brick face above the storefront. In addition to the entry, also centrally located is a signage frame of horizontally oriented area that is outlined with a projecting brick frame. Capping the brick face is a simple horizontal cornice consisting of several courses of typically cobbled brick. The cornice is most often absent of any decorative feature such as a triangular pediment. The complete façade is simple, symmetrical, and accommodates one business. This configuration is often repeated several times forming a larger building of individual storefronts.

Well preserved examples of the straightforward Panel Brick Commercial format are the **Jiminez Building (#272)** and **Lucerno Building (#278)** on S San Francisco Street. Both are built with pressed brick façades and have framed brick panels over the store bays. The Jiminez Building, built about 1931, features two splayed and recessed storefronts and simple corbelling at the parapet. The 1937 Lucerno Building is constructed of malpais stone with brick at the façade articulated with quoins at the corners, raised brick panels, and a corbelled

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 20

Flagstaff Multiple Resource Area
Name of multiple property listing

parapet. Built in 1925 by Francisco Mosqueda, the **Hotel Paso del Norte (#284)** on S San Francisco Street is a good example of a 2-story commercial building. The simple symmetrical façade, not stuccoed (originally), has corbelled brick arches and surrounds at the openings, spherical finials at the corners, and articulated concrete lintels at the side walls. Other modest examples of the Panel Brick Commercial style are the **Flagstaff Steam Laundry (#265)** on W Phoenix Avenue, a 1-story flat-iron building constructed in 1925, and **Abdon Cancino Building (#279)**, **De Miguel Building (#282)**, and **Villalva Building (#283)** along S San Francisco Street, all built from 1925–1931.

Malpais stone was a common choice for building commercial buildings during the early 20th century. Whereas the material did not lend itself to articulate detailing, it was economical and used for buildings with plain fronts or simple Mission Revival-style facades. A good example of the use of malpais stone in commercial buildings is the **American Laundry Building (#269)** on S San Francisco Street. Built in 1937, the structure features a rubble stone façade with a stylized Mission Revival pedimented parapet with round arch peak. The **Espinoza Building (#285)** on S San Francisco Street, **Hutchison Building (#261)** and **Coco Cola Bottling Works (#263)** on W Phoenix Avenue, and **Arizona Machinery Company Building (#30)** on S Beaver Street are all well preserved examples of malpais stone construction in a very simple format. **South Beaver School** at 506 S Beaver Street (**#52** and individually listed on the NRHP [#87001342]) was completed in 1935 and is architecturally significant for the its rustic malpais rock construction in an institutional application following this Flagstaff building tradition.

The **Hutchison and Sauer Building (#356)** at 1–7 S Beaver Street, built in the early 1930s and modified in 1938 and again in the late 1940s, is a visually prominent commercial building at the southwest corner of Phoenix Avenue and Beaver Street. The 2-story building was stylistically changed to a *Pueblo Revival* theme and features rusticated concrete plaster sheathing to simulate random ashlar stone construction. The recessed balcony for the apartments on the second floor, false oriels, stepped parapet, and corner entry contribute to its irregular form and help convey its stylistic reference. A second building in the Southside with the relatively unique (to Flagstaff) concrete plaster application to its façade is the ca. 1944 **Nackard Storage Building at 9 E Cottage Avenue** (not evaluated in 1992 or 2009). The actual construction is that of malpais stone, but the street-side façade has the plaster ‘stone’ and the Pueblo Revival stepped parapet.

One commercial building in the District is a locally unique example of design and use of materials and is individually listed on the NRHP as part of the Flagstaff Multiple Resource Area (#13/12-5), **La Ciudad de Mexico Grocery (#289)**. A commercial building with living quarters on the second floor, it was patterned after the Basque dorrea house type. The 2½-story square building is covered by a hipped roof and features adobe side walls and a façade of quarry-face tufa stone on the first level and pressed brick on the second level. The symmetrical front has a recessed central entrance and large windows built with brick segmental arches. Constructed in 1923, it is a unique example of the fusion of popular commercial and traditional residential styles, and the building provides a strong anchor at the south end of the San Francisco Street commercial thoroughfare.

