

Phase 1 and 2 Historic Resource Study for 13 S. Leroux
Street in Flagstaff, Arizona



**PHASE 1 AND 2 HISTORIC RESOURCE STUDY FOR 13 S. LEROUX
STREET IN FLAGSTAFF, ARIZONA**

Subject Property

13 S. Leroux Street
APN 100-41-010B

Prepared for

Clayton Companies
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Scottsdale, Arizona 85251

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SUMMARY OF FINDINGS

Clayton Companies proposes to demolish one building in the Flagstaff Southside Historic District. Cornerstone Environmental Consulting, LLC (Cornerstone) was commissioned by Clayton Companies to conduct a Phase 2 Historic Resource Study (HRS) for the project pursuant to Flagstaff Zoning Code, Section 10-30.30.050.A. The study area encompasses Lots 1–4 of Block 5W in the Flagstaff Townsite subdivision (13 S. Leroux Street; APN 10041010B). This study is being completed prior to redevelopment of the parcel into a residential development that will consist of a multi-story residential building, along with parking areas and other infrastructure.

The property at 13 S. Leroux Street, the May Hicks Curtis House, was previously determined to be contributing to the National Register of Historic Places (NRHP) eligibility of the Flagstaff Southside Historic District (Wilson-Kelly 2009). This study found that the May Hicks Curtis House retains sufficient integrity to convey its significance within its historic context, and as such should be considered contributing to the Flagstaff Southside Historic District and the Flagstaff Railroad Addition Historic District. Due to changes in the exterior cladding of the building outside of the period of significance, the property possesses insufficient integrity to qualify as individually eligible.

Street Address: 13 S. Leroux Street

APN: 100-41-010B (0.09 acres total)

Addition: Flagstaff Townsite Addition

Block: 5W

Lots: 1–4

Historic District: Flagstaff Southside Historic District; Flagstaff Railroad Addition Historic District

Period of Significance: 1886–1947; 1882–1945

Areas of Significance:

Architecture (Wilson-Kelly 2009)

City of Flagstaff Criterion D (NRHP Criterion C)

Community Planning and Development; Commerce (Wilson-Kelly 2009; Janus 1979)

City of Flagstaff Criterion B (NRHP Criterion A)

PHASE 1 & 2 HISTORIC RESOURCE STUDY

13 S. LEROUX STREET

CORNERSTONE PROJECT NAME/NO.: 13 S. Leroux Street HRS/CEC 22-114

LOCATION: 13 S. Leroux Street, Flagstaff, Arizona

PRESENT OWNER: Clayton Companies

PROPONENT: Clayton Companies

PRESENT USE: Residential

SIGNIFICANCE: The areas of significance identified in the historic context are Community Planning and Development, Commerce (City of Flagstaff Criterion B; NRHP Criterion A), and Architecture (City of Flagstaff Criterion D; NRHP Criterion C) within the Period of Significance of 1886–1947 (Wilson-Kelly 2009), and 1882–1945 (Janus 1979). The property illustrates historic-era architecture in Flagstaff’s Southside Neighborhood that reflects building styles indicative of the development of the Flagstaff community in the early twentieth century. The building and feeling of the property are the product of vernacular adaptations to the evolving needs of the community.

PART I. INTRODUCTION

This report was prepared as part of a project documenting the May Hicks Curtis House (MHCH; Photograph 2; Photograph 1) in Lots 1–4 of Block 5W of Flagstaff’s Townsite Addition (Figure 1). The study area encompasses one parcel and one building within the Flagstaff Southside Historic District (13 S. Leroux Street; APN 100-41-010B; Figure 2; Figure 3; Figure 4). The building has been determined as a contributing element of the Flagstaff Southside Historic District (Wilson-Kelly 2009).

Clayton Companies proposes to demolish the building in the study area prior to construction of a multi-story residential building, along with parking areas and associated infrastructure. Cornerstone Environmental Consulting, LLC (Cornerstone) was retained by Clayton Companies to conduct a Phase 1 and 2 Historic Resource Study (HRS) of the building proposed for demolition pursuant to Flagstaff Zoning Code, Section 10-30.30.050.A. Preliminary investigations consisted of extensive archival research on the building and associated residents and intense photographic documentation.

Several field visits began in March and continued through April 2022, by Kristoffer L. Stein, Joshua S. Edwards, Caitlin Stewart, and Kevin Dickinson. These visits were conducted to photo document the interior and exterior of the building, as well as to conduct LiDAR scanning to create the measured drawing in this report. The measured drawings of the property’s elevations were created and digitally rendered using Polycam LiDAR and 3D Scanner.



Photograph 1. Overview photograph of property, from S. Leroux Street facing southwest.



Photograph 2. Overview photograph of property, from S. Leroux Street facing northwest.

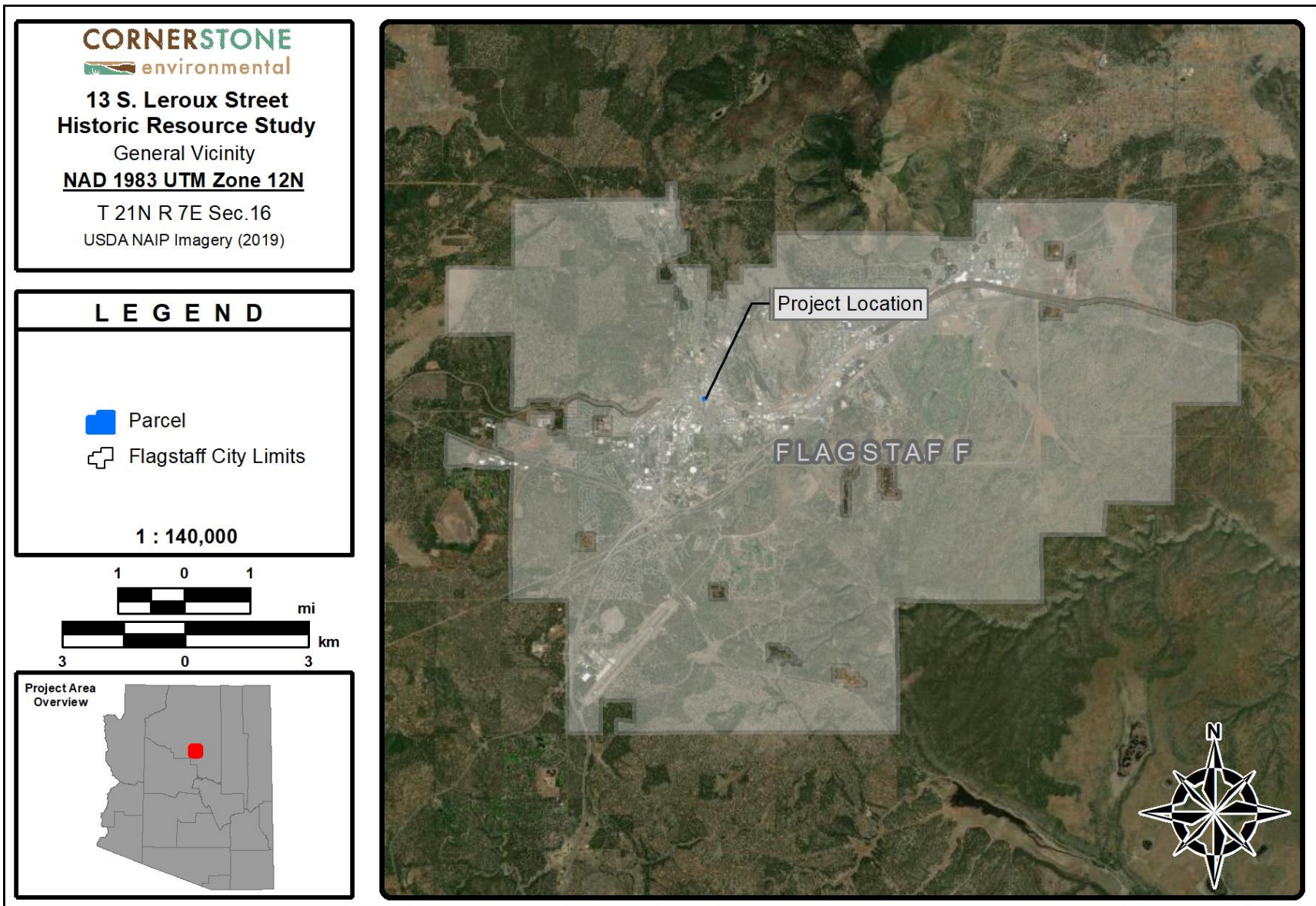


Figure 1. Project location within Flagstaff city limits.