A summary of current condition of the primary historic commercial street segments follows. **South San Francisco Street** has a unique and varied collection of commercial architectural styles. The dominate design is the 1-story Panel Brick Commercial, many with minor modifications and some with major changes such as

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 21

Flagstaff Multiple Resource Area
Name of multiple property listing

stucco and other slipcovers. These changes have taken place over time as businesses came and went. There are a few buildings with gable roof forms and some 2-story structures and smaller stone buildings infilling or staggered as the businesses give way to residential homes to the south. **South Beaver Street's** commercial stretch consists largely of slip-covered facades masking original facades or concrete-block buildings that have been modified many times by a variety of businesses. Of architectural merit are homes that have been adapted to businesses that retain their architectural character. These types of conversions are strewn throughout the Southside. Along almost the entire length of **Phoenix Avenue** are very recognizable architectural forms, but only four of the primarily commercial buildings fall within the Southside Historic District. The remainder are in the Railroad Addition Historic District. The four, however, include brick, malpais, and rusticated concrete plaster construction. A variety of architecture exists in the cross streets encompassed by the aforementioned streets with a fair number of these being non-historic.

CHURCHES (or RELIGIOUS INSTITUTIONS) OF ARCHITECTURAL INTEREST

Our Lady of Guadalupe Church at 302 S Kendrick Street (**#169** and individually listed on the NRHP as part of the Flagstaff Multiple Resource Area [#15/11-26]) is an excellent example of the Gothic Revival style built in an essentially Bungalow form. Pointed, arched windows and pyramidal-roofed bell tower convey the Gothic Revival, and exposed rafters with knee braces and simple gable roof form relate to the popular Bungalow style. It also expresses fine stone workmanship using coursed malpais. Constructed in 1939, **First Baptist Church** at 123 S Beaver Street (**#35** and individually listed on the NRHP as #91001576) is a late Gothic Revival structure built of malpais rock trimmed with Moenkopi sandstone; it is the only church in Flagstaff to use both stone materials in its construction. **El Divino Redentor Church (La Iglesia Metodista Mexicana)** at 319 S San Francisco Street (**#296** and individually listed on the NRHP as #85000147) was built in 1892 as the Flagstaff Presbyterian Church and was moved to its current location in 1925 and renamed. Though altered, it remains a rare local example of Vernacular Carpenter Gothic architecture and is also the oldest extant religious structure in Flagstaff.

Later churches of potential architectural significance and community anchors particularly for the Southside's African-American population are the **First Missionary Baptist Church** at 221 S Elden Street (**have photo to be inserted**) and **Riverside Church of God in Christ** at 419 S Verde Street, both built in 1950. **Or these properties will only be discussed under Ethnic Heritage, Religious Institutions of the Southside.**

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 22

Flagstaff Multiple Resource Area
Name of multiple property listing

UNIQUE PROPERTIES

A third residence individually listed on the NRHP as part of the Flagstaff Multiple Resource Area (#17/19-19-3) is **Prochnow House (#202)** at the southeast corner of Elden Street and Butler Avenue. The large, turreted Queen Anne-style house is a dominant landmark and helps define the eastern boundary of the District.

Double Circle/C & M Garage (#212) and individually listed on the NRHP as part of the Flagstaff Multiple Resource Area [#3/11-47]) is not specifically called out for its architectural style but more so its contribution to the theme of transportation on Route 66. Nonetheless, it does continue to function as a vehicle repair shop and represent a unique architectural style fo the property type. It remains a good representative of vernacular false-front commerical architecture with the characteristic false-front façade with stepped parapet still intact.

The **John S. Johnson House (#150)** at 306 E Franklin Avenue, built ca. 1944–1949, is a rare local example of a Bungalow style residence using brick construction.

Others?

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 23

Flagstaff Multiple Resource Area
Name of multiple property listing

Southside Historic Milestones (Need to cite above, add a few items, do some formatting for this document)