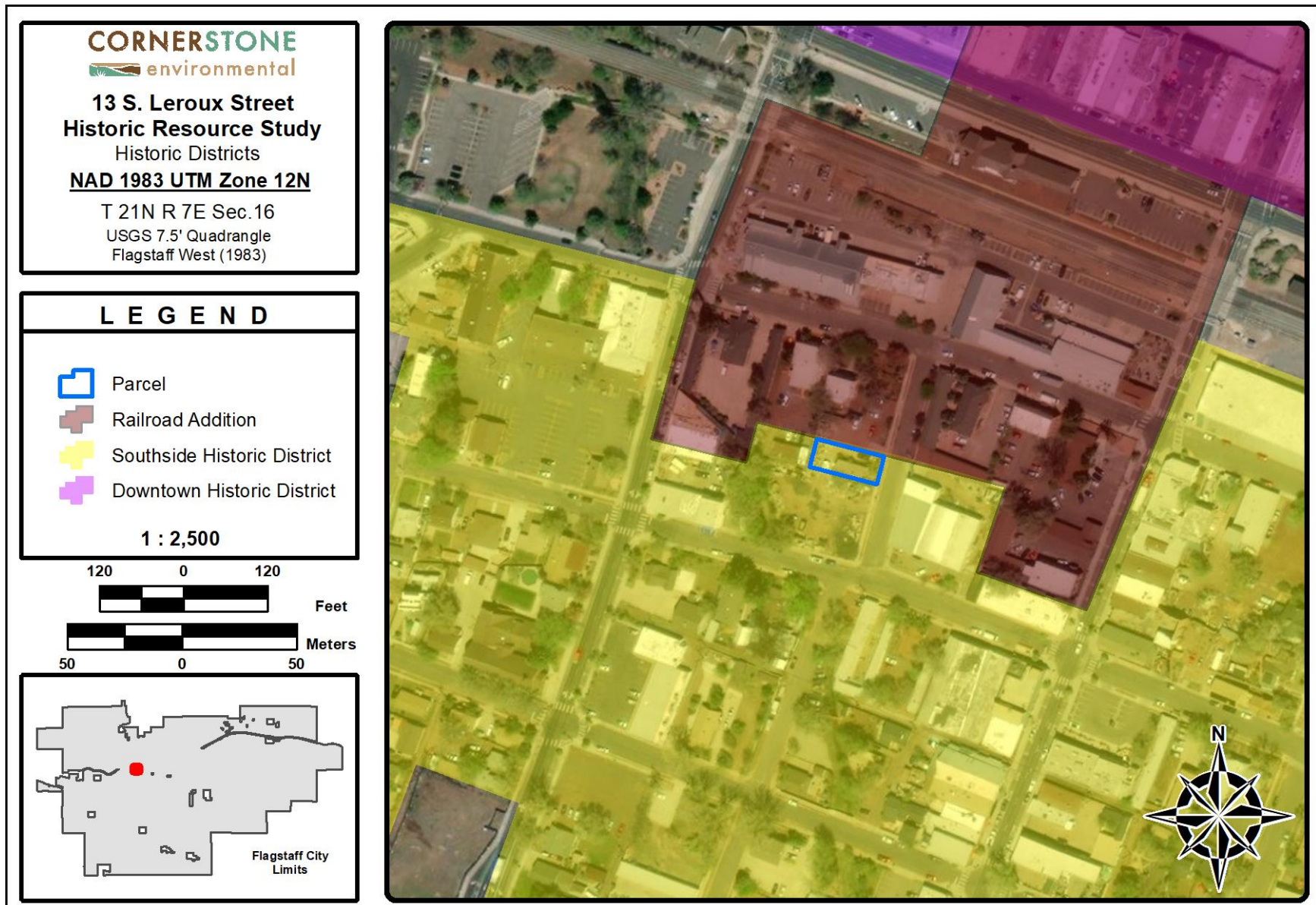


Figure 2. Overview of project area within the Flagstaff Southside Historic District and bordering the Railroad Addition Historic District.

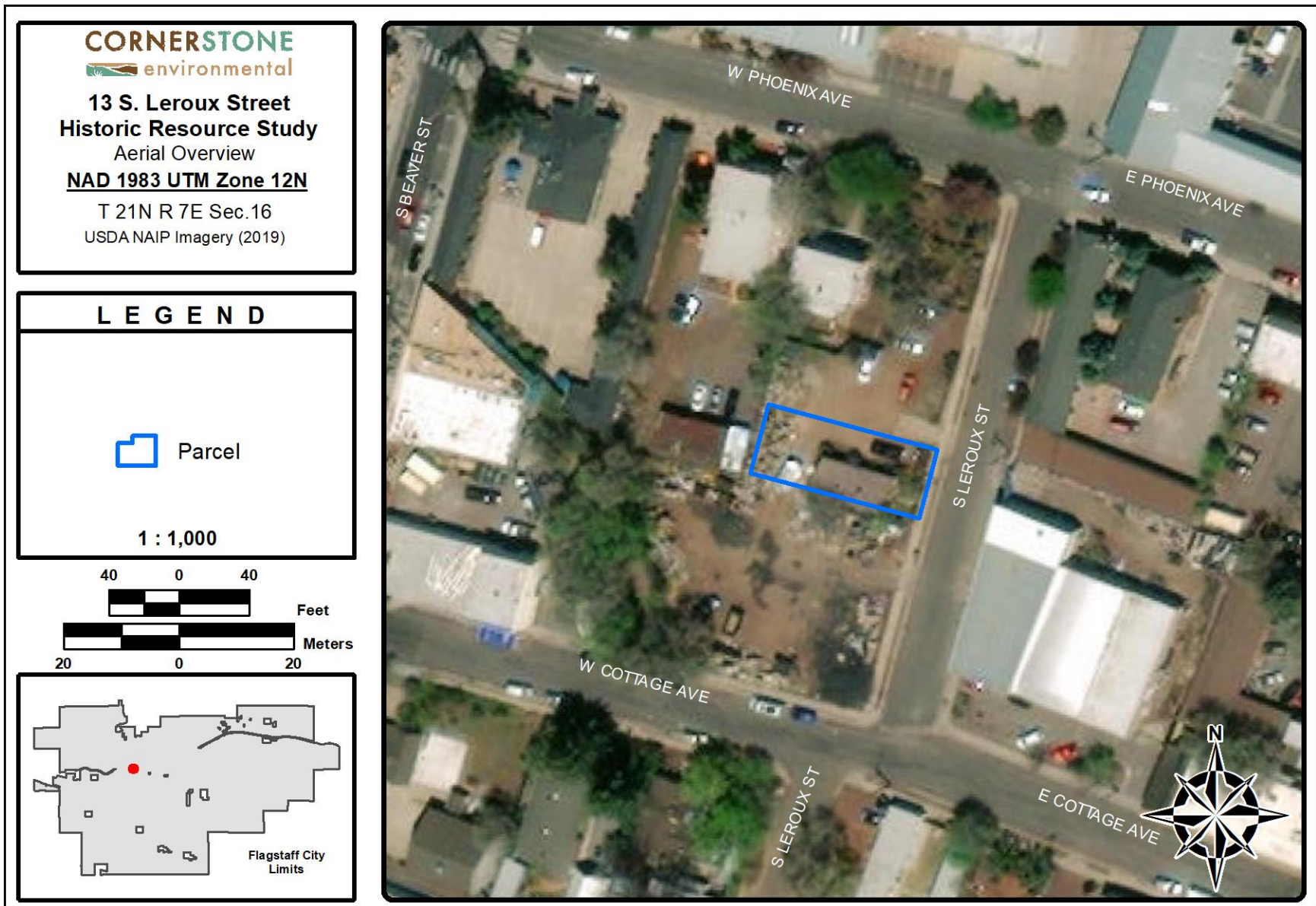


Figure 3. Aerial overview of the study area.