Date	Historic Event/Milestone	Associated Person(s)	Associated Place(s)
1881	February 21, first post office established in Flagstaff.	T. McMellon, PM	
1881–1882	What would become the Arizona Lumber & Timber Company sawmill established east of the Southside. Contracted with Atlantic & Pacific Railroad to supply all ties for roadbed construction and lumber for bridges.	Ed Ayer	At present-day site of Days Inn on West Route 66
8/1882	A & P RR (what would become Atchison, Topeka, & Santa Fe Railroad) reaches Flagstaff; depot developed.		Present-day RR alignment; old depot locale east of current
1883	Emerson School, Flagstaff's first elementary 1-room schoolhouse, was built close to Ayer Lumber Company's mill west of the Southside.		Reportedly at site of current NAU Blome Bldg, 523 Knoles Dr
1883	First building in New Town (Railroad Addition) constructed across street from A & P RR depot at the time.	P. J. Brannen	At NE corner of San Francisco & Route 66
1884	Initial creation of Brannen Addition at NW quarter of Section 22. Property was surveyed into a series of blocks and lots, but map of area was not recorded until 1894.	P. J. Brannen, first merchant to relocate from Old to New Town	S Agassiz, S O'Leary, S Elden, E Cottage, E Brannen, E Butler, S Verde, S Fontaine
1885	P. J. Brannen's Anglo Vernacular house built.	P. J. Brannen	101 S Agassiz
1886–1901 /1909	Nine houses of the traditional gable-ell vernacular cottage style built mostly in Brannen Addition. Anglo Vernacular Cottage style continues to about 1909.	C. F. Kathrens, W. H. Ashurst, T. J. Ross, Tallman/Lindeman, Putnam/Kapanke, J. M. Brannen/Devine, C. Greenlaw, West/Platten, Blake/Coyle	8 S Agassiz, 19 S Agassiz, 20 S Agassiz, 23 S Agassiz, 201 W Cottage, 209 E Cottage, 303 E Brannen, 123 W Cottage, 102 S Beaver
1887	Ayer Mill sold and becomes Arizona Lumber Company (name changes again in 1891 to Arizona Lumber and Timber Company).	Edward Ayer sold to Denis Riordan	Expansion of mill site west of the Southside
1888	Railroad Addition to the Flagstaff Townsite mapped.	J. A. Williamson, trustee for Atlantic & Pacific RR Co. who recorded the plat in 1894	SW quarter of Section 15 & NE quarter of Section 21 south of RR right-of-way
1888	Flagstaff's first Catholic Church built in Brannen Addition.	P. J. Brannen donated land	SW corner of Elden and Brannen streets

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 24

Flagstaff Multiple Resource Area
Name of multiple property listing

1891	Coconino County created with Flagstaff as county seat.		
1894	May 26, Flagstaff incorporated as a town.	G. A. Bray, mayor	
1895	New Emerson School built north of RR tracks.		At site of present-day Flagstaff Public Library
1899	Northern Arizona Normal School established.	W. H. Ashurst	Old Main at NAU
by 1900	Flagstaff population just under 2000 supported by economy founded on lumber, sheep, and freighting.		
early 1900s	Town of Flagstaff decides to redirect the Rio de Flag through the Southside neighborhood.		
1909	Founding of Flagstaff Lumber Company. Mill opened in 1910.	Edward McGonigle	Mill site in Southside on portions of & to E of Brannen Addition
1909–1912	Influx of mill workers stimulated a wave of residential construction.		Included company housing along S Elden /now Lone Tree Rd
1909–1930	Prominence of Bungalow-style house in the Southside	Hohenhaus, Aguilar, M. Hicks Curtis, D. Portillo, Lanaham/ O'Farrell, Quay, Nichols, Prieta, Rodriguez, Magana, Morales, Sanchez	212 S Beaver, 121 E Butler, 13 S Leroux, 324 S San Francisco, 310 S Beaver, 306 S Beaver, 316 E Brannen, 201 S Leroux, 123 S O'Leary, 51–2 E Ellery, 401 S Leroux, 323 S Leroux, 502 S Leroux
1911	Brannen Street First Church of the Nativity moved to St. Anthony Hall on Cherry St. Used as Brannen School thereafter, Flagstaff Southside's only school until 1926.		SW corner of Elden and Brannen streets
1911	First Basque handball court built by Martin Martin in association with boarding house. Removed about 1921.	Martin Martin	116 W Benton Ave
1915	Normal School Addition titled and replatted; revised plat recorded in January 1916. Lots sold rapidly at \$50 to \$75 each, resulting in construction of numerous modest residences and rental cottages.	George Babbitt, member of Northern Arizona Normal School Board of Directors	Area north of NA Normal School campus south of RR Addition, west of Brannen Addition
1916–1930	Best examples of modified traditional Basque folk houses built in the Southside	Satrustegui, Gammiochippi, Erro, Marin	116 S O'Leary & 105 S Elden, 118 S O'Leary, 116 W Benton, 505 S San Francisco

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 25

Flagstaff Multiple Resource Area
Name of multiple property listing

by 1920s	Small Basque neighborhood existed in Brannen Addition. Adjacent areas occupied by Latino/Hispanic families from Mexico and some New Mexicans.		
1925	Flagstaff Lumber Company acquired and renamed Cady Lumber Corporation. After reorganizing in 1935, name became Southwest Lumber Mills, Inc. African-American workers had been moved from McNary, LA to work in McNary and Cady's Apache Lumber Company in McNary, AZ; came to Flagstaff to work the Southside mill. African-American families occupied portions of Brannen Addition.	Thomas E. Pollock, James G. McNary & W. M. Cady	Southside mill area; development south of Clay/Butler Avenue takes off in 1920s with influx of African Americans
1925	NA Normal School becomes NA State Teachers College, then Arizona State Teachers College (ASTC) at Flagstaff in 1929, and Arizona State College at Flagstaff in 1945.		
1926	Our Lady of Guadalupe Catholic Church constructed and first mass held. Minority Southsiders no longer forced to the back of the Cherry Street catholic church. Rectory completed to the south by 1929.	Fr. Edward Albouy, Latino/Hispanic Southside residents worked as builders	302 S Kendrick St, 206 S Kendrick
1926	Jesus Garcia's Tourist Home built to house Basque immigrants. The Garcias also built to the north La Cancha/ Pelota Fronton, a Basque handball court, the only one left standing in Arizona!	Isabelle Garcia, her son Jesus Garcia	46 S San Francisco, 42 S San Francisco
1926–1927	Flagstaff's first formal segregated school, Dunbar School (initially called Colored School), named after Black poet Paul Laurence Dunbar, opened. Following desegregation, last year of operation was 1953–1954.	Effie Autry, teacher; Mrs. Cleo Murdoch, teacher-principal 1927 until death in 1940; Wilson & Louise Riles, Tilda Johnson, teacher; Shirley Sims, student	203 E Brannen Ave
1928	Town of Flagstaff incorporates as a city.		
ca. 1935	Dunbar School expanded to become a city club; was further expanded and later named Murdoch Community Center after Mrs. Murdoch who passed in 1940.	Mrs. Cleo Murdoch, Deborah Harris	Dunbar School/ Murdoch Center at 203 E Brannen Ave
1935	South Beaver School, a New Deal program development, built to educate mostly Latino/Hispanic, Spanish-speaking elementary students of the Southside and La Plaza Vieja neighborhoods. School first commenced here in Spring 1936. Kids were "walked" from Emerson School, the dilapidated Brannen School having already fallen out of use. South Beaver School closed in 2010.	Wallingford & Bell Architects, George C. Walters, Jr. (Contractor), Sturgeon Cromer (Superintendent), Mike & Sarah Cromer (teachers)	506 S Beaver St at SW corner of Southside
1937	American Laundry Building built to house Chinese-owned	Abdon Cancino	26 S San Francisco,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 26

Flagstaff Multiple Resource Area
Name of multiple property listing

	business, which operated here into the 1990s. Wong June began his business in 1921 when he purchased the now-gone Florence Donahue Bldg and took over American Hand Laundry which had operated there since 1910.	(builder/owner), Wong June (long-time Flagstaff launderer and civic leader)	17 S Agassiz (Wong June House)
1938	American Federation of Labor first meeting held to establish local carpenters and joiners union. Conducted in Spanish and English. At 2 nd meeting, slate included college students, mill workers, Latinos, Blacks, Anglos. While a college student in 1939, Wilson Riles served as secretary of Lumber and Sawmill Workers Union.	Ephraim Moreno, Wilson Riles	2 nd meeting held at Zaragosa Hall, 113 S San Francisco
1936	After graduating from high school, Wilson Riles moves to Flagstaff where he has relatives working in the sawmills. First African-American student at ASTC.	Wilson C. Riles; his foster parents Leon & Narvia Bryant who moved to Flagstaff	Arizona State Teachers College at Flagstaff/NAU
1930s–1940s	Boxing matches held on Southside as popular local entertainment events, often between Latino/Hispanic and African-American fighters, some of whom were residents.		Zaragosa Hall at 113 S San Francisco
1939	First Baptist Church (now Flagstaff Christian Fellowship) built.	W. A. Vanderhoof, Reverend Dixon	123 S Beaver St
1940	Wilson C Riles graduates from ASTC. Began his career teaching African-American children in 1-room school in logging camp near McNary, AZ. In 1941, he and Louise Phillips, who had also graduated from ASTC, were married.	Wilson Riles, his wife Louise Phillips Riles	Arizona State Teachers College of Flagstaff/NAU
1942–1943	Southern portion of Brannen Addition below Rio de Flag was resubdivided as Ashurst and Washington Additions.	Area occupied by African-American, Latino/Hispanic, Anglo populations	S O'Leary and Fontaine streets' area
1945–1946; 1953–1954	Wilson and Louise Riles began teaching at Dunbar School; they provided only incidence of double sessions in Flagstaff public schools—Mrs. Riles taught primary grades in AM and Mr. Riles upper grades in afternoon. The Riles taught through the 1953–54 school year, but following desegregation moved to California.	Wilson Riles, M. Louise Phillips Riles	Dunbar School
1947	After returning home from the Air Force which he had entered in 1944, resumed pursuit of and received his Master's degree from Arizona State College. He was active in civic affairs at this time, including being spokesman for the Washington Addition, occupied by about 100 Black families, to have the city install urgently needed sewage collection lines.	Wilson Riles	Arizona State College of Flagstaff/NAU, Washington Addition