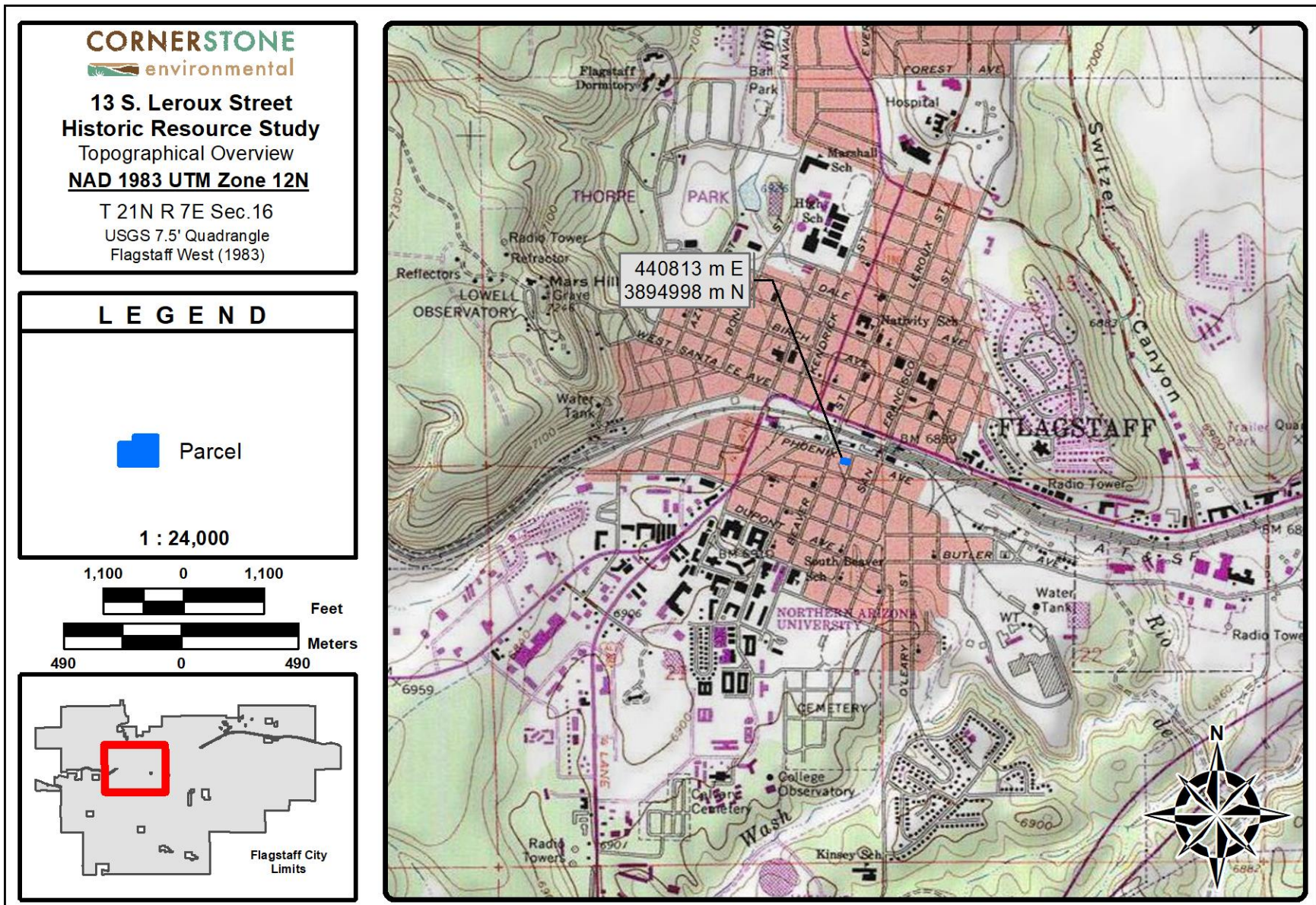


Figure 4. Topographic overview of the study area.

PART II. HISTORICAL INFORMATION

This historical overview was adapted from several existing historic contexts developed for the City of Flagstaff. Except where otherwise cited, this historic context closely follows the Flagstaff Multiple Resource Area NRHP Nomination Form (National Park Service (NPS) 1986), the Flagstaff Southside Historic District National Register nomination form (Wilson-Kelly 2009), the Flagstaff Railroad Addition Historic District nomination form (Janus 1979), the Route 66 Motels of Flagstaff NRHP Multiple Property Documentation Form (Thomason 2005), select Historical Resource Studies completed by Cornerstone (Edwards 2015; Clementino and Edwards 2015; Edwards and Lutes 2017; Edwards et al. 2018, 2019; Treichler et al. 2021), and the draft La Plaza Vieja Neighborhood Historic Context (Lutes 2015). If the subject property demonstrated no association with a particular theme, that theme is not represented in this historical overview.

The study area includes parcels 1–4 of Block 5W within the Flagstaff Townsite Addition, which was originally platted in April of 1894. The building under consideration for detailed Phase 1 and 2 study (13 S. Leroux Street) is located between Phoenix and Cottage Avenues on Leroux Street. The property is bounded to the north by a parking lot for adjacent buildings and to the south by a vacant lot, presumably used for storage of automobiles, trailers, building materials, and additional miscellaneous objects. The property is bounded to the west by a shed associated with the apartment complex at 7 W. Phoenix Avenue, and to the east by S. Leroux Street. Historic addresses of the property include 26 Leroux Street and 111 S. Leroux Street.

Block 5W is in the northern part of the Flagstaff Southside Historic District, and at the southern edge of the Flagstaff Railroad Addition Historic District. The original alignment of Route 66 bordered Block 5W to the north, and thus, the property is associated with the Route 66 Historic Context. The Southside Historic District represents the growth and development of Flagstaff at the turn of the nineteenth century as well as accompanying residential architectural trends. The Flagstaff Railroad Addition Historic District encompasses Flagstaff's "commercial patrimony and its historic sense of community" (Janus 1979:7). Finally, Route 66 contributed significantly to the development of Flagstaff by facilitating social interactions and an important source of revenue. To understand the importance of this significant property it is necessary to understand the development of early Flagstaff and understand the historic events that led to the creation of each Historic District mentioned above.

A. Historic Context

1. Settlement and Early Development of Flagstaff

The initial attempt by immigrants to settle the Flagstaff area began when two groups of pioneers from Boston, Massachusetts were lured towards the Arizona Territory by Samuel W. Cozzens' lectures describing fertile verdant valleys cutting through colorful desert sands (Shock 1952:32). An initial group of approximately 50 men (colloquially referred to as the Boston Party) departed Boston in late February 1876, with a second party of similar size following in May of the same year. The groups, organized as the Arizona Colonization Company, initially planned to settle along the Little Colorado River but found the area already settled by Mormons. The first group reluctantly pushed ahead and surveyed an area near Leroux Spring by June 1876 (Cline 1976:66–67). Blocks and lots for a potential townsite were soon established under the direction of Major William Maynadier. However, the Boston Party was discouraged with the meager prospects for farming and mining and abandoned the site within a few months (Shock 1952:34).

In the summer of 1880, Atlantic & Pacific Railroad (A&P) surveyors, trailed by grading subcontractors for the new line, built a camp at Antelope Spring near the southeastern base of Mars Hill (Cline 1976:109). The railroad line was routed along the southern boundary of Section 16, immediately south of

the spring. The surveyors had located their construction terminus at the spring, which was also near the crossroads of the Beale Wagon Road and the Overland Route. However, the company did not envision a town at that location since a division town had already been plotted at Winslow and another planned for Seligman further to the west. Regardless, a construction terminus boom town began to take root in 1881 when Peter J. Brannen, a merchant from Prescott, constructed a branch store between the spring and the railroad right-of-way. Other businessmen and merchants, operating restaurant, saloons, and dry good stores, began to erect canvas and log structures parallel to the railroad line west of Brannen's store (Photograph 3). The small community that spread along the base of Mars Hill would be known in the future as "Old Town" (Cline 1994:5). Archaeological investigations were conducted in 1976 and uncovered some remains of those initial business sites, but no standing structures survive.



Photograph 3. The original Flagstaff townsite at Old Town Springs, ca. 1882 (Arizona Historical Society [AHS] Collection).

2. Emerging Industries: Flagstaff's First Sawmill and the Arrival of the Railroad

Edward E. Ayer, a lumberman with operations in Michigan and Wisconsin, was awarded a contract with A&P in 1881 to supply railroad ties for the roadbed construction and lumber for trestles. Ayer established a sawmill on a low rise near the southern base of Mars Hill, which opened by the summer of 1882 (Cline 1976:115). Ayer's mill was hailed as the largest and most modern in the Southwest, producing 150,000 board feet of pine lumber per day, just in time for the arrival of the first train to Flagstaff in August 1882.

The steep railroad grade approaching Antelope Spring required locomotives to stop on the flatter ground half a mile to the east, making it an ideal location for the construction of a depot. Residents began to relocate their businesses to this "New Town" in 1883. Brannen was the first to construct a permanent stone building on the corner of Railroad Avenue (also known as Front Street; now Route 66) and San Francisco Street. This initial development was quickly followed by numerous frame buildings along Railroad Avenue.

A majority of Old Town burned down in an 1884 fire and the commercial focus of the community shifted to the New Town location. Two years later, another conflagration destroyed almost the entire district. The

1886 fire, which was thought to have originated in a Chinese restaurant, temporarily led to the expulsion of nearly all Asian residents from the emerging town (Shock 1952:66). New Town was largely rebuilt by early 1887 with the new buildings required to be constructed of brick or stone to reduce fire hazard. Residential areas were also established in the late 1880s north of New Town to the area around Cherry Street, and along present-day Leroux Street, then known as Gold Avenue.

3. Seat of the New County

Significant economic and political developments occurred in Flagstaff during the 1890s. The Bank of Flagstaff and Arizona Bank were established by 1890. The Flagstaff Mutual Telephone Company was established around 1890 and the Flagstaff Electric Light Company became operational by November 1895. An attempt to organize a community fire department began as early as 1889. In 1891, the Territorial Legislative Assembly passed a bill introduced by the Honorable John C. Herndon that created Coconino County from a portion of Yavapai County. Flagstaff was designated as the county seat by special election soon thereafter.

The Coconino County Board of Supervisors incorporated the Town of Flagstaff on May 26, 1894. The Supervisors appointed Gohram A. Bray as mayor and David Babbitt, J.F. Daggs, J.A. Vail, and P.J. Brannen as members of the Common Council (Shock 1952:86). Flagstaff held its first town elections in May 1895 and its first bond election during Julius Aubeneau's term as mayor in 1898. The first measure approved authorized \$95,000 to construct a community-owned water line and reservoir (Shock 1952:90). The 1900 United States Census recorded Flagstaff's population at slightly under 2,000 people, buoyed by a prosperous economy founded on the freighting, lumber, and sheep industries.

The first survey and townsite plat of the Flagstaff settlement resulted from the interrelated efforts of the three groups of settlers. Those efforts were organized by H.C. Nutt, trustee for the A&P (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 held lands southeast of the railroad depot that would be developed as the Brannen Addition.

The intricacy of the historic arrangement detailed in the initial survey and townsite plat was a result of the land ownership pattern, in which alternating sections of land along the transcontinental rail line were controlled by the A&P. Four sections converged at the Flagstaff settlement with a shared corner located southeast of the present-day intersection of San Francisco Street and Phoenix Avenue. Section 15 and Section 21 were held in trust by the United States government for the railroad company, while the opposing Sections 16 and 22 were available for townsite patents or homesteading.

4. Railroad Addition

The Railroad Addition to the Flagstaff Townsite, in Sections 16 and 22, is named as such because it was the location of the A&P's townsite development once commercial development shifted to the area north of the depot (National Park Service [NPS] 1983). The "railroad surveyed streets and lots extending three blocks north of and parallel to the railroad right-of-way between Beaver and Elden Streets" (Wilson-Kelly 2009:39). An official map was prepared by August of 1888 that showed an expanded system of blocks and lots for the southwest quarter of Section 15 (New Town) and the northeast quarter of Section 21, south of the railroad right-of-way.

The "Railroad Addition to the Flagstaff Townsite" was platted by J.A. Williamson in April 1894 and the official patent for the addition was granted in July 1902 by the United States. The addition contained 84 blocks, divided east to west by the main rail line, with around half being in New Town. The northern half contained upper middle-class residences, the town hall, and the Coconino County Courthouse. It developed more rapidly than the area south of the tracks. To the south of the tracks, several boarding houses, hotels, and lower-class residences were constructed. Most of the southside development was found between Railroad Avenue and Clay Avenue (now Butler Avenue). The area south of Clay Avenue,

known as University Tract or Driving Park, was not developed until the 1920s. By then, the neighborhood consisted of modest residences that were home to Flagstaff's Hispanic population of Mexicans, New Mexicans, and Basques.



Photograph 4. Photograph of the San Francisco Peaks, facing north from San Francisco Street, Courtesy of Cline Special Collections Mary Hicks Curtis Hill Collection

5. Normal School Addition

In 1912, George Babbitt, one of five influential Babbitt brothers in Flagstaff, became a member of the Northern Arizona Normal School Board of Directors and started negotiations to purchase lands north of the campus (including Driving Park) from the Santa Fe Railroad Company, in what was then the far southern portion of the Railroad Addition (Shock 1952:155). Civil engineer W.H. Power laid out lots in what would be known as the Normal School Addition beginning in 1914, amounting to approximately 22 blocks (Photograph 4). The lots were priced between \$50 and \$75 and sold quickly to a growing Flagstaff population. Modest residences and rental cottages quickly sprung up in the new development and the demand for new affordable housing led to a general building boom in the area beginning in the late 1910s.

Babbitt had the Normal School Addition re-platted in 1915 so that all the lots had east or west facing fronts, which made them more attractive to potential home buyers (Wilson-Kelly 2009). Under the leadership of Dr. Rudolph Blome, the enrollment at the Normal School had increased to 337 students in 1916, over 100 more than the previous year. Facilities at the school were becoming crowded and a new training school was planned, resulting in a demand for new, affordable housing for both students and faculty. Many of the bungalows in the Normal School Addition reflect this housing boom during the late 1910s and early 1920s, by which time the Flagstaff townsite had begun to form into distinct neighborhoods of economic classes and ethnic groups.

6. Brannen Addition

P.J. Brannen also participated in Flagstaff's "subdivision boom" by applying for his own townsite patent in 1884. He received the patent in December of 1889 for 30 square blocks in the northwest quarter of Section 22 from Cottage Avenue south to Hoskins Street (Wilson-Kelly 2009; Lutes 2013). By 1894, Brannen's Addition had been revised to include three additional blocks in a triangular parcel, which he purchased from the A&P, north of his initial plat (Coconino County Recorder 1894). He designated Block 24 as a hotel site and replatted his addition, but the hotel block was never developed.

The Brannen Addition was surveyed with its street grid oriented parallel to section lines, whereas previous additions had been oriented to the railroad (Wilson-Kelly 2009). He envisioned his addition as an upper middle-class neighborhood and built his home at 101 South Agassiz Street as the first building in the new addition. Several other prominent Flagstaff families built in the Brannen Addition throughout the 1880s and 1890s, including D.J. Brannen, William H. Ashurst, Thomas J. Ross, and Charles Greenlaw. In 1888, Flagstaff saw its first Catholic church built in the Brannen Addition. The church also served as the only school (Brannen School) in the Southside until 1926.

Around 1900, Brannen's addition evolved into a working-class neighborhood and by the 1920s a small Basque community existed north of Brannen Street between O'Leary and Elden Streets with adjacent streets occupied by Hispanic families from Mexico and New Mexico (Wilson-Kelly 2009). The 1920s also saw the first significant influx of African American families, associated with the Cady Lumber Company, many of whom lived in the Brannen Addition. The southern portion of the addition, south of the Rio de Flag, was further subdivided in the early 1940s as the Ashurst and Washington Additions, which became the focus for Flagstaff's Hispanic and African American communities.

7. The Southside Neighborhood and Flagstaff's Minority Populations

Initial populations within the Normal School Addition, also known as the Southside Neighborhood, were comprised largely of Hispanics of New Mexican or North Mexican origin and Basques from the Santander and Andalucía regions of Spain. The primary influx of Hispanic populations into the Flagstaff area began in the mid-1870s in connection with the sheep industry, transporting flocks through the territory to New Mexico following a prolonged California drought (Cline 1976:96). The lush grasslands around Flagstaff supported flocks during the spring and summer months, with herders shifting to warmer locales along the Gila and Salt River valleys during the fall and winter (Sheridan 2012). Approximately 60 percent of sheep ranches within the territory were operated out of Coconino County by the 1890s (Woodward 1993; Wilson-Kelly 2009).

The establishment of the Santa Fe Pacific Railroad and the first lumber mills resulted in a further influx of Spanish-speaking peoples, often settling to the south of the train tracks, which served as a *de facto* segregation mechanism. The decade-long Mexican Revolution (1910-1920) resulted in widespread violence and destruction. Many families from north and central Mexican states migrated across the border into California, Arizona, New Mexico, and Texas (Pace 1974). Sixty-three percent of all employed persons of Mexican descent living in Flagstaff worked in the lumber industry by the end of World War I (Wilson-Kelly 2009).

Although Basque populations were not commonly differentiated from Spanish-speaking peoples during the early history of Flagstaff, the group reflected a separate diverse origin and cultural history. Basques traditionally spoke their own language, known as *Euskera*, and are genetically unique from other European populations in Spain and France (Stein 1991:1). Basque emigrations from their traditional homelands along the slopes of the Pyrenes Mountains to the Americas began as early as the seventeenth century. These *Amerikanuak* (New World Basques) continued to practice their traditional herding activities throughout North and South America, with a sizeable population present in California following the Gold Rush of the mid-1850s. These groups migrated to the Flagstaff area in similar fashion to

Hispanics in the mid-1870s, although Basque populations remained relatively small compared to Spanish-speaking groups. However, Basques may have been underrepresented in census records due to attribution based on *national* origin (i.e., Spain, France, and Mexico) instead of *ethnic* origin (Lutes 2015:16).

A limited African American presence existed in Flagstaff from the 1890s onwards, with many people employed as domestic servants or with the railroad. These individuals likely resided at boarding houses or other residences in the Southside Neighborhood. This all changed when Louisiana lumbermen J.G. McNary and W.M. Cady established their mill at McNary in eastern Arizona. The African American population in Flagstaff increased dramatically in 1925 when Cady acquired the Flagstaff Lumber Company operation (Wilson-Kelly 2009, Stein 2006). Many of the workers from McNary moved to Flagstaff, settling mostly in the southern portion of the Brannen Addition along O’Leary, South Elden, and South Fountaine streets.

8. Flagstaff During the Jim Crow Era

Numerous laws were established to disenfranchise minority populations and promote racial discrimination and segregation in Arizona beginning in the late 1800s and continuing through the mid-twentieth century. An 1887 Arizona anti-miscegenation law prohibited marriage between a person of “Caucasian blood or their descendants with Africans, Mongolians, and their descendants;” this law was not fully reversed until 1956 (Campbell 2014:9). Following statehood in 1912, voters were required to pass a literacy test in order to participate in state elections. Flagstaff minorities were effectively prohibited from owning residences north of Railroad Avenue between the 1920s and 1940s.

Flagstaff supported two segregated schools during the first half of the twentieth century, including the Dunbar School and South Beaver Elementary (Shock 1952:111). A 1909 statute allowed segregation between black and white students in districts with “more than eight Negro pupils” and minority populations in the community were segregated until at least the eighth grade (Campbell 2014:22). The Dunbar School (originally named the “Colored School”) was conceived in 1926 following the influx of African American populations associated with the Cady Lumber Company. The school, named in honor of poet Paul Lawrence Dunbar (1872–1906), opened the following year, teaching Flagstaff’s African American youth from 1927–1952.

Desegregation efforts began in the late 1940s and were spearheaded by a joint effort between the superintendent of Flagstaff Public Schools and the principal of the Dunbar School. Sturgeon Cromer attended Arizona State Teachers College during the late 1920s and early 1930s. He succeeded J.Q. Thomas as superintendent in 1947 and sought to address the racial divisions within the public school system (Arizona Daily Sun [ADS] 5 March 1992). He worked closely with Dunbar School principal Wilson C. Riles to achieve this goal.

The relationship between Hispanic and African American populations was mostly harmonious. Mexican Methodists united with African American churches in presenting joint religious holiday events beginning in the late 1930s (Woodward 1993; Wilson-Kelly 2009). However, minority populations within Flagstaff were not always cohesive, and African American individuals still faced discrimination at some Hispanic-owned businesses and restaurants. In September 1960, Joseph Watkins, an official of the Northern Arizona branch of the National Association for the Advancement of Colored People (NAACP), staged a sit-in at the El Charro Restaurant on South San Francisco Street to challenge the establishment’s policy on service to African American patrons (Reid 2016:12). Ten individuals participated in the peaceful protest which lasted roughly 2 1/2 hours and eventually led to the abandonment of the racially discriminatory policy (Arizona Republic 14 September 1960).

9. Early Transportation and Route 66

Seeking a quick, safe means of communication and travel to link the east and west coasts, the U.S. Congress authorized five surveys in seven years across the land between Texas and California:

Sitgreaves' Expedition in 1851, Aubury's and Whipple's in 1853, Beale's in 1857–1859, and Ives' in 1858. Of particular significance to the local history of settlement routes is Beale's expedition, for Flagstaff has grown over and around the Beale Wagon Road (Figure 5; also known as the Beale Trail; Edwards 2015; Clementino and Edwards 2015; Edwards and Lutes 2017; Edwards et al. 2018, 2019).

From 1857 to 1859, Edward Fitzgerald Beale made two round trips across northern Arizona surveying the route for a wagon road (Beale 1858, 1860; Stacy 1970; Thompson 1983). In 1859, Beale's road construction party, accompanied by a trial run of military camels, passed through the Flagstaff area (Beale 1860). While earlier surveyors (Sitgreaves 1851 and Whipple 1853) had explored the region, Beale was the first to mark and construct a practical highway along the 35th parallel. The Beale expedition was particularly notable for its use of camels as pack animals.

As it avoided rough terrain to the north and south, the Beale Wagon Road offered instead cool pines and reliable springs, becoming favored by stockmen, mule packers, and emigrants in the last half of the nineteenth century. The route, moreover, was selected by General Palmer in 1867–1868 when he surveyed the railroad line across the northern Arizona Territory: the railroad and trail are less than a mile apart throughout most of the state. In Flagstaff today, the Beale Wagon Road can be traced through an East Flagstaff residential district, through the playground of Weitzel Elementary School, over McMillan Mesa, and across the Museum of Northern Arizona grounds to Fort Valley.

Beginning in 1863, with the discovery of gold in Prescott, a new road was created to connect the area to the Beale Wagon Road and Flagstaff. The road can be divided into two segments: the 35 miles between Flagstaff and Lockett Springs (then called Lockwood Spring, which is southeast of Bill Williams Mountain) and the 50 miles between Lockett Springs and Prescott (Fort Whipple). This route became known as the Overland Road on General Land Office (GLO) maps, as well as the Prescott Cutoff of the Beale Wagon Road (Site AZ I:14:5[ASM] or 02-1672) and served as the major way of travel between the two communities from 1863 to 1882. The U.S. Army used the road extensively during those years, primarily to transport men and supplies from as far away as Fort Wingate and Santa Fe, New Mexico. Settlers in the region, and for a brief time, private stagecoach enterprises, also made use of it.

The junction of the Beale Wagon Road and the Prescott Cutoff is east of Buffalo Park in Flagstaff, near the present Weitzel's Puento de Hozho Bilingual Magnet School (Smith 1984). Judging from topography and the 1878 GLO map, the route climbs the east slope of McMillan Mesa (Switzer Mesa) before it heads towards Antelope Spring (O'Hara and Downum 2005). The current project area lies south of the historical alignments of the Beale Wagon Road. Block 5W is located at a historical stretch of the National Old Trails Road (NOTR), and the first iteration of Route 66 prior its rerouting in 1949.

9.2.1 NATIONAL OLD TRAILS HIGHWAY

Flagstaff leaders focused renewed attention on the Beale Wagon Road as travel by automobile became popular. In the early 1910s, the U.S. Congress proposed to appropriate funds for construction of a coast-to-coast highway. Led by Flagstaff priest Cyprian Vabre, the Santa Fe-Grand Canyon-Needles National Highway Association affiliated with the National Old Trails Association and urged Congress to route the highway along the Beale Wagon Road. Partially because of this lobbying effort, the route through northern Arizona towns such as Flagstaff, Winslow, and Williams was officially designated as the coast-to-coast "National Old Trails Road" in 1913 (Figure 5).

By 1920, travel along the National Old Trails Highway had increased to 12,000 vehicles annually. Flagstaff businessmen kept pace with the needs of travelers by developing new lodging and automobile repair facilities. Chief among these were the Monte Vista and Ideal Hotels, the DuBeau Motel and Coconino Apartments, and tourist camps such as Harman's (later Barker Village), F.E. Brooks', Pine Grove, Mt. Elden, Kit Carson, and the B&M Camp. The C&M Garage, located at 204 South Mikes Pike Street, illustrates the development of the local auto repair industry resulting from automobile travel on the National Old Trails Highway.

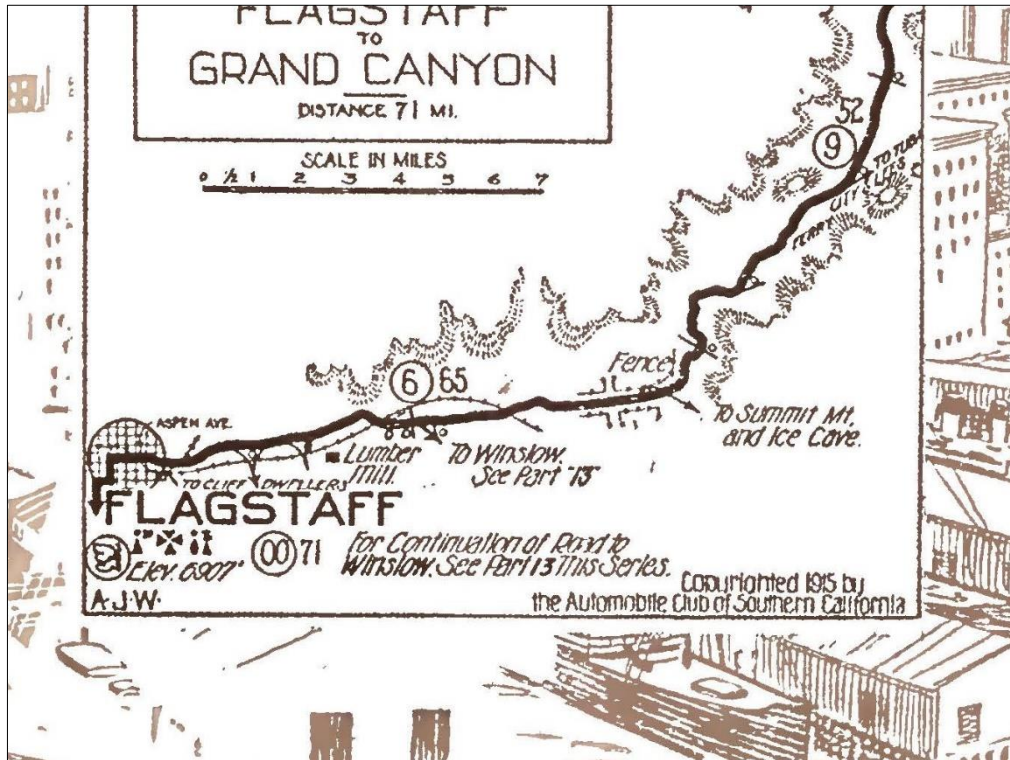


Figure 5. Drawn map depicting the Flagstaff to Grand Canyon section of the NOTR, (Automobile Club of Southern California 1916)

9.2.2 ROUTE 66

In 1926, U.S. Highway (Route) 66 was designated as a major east/west highway from Chicago to Los Angeles (Quinta and Kelly 1988). This designation led to the renaming of the National Old Trails Highway to Route 66 across central Arizona. In 1926, most of this road through Arizona had a dirt or gravel surface. The federally funded highway, along with other important federal projects during the 1930s and 1940s, boosted Flagstaff's economy. The highway was rebuilt through Northern Arizona in the early 1930s as part of depression-era work projects. In some places it was re-routed, and in others only widened.

Route 66 played an important role in the national transportation history of the mid-twentieth century and enhanced commerce between the Midwest and the west coast. The road was used in the 1930s by westward-moving migrants who were displaced by the climatic conditions of the Dust Bowl and the economic impacts of the Great Depression. Route 66 carried displaced "Dust Bowlers" during the depression and the later boom of migrants to the Sunbelt during the post-war era (Scott and Kelly 1988).

Residents of Flagstaff watched as these destitute homeless people rumbled past their homes almost daily, some on foot, and others in their cars and trucks that were loaded with all their possessions (Yount 1994). Route 66 was used intensively to transport troops and materials during World War II, and following the war, the all-weather road became popular for "open road adventure" (Kirvan and Rogge 2006).

The newly invented car culture and tourism spawned numerous roadside businesses that developed to provide gas, food, and sleeping quarters along nearly the entire length of the highway (NHR66F 2014). In 1968, the bypass around Flagstaff was complete with three interchanges, two at each end of where US 66 split off from I-40 to enter the city and one at the I-17 interchange. An additional interchange at Butler Avenue was completed a year later. In 1985, state highway transportation officials voted to decertify Route 66 and remove all designation highway signs.

9.2.3 Motels and Lodging Along Route 66

Motels not only provide lodging to customers, but they also often facilitate social interactions and act as meeting places for all types of people involved in automobile travel, tourism, and western development. Auto travelers became a consistent source of revenue for the numerous businesses that sprung up along Route 66, and local communities like Flagstaff offered amenities from campgrounds to motels with diners to fashionable restaurants. Motels were associated with gas stations and restaurants increasingly in the 1930s (Cassity 2004).

The 1940s and 1950s saw the prevalence of more substantial standardized franchises that were less defined by family roles and size and tended toward uniformity (NPS 1995). The independent operations that retain their vernacular designs remain as distinct from the chain motels and are crucial artifacts that serve to chart the changing social dynamics associated with Route 66 and reflect broader transportation and social patterns in the nation (Cassity 2004). The locations, designs, and materials used to build these motels reflect the circumstances that gave purpose to a particular building. For example, the history of the Trail Riders Inn is characterized for much of its period of significance by its independent ownership, rustic theme, unregimented appearance, and casual approach to business.

PART III. SOUTHSIDE ARCHITECTURAL HERITAGE

The Flagstaff Southside Historic District consists of a variety of commercial and residential architectural forms similar to other areas of Flagstaff and parallels national trends during the latter portion of the nineteenth century and the first half of the twentieth century. The district is bounded by Phoenix Avenue on the north, Elden Street and Lone Pine Road on the east, Ellery Avenue, Franklin Avenue, and the Rio de Flag on the south, and Mike's Pike and Beaver Street on the west. The 1993 City of Flagstaff Southside/Old Town Historic Building Survey lists a total of 358 buildings constructed prior to 1945, including 316 residences, 31 commercial buildings, five industrial buildings, and six public buildings within the district (Woodward 1993). The 2009 update and NRHP listing recommended 145 buildings as contributing and 77 buildings as noncontributing to the district, with nine buildings shown as previously listed in the NRHP (Wilson-Kelly 2009).

Historic-era architecture in Flagstaff's southside neighborhood is the result of the rich cultural diversity of the community and is an important facet of Flagstaff's cultural and ethnic history. The buildings and feeling of the neighborhoods are the product of vernacular adaptations originating with small enclaves of middle-class white families in the late 1800s and evolving to houses of prominent Hispanic and African American families in the early twentieth century.

In line with overall national trends, Craftsman Style became the preferred design in Flagstaff for new residences constructed between 1909 and 1930. These designs did not necessarily illustrate cultural or ethnic traditions—like *Amerikanuak* Vernacular (Basque) and Anglo Vernacular styles in other parts of the Flagstaff Southside Historic District—and were often built from pattern books provided by magazines

and local lumber supply houses. Craftsman Style homes are identified by low-pitched gabled roofs, exposed roof rafter ends, unenclosed eave overhangs, decorative beams, or braces, and full or offset porches with tapered square columns. Most models were restricted to one or 1 ½ stories tall, although some two-story types exist (McAlester 2017; Ching 2012).

The bungalow house type is planned over a simple rectangular form with gabled fronts. The nearly symmetrical facades usually incorporate recessed full-width or offset porches. Their character defining elements include exposed rafters, simple wooden posts, knee-braced purlins, and double-hung windows, usually with a multiple-light top sash. The California bungalow is very common and was very popular throughout the southside neighborhood by 1915; they have asymmetrical, box-shaped designs and multiple gabled roofs. The California bungalow adopts Craftsman Style details in its composition, notably in the articulated woodwork around the porches and eaves. California bungalows utilize offset porches under the roof, supported by tapered columns or simple posts set on masonry piers. Windows associated with these types of bungalows are usually double hung with a multiple light top sash.

PART IV. PHYSICAL HISTORY OF SUBJECT PROPERTIES

A. Overview and Building Numbers

The subject property includes one building at 13 S. Leroux Street within parcels 1–4 of block 5W of the Flagstaff Townsite Addition (APN 100-41-010B). The property is previously referred to as the May Hicks Curtis House on the 2009 NRHP nomination form and provided with an identifying number of 171 (Michael Wilson Kelly Architects 2009). The property will be referred to as MHCH for the purposes of this study.

The quantity, configuration, and numbering convention of buildings within Block 5W has evolved over time. Construction dates for the MHCH, the Hicks Boarding House, and St. Anne’s Apartments are estimated based on newspaper articles; historic maps, including the 1919–1924 City of Flagstaff Plat maps (revised 1925), Sanborn Fire Insurance maps (1892;1901;1910;1919;1946), and records on file with the Coconino County Assessor’s Office. The MHCH, Hicks Boarding House, and St. Anne’s apartments are in their original locations.

Table 1. Building Numbers and Construction Dates

Report Building #	Building Name	Estimated Date of Construction
1	May Hicks Curtis House	1913
2	St. Anne’s Apartments	1892
3	Hicks Boarding House	1902

B. Dates of Construction

The earliest map depicting the Flagstaff Townsite Addition (Sanborn 1892; Figure 6) indicates the building that is referred to as the Hicks House, Hicks Rooming House, and sometimes the Hicks Boarding House (9 W. Phoenix Avenue) was constructed sometime before December 1892 and indexed as a domestic property. The 1892 map shows four domestic buildings in addition to the St. Anne’s Apartments. All buildings depicted on the 1892 map are in the northern half of Block 5W. One domestic building is in the same location the Hicks Boarding House currently sits. The construction of the property on 9 W. Phoenix predates Albina Hicks’ ownership of the parcel. N.G. Layton was the earliest owner and sold the property to J. Foster McRay in 1895. The building at 9 W. Phoenix eventually became known as the St. Anne’s Apartments and will thus be referred to as such for this study.

The 1901 Sanborn Fire Insurance map indicates the addition of a Chinese Laundry and non-domestic buildings in the southern Hicks Block. The domestic building at 7 W. Phoenix Avenue was no longer present in the 1901 map. Also, the 1901 map indexes St. Anne's Apartments as a Lodging House (Figure 7).

The building known as the Hicks Boarding House (7 W. Phoenix) first appears in the 1910 Sanborn map (Sanborn 1910; Figure 8). According to a newspaper article, the Hicks Boarding house was completed in 1902. The property at 7 W. Phoenix is referred to as the Hicks Boarding House for this study. Finally, a newspaper article from 1913 notes the construction of the MHCH (The Coconino Sun 1913a) and a photograph taken some time in 1913 shows the MHCH in the background behind the Hicks Boarding House and St. Anne's Apartments (Photograph 5). The 1916 Sanborn map confirms the presence of the property by this date (Sanborn 1916; Figure 9).

The 1948 Sanborn Fire Insurance map (Figure 10) indicates the presence of additional construction including the DuBeau Motel, which appears in the northwest section of the block. The 1959 aerial shows Block 5W with no significant changes since the 1948 Sanborn map (Figure 11).

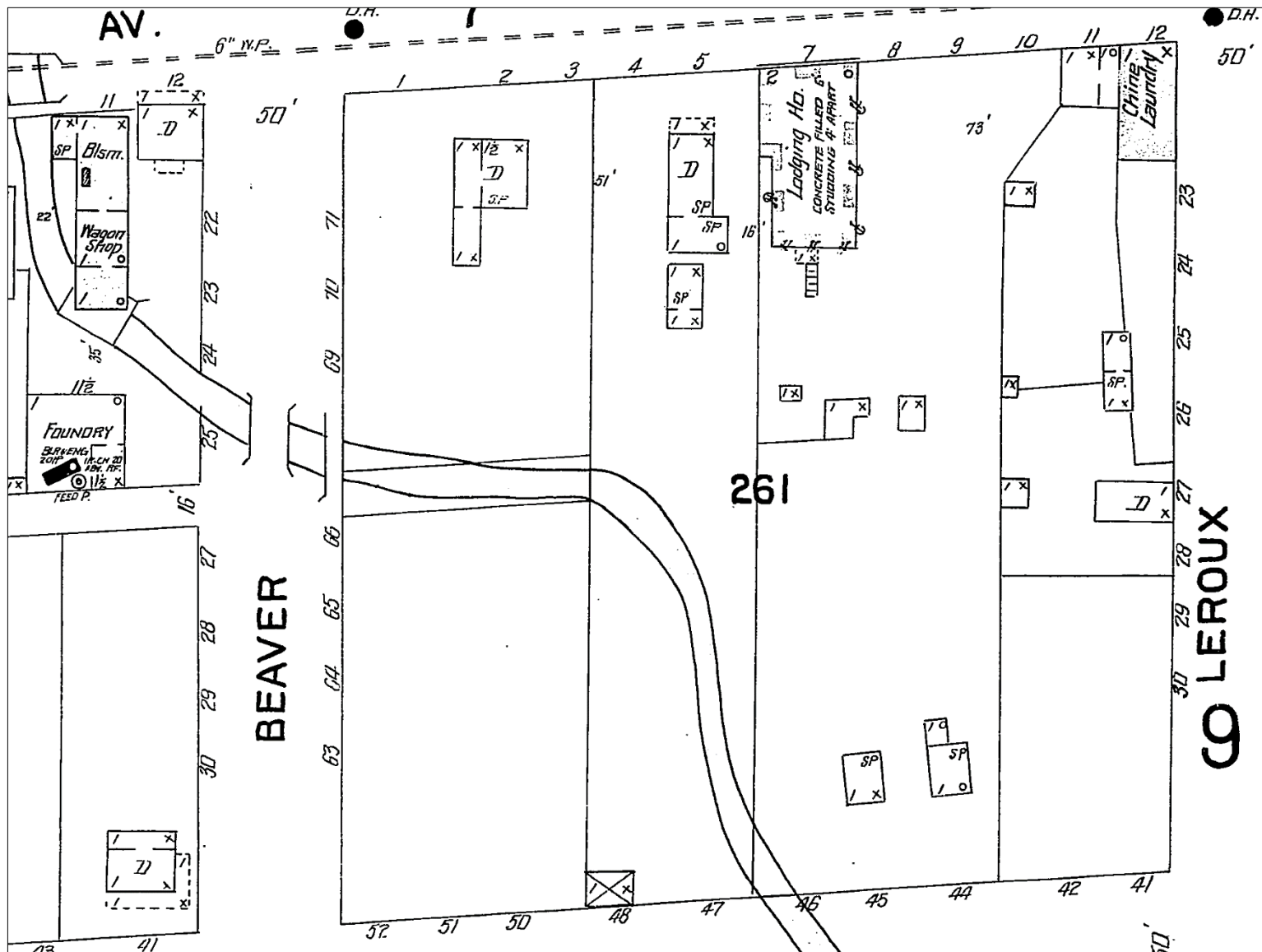


Figure 7. 1901 Sanborn Fire Insurance map depicting St. Anne's as a "Lodging House", top center of map.

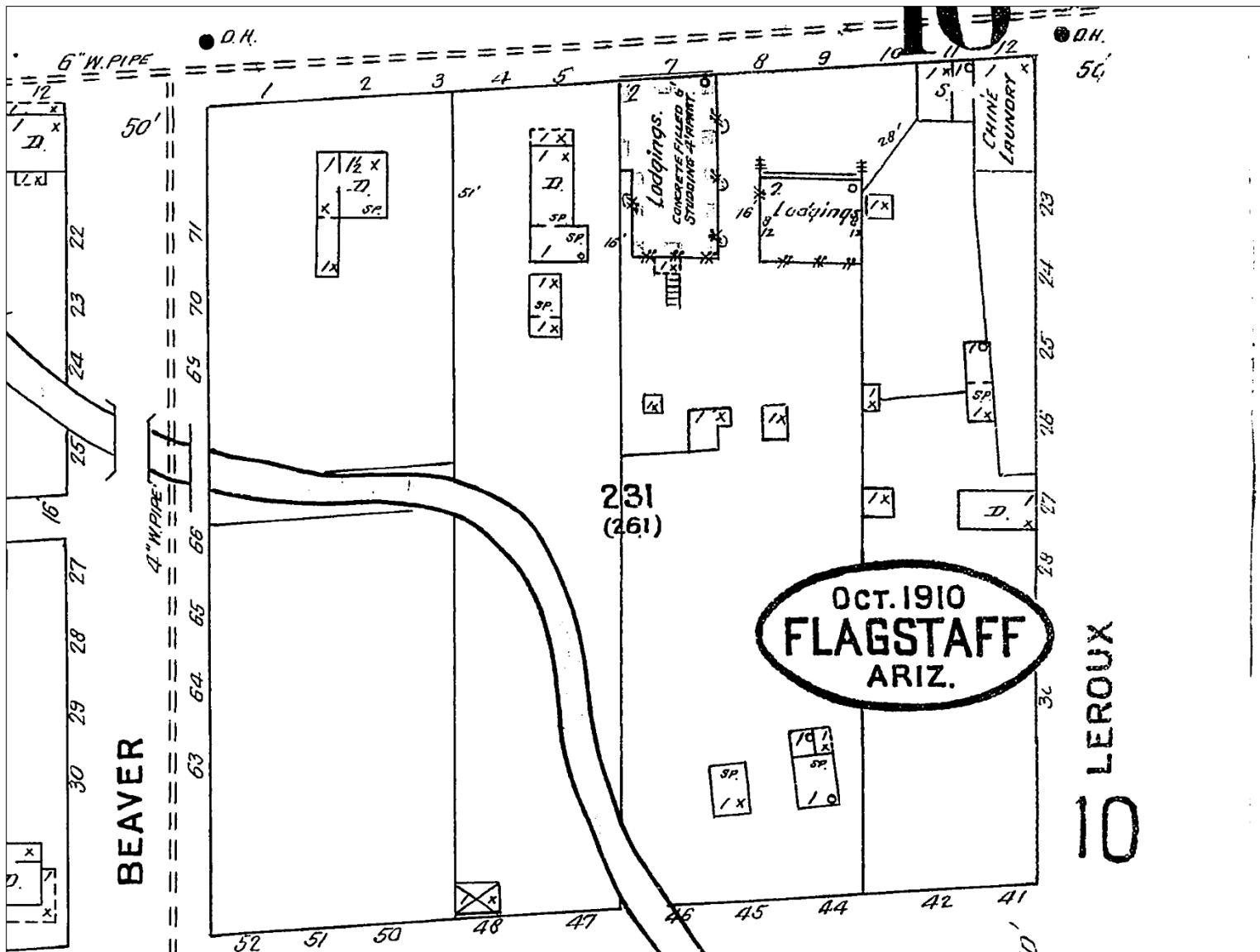


Figure 8. 1910 Sanborn Fire Insurance map depicting Hicks Boarding House at 9 W. Phoenix Avenue, top center of map.

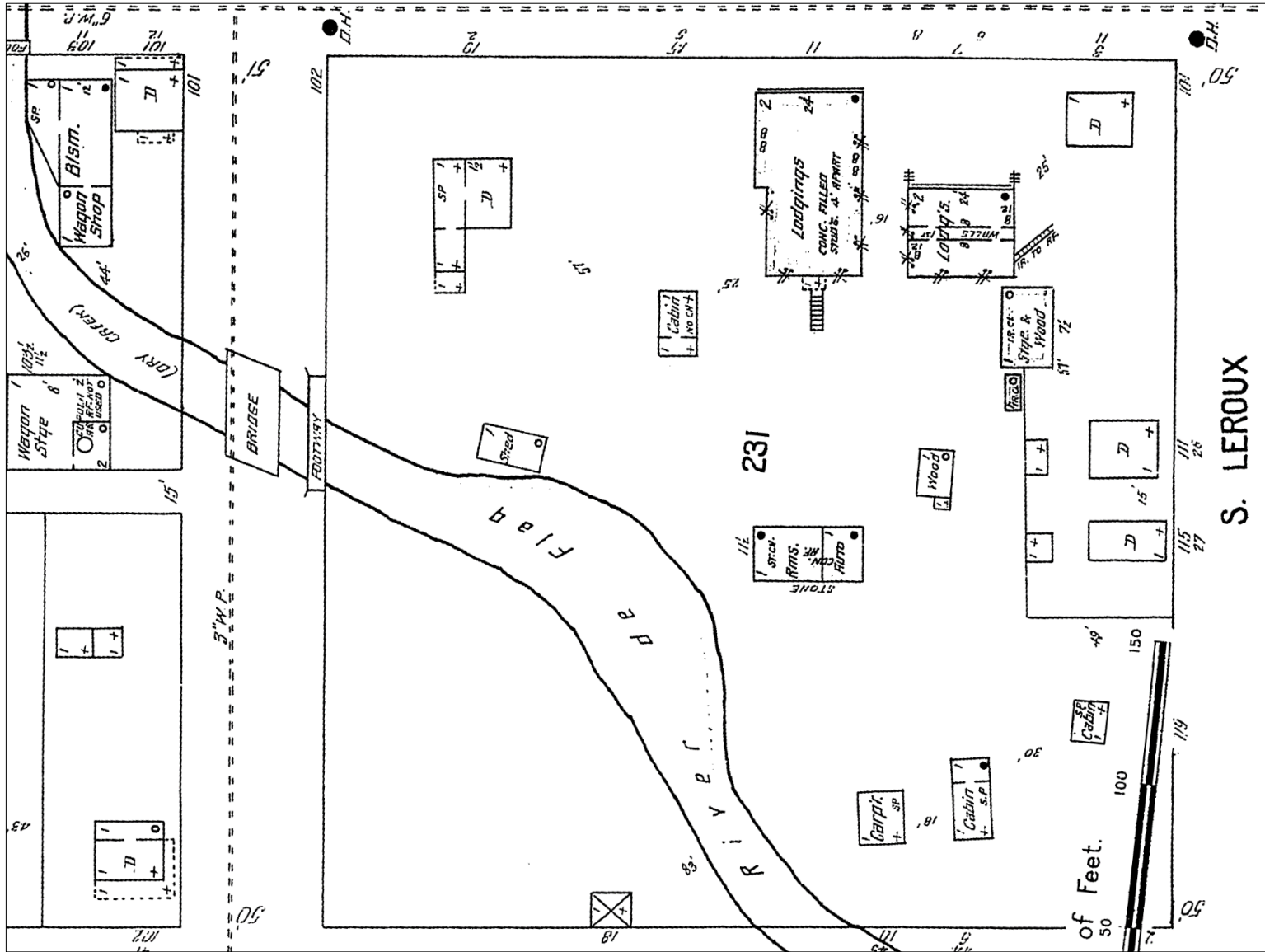


Figure 9. 1916 Sanborn Fire Insurance map depicting the MHCH at 26(111) S. Leroux Street, right center of map.

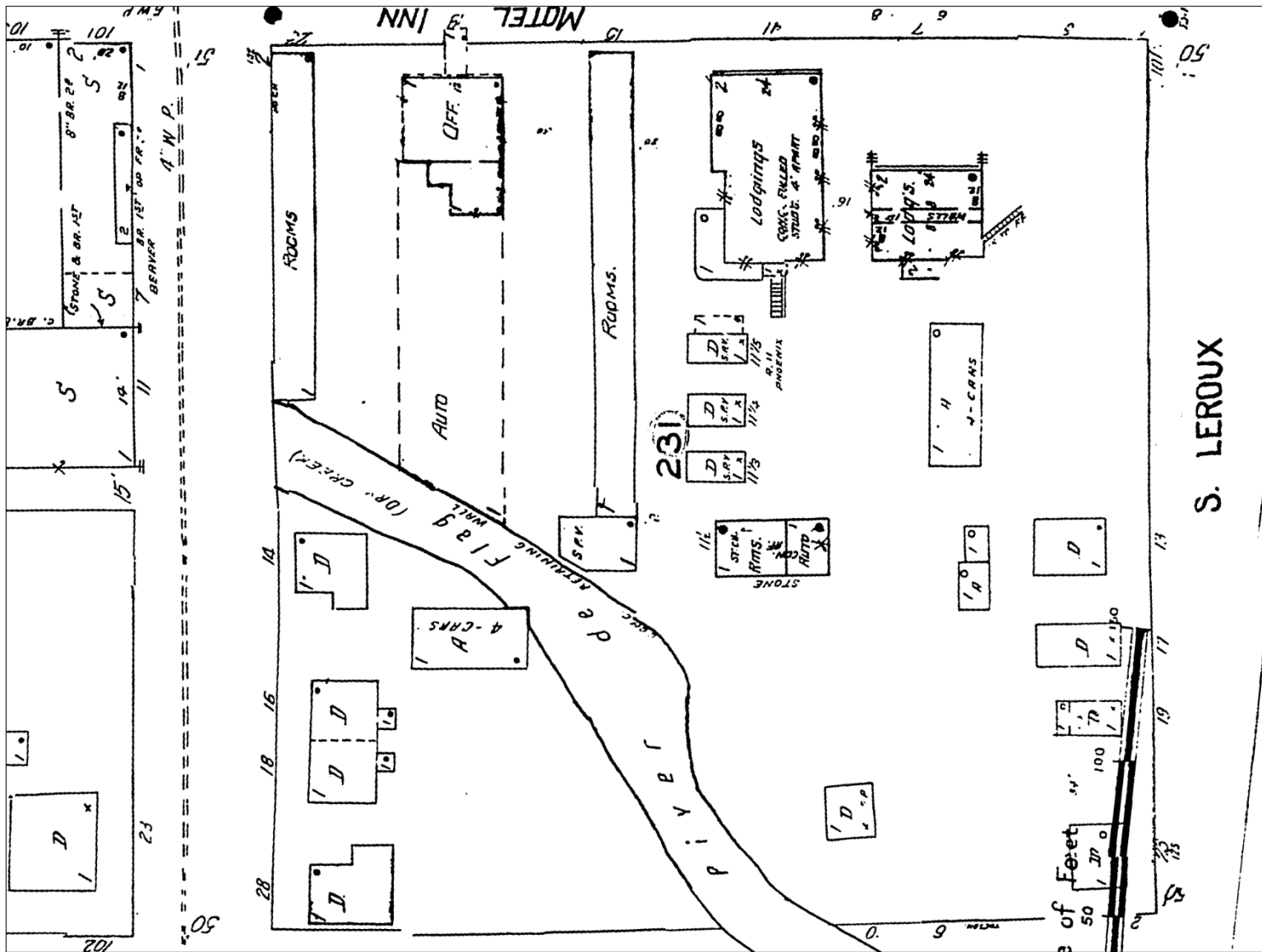


Figure 10. 1948 edition of the 1916 Sanborn Fire Insurance map depicting development of block including DuBeau Motel, top left of block.



Photograph 5. 1913 Photograph depicting the MHCH, first from the left, courtesy of Arizona Historical Society Curis/Fairchild Collection.



Figure 11. 1959 aerial showing the first known photograph of the MHCH.

C. Builder History

No archival information exists regarding specific builders or contractors for the St. Anne's Apartments. The obituary for John C. Hicks suggests he built the Hicks Boarding House in 1902 (The Coconino Sun 1910:1). However, it was also reported that M.J. Kennedy was contracted to build the boarding house (Coconino Sun 1902). A newspaper article from 1913 names W.S. Porter and D.R. Shanks as the hired contractors for the MHCH (The Coconino Sun 1913). Construction plans for more modest Flagstaff residences established during the early twentieth century were often provided by and executed in association with local lumber suppliers or obtained from mail order entities such as Sears, Roebuck, & Co.

D. Original and Subsequent Owners

Historical references relate primarily to the general deed indexes (grantors), as well as deed and docket books of Coconino County, Arizona, which fall under the supervision of the Coconino County Recorder. Additional references are provided through property record cards and transfer documents, which are kept by the Coconino County Assessor.

Following the establishment and subdivision of the Flagstaff Townsite Addition in 1888, lots were quickly purchased by a range of Flagstaff residents. The first documentation for Block 5W occurs in 1890 and appear as a series of land deed transfers with G.F. Manning as the grantee for Lots 1–2, 9–16, and 22–24. The first record of land deeds for parcels 3 and 4 occurs in 1895 with two transactions; the first between N.G. Layton (Grantor) and Mrs. J. Foster McRay (Grantee); the second between J. Foster McRay (Grantor) and Wilson Hamilton (Grantee). Wilson Hamilton subsequently sold Lots 21 and 22 (St. Anne's Apartments) and 3 and 4 (MHCH) to David Babbit in 1895. David Babbit sold the Lots 3 and 4 to

Albina M. Hicks in 1897 for \$200.00. Albina M. Hicks purchased Lots 1 and 2 from G.F. Manning in 1897 for \$350.00.

Albina Hicks purchased parcels 23–25 (Hicks Boarding House) in 1899. While no further documentation shows Albina M. Hicks purchasing additional parcels, it is evident she eventually acquired all remaining parcels within 5W. In 1913 Albina sold Block 5W to her daughter, May Hicks, for \$1.00. The latest records for land deeds indicate May Hicks Curtis Hill sold parcels 8–17 to A.E. DuBeau in 1929, who in turn was involved in various transactions up to 1930. May Hicks Curtis Hill maintained ownership of the MHCH until at least 1965. No additional property records are available to determine when May sold her remaining parcels before her death.

The Hicks Family

Albina M. Hicks

Albina M. Hicks (née Jones; Photograph 6) was born in Wyoming, Michigan on January 15, 1846, to Cyrus Jones (1802–1881), and Phebe B. Jones (née Turner; 1810–1883). Both parents were born in Plattsburgh, New York. Prior to moving to Flagstaff in 1883, Albina was a schoolteacher for four years in Wyandotte, Missouri. Albina Married John Calvin Hicks Jr. in 1884. She was proprietor and manager of two



Photograph 6. 1911 Photograph of Albina in front of Hicks Boarding House. Courtesy of Arizona Historical Society Curtis/Fairchild Collection.

lodging properties: the Hicks Boarding House at 7 W. Phoenix Avenue and St. Anne's Apartments at 9 W. Phoenix Avenue.

Albina's ownership of Block 5W is remarkable in that all property transactions and management of both lodgings occur in her name; most properties and business were in men's names during this time. Albina and John were active in local society, and prominent members of the Flagstaff Literary Society. At one such event, Albina provided a lecture on "Conditions, Fertility and Uses of the Cork Tree" (Cline 1976; xiii). Further details on the life of Albina are limited, however, her important role in the development of business and commerce in Flagstaff's early history is illustrated by the persistence of her businesses and continued use of the buildings as habitations for Flagstaff residents. Albina died in Flagstaff May 21, 1917.

John C. Hicks

John Calvin Hicks, Jr. was born in 1827 in Vermont (Possibly Colchester, Chittenden, Vermont) to parents John Calvin Hicks Sr. (1794–1891) of Landsorke, England and Anna Farrand (1801–1881) of Colchester, Chittenden, Vermont. John Jr. was the first-born child and had five brothers and four sisters.

John Jr. married Harriet P. Hall (1832–1924) sometime before 1860. The couple had two daughters, Evelyn Hicks (1859–?) and Henrietta "Nettie" M. Hicks (1861–1891), with Harriet P. Hall. Evelyn only shows up as a one-year-old in the 1860 Minnesota census and possibly died as a child before the next census was taken. Nettie died in 1891, three years after May was born. By 1870, John Jr., Harriet, and Henrietta were residing in Norton, Michigan. By 1880, John Jr. had moved to Globe, Arizona without Harriet or Henrietta (Arizona Silver Belt 1883). John arrived in Flagstaff in 1883, and married Albina M. Jones in 1884. Four years later May Hicks was born on February 4, 1888. John lived in or spent an unknown duration in Phoenix in 1897 (The Flagstaff Sun Democrat 1897).

John's occupation through the years included machinist, carpenter, and lawyer. Although referred to as Judge John, and despite an appointment as notary public by acting Governor Akers of Arizona, he never practiced law in Arizona. John was credited with building the "rooming house." His 1910 obituary describes him as showing "remarkable intellectual ability and a clear reasoning mind." John died suddenly of heart failure June 23, 1910, in Flagstaff.

May Hicks

May Hicks was born in Flagstaff, Arizona on February 4, 1888 (Photograph 7). May was the only child of John and Albina. May likely spent