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 27

Flagstaff Multiple Resource Area
Name of multiple property listing

1950	First Missionary Baptist Church, established in Flagstaff's Southside in 1914, makes its home at current address.	A. Minister Shirley Sims, past Rev. Raymond Flemons, Mrs. Jeffie Lockett, Grady Neal	219 S Elden St
ca. 1950	Riverside Church of God in Christ is built and falls within Southside Historic District.		419 S Verde St
1950s	Founding member of the NAACP Flagstaff chapter and Head Start teacher Annie Watkins takes her first job helping to register Black voters in Flagstaff's Southside.	Annie Watkins (1929–2013)	
1950s	Ebony Flames, Southside Black women's group, founded.	Mrs. Jeffie Lockett, Annie Watkins, others TBN	Presumably met in members' Southside houses & elsewhere
1952	Flagstaff Unified School District was desegregated, 2 years before country-wide desegregation following May 1954 Brown v. Board of Education Supreme Court decision! Dunbar School soon closed (and was being used as a community center); students transferred to South Beaver School.	Sturgeon Cromer (District Superintendent), Wilson Riles (Dunbar Principal)	Dunbar School, Beaver Street School, Emerson School, Flagstaff Junior High & High Schools
1952–1953	Consolidation of lumber industry in Flagstaff affected when Southwest Lumber Mills was bought and consolidated with Saginaw and Manistee Lumber Co. Saginaw and Manistee was sold in 1953 and became Southwest Forest Industries. The name changed again to Stone Forest Industries through a 1987 acquisition. The facility permanently closed in Flagstaff in 1993.		East Butler Avenue mill area
1956	Annie Watkins, member of the Southside women's group Ebony Flames and NAU graduate, becomes one of first Black teachers to be hired by the Flagstaff Unified School District after desegregation.	Annie Moss Watkins	
1960	September during the national Sit-in Movement, El Charro Café sit-in occurred. The Mexican restaurant did not serve African-American customers at the time. A local NAACP youth group took up the cause to integrate the café. They were not served that day, but with the backing of the NAACP and Southside community, Blacks were served soon thereafter.	Shirley Sims, past Dunbar School student and NAACP youth member	409 S San Francisco
1960s	Dunbar School building was rehabilitated to eventually become the (Cleo) Murdoch Community Center. It is home to the Southside Community Association.	Cleo Murdoch, Deborah Harris, Ray Soto	203 E Brannen St
1964	Flagstaff native Joan Dorsey becomes first African-	Joan Dorsey, aunt to	Grew up in 1940s in

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 8 Page 28

Flagstaff Multiple Resource Area
Name of multiple property listing

	America flight attendant. She retired from American Airlines in 1999 after 36 years of service.	Mayor Coral Evans	family home on S O'Leary
1966	May 1, Arizona State College becomes Northern Arizona University.		
1966	Ted Johnson becomes first Black faculty member at NAU; teaches English from 1966–1995.	Ted Johnson	NAU
1970	Wilson Riles, distinguished Southsider and NAU alumnus, was elected as CA State Superintendent of Public Instruction, becoming first Black man to win a major CA political post.	Wilson Riles	
1973	Springhill Missionary Baptist Church established and built in the Southside.		624 S O'Leary St
1978	Harbert Chapel AME Church, established in the Southside in 1916, makes its home at current address.	Katherine "Mother" Hickman (founding member), Deborah Harris	424 S San Francisco
1996	Fourth-generation resident of Flagstaff, Elizabeth (Liz) Archuleta begins her 1 st term with the Coconino County Board of Supervisors. She is currently serving her 6 th term, last elected in 2016. Her family was one of the first families of Our Lady of Guadalupe Catholic Church	Liz Archuleta, father Remigio Archuleta, mother Isabel Contreras Archuleta,	Great-grandfather's family settled on S Leroux, grandfather Delfino Contreras's Everybody's Market at 219 S San Francisco
1997	Encouraged by Latino/Hispanic community leaders, local scholars, and NAU historians, Delia Ceballos Muñoz, life-time Flagstaff resident and well-respected community member, began conducting oral history interviews with local families.	Delia Ceballos Muñoz	Southside and La Plaza Vieja communities
2008	Third-generation Flagstaff native and Southsider Coral Evans, niece to Joan Dorsey, was elected to Flagstaff City Council. She served 2 terms before being elected Mayor of Flagstaff in 2016 and was reelected in 2018. She is currently running for the AZ House of Representatives.	Mayor Coral Evans	Grew up on and around S O'Leary St
2011	Historic Southside Mural created on west wall of Murdoch Community Center, featuring Tilda Johnson, Paul Laurence Dunbar, Wilson Riles, Katherine Hickman, Joan Dorsey, local schools, churches, and some businesses.	Dr. Ricardo Guthrie, Ms. Deb Harris	Murdoch Center, 203 E Brannen Ave

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 9 Page 1

Flagstaff Multiple Resource Area
Name of multiple property listing

MAJOR BIBLIOGRAPHIC REFERENCES

- Campa, Arthur L. 1979. *Hispanic Culture in the Southwest*. University of Oklahoma, Norman.
- Cline, Platt. 1976. *They Came to the Mountain: The Story of Flagstaff's Beginning*. Northland Press, Flagstaff.
- Coconino County Tract Records (Located at Coconino County Recorder's Office, Flagstaff, Arizona and online).
- Coconino Sun*, 1910–1943, various issues.
- Douglas, William A. 1970. The Basques of the American West: Preliminary Historical Perspectives. *Nevada Historical Society Quarterly* 13 (Winter).
- Douglas, William A., and John Bibao. 1975. *Amerikanuak: Basques in the New World*. University of Nevada Press, Reno.
- Flagstaff City Directories. 1929, 1948-49, and **ADD**.
- Fourteenth Census of the United States of 1920 Population*. Flagstaff, Arizona.
- Haskett, Burt. 1936. History of the Sheep Industry in Arizona. *Arizona Historical Review* 7.
- Janus Associates, Inc. 1985. *Flagstaff Historic Properties Survey*. Prepared for City of Flagstaff.
- Michael Wilson-Kelley Architects, Ltd. 2009. *Flagstaff Southside Historic District National Register of Historic Places Registration Form* (and updated Historic District Base Map). Prepared for City of Flagstaff as update to Form prepared by James Woodward and Susan Wilcox, 1992 and 1998. Phoenix.
- Peplow, Edward H. 1958. *History of Arizona*. Lewis Historical Publishing Company, New York.
- Sanborn Fire Insurance Maps. 1890, 1892, 1895, 1901, 1910, 1916, 1943, 1948.
- Shock, Donald Paul. 1952. The History of Flagstaff. MA Thesis, University of Arizona, Tucson.
- Stein, Pat. 1991. *The Basques in Arizona From Spanish Colonial Times to the Present*. Prepared for Arizona State Historic Preservation Office, Phoenix.
- The Nackard Company. 2018. Our Story. Website: nackard.com/our-story.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Flagstaff Southside Historical District
Name of Property

Coconino County, Arizona
County and State

Section number 9 Page 2

Flagstaff Multiple Resource Area
Name of multiple property listing

Whiffen, Marcus. 1969. *American Architecture Since 1780: A Guide to the Styles*. M.I.T. Press, Cambridge.

Woodward Architectural Group. 1993 *City of Flagstaff Southside/Old Town Historic Building Survey*, Volumes I and II. Woodward Architectural Group, Tempe. Prepared for Arizona Historical Society and Northern Arizona Pioneers Historical Society, Flagstaff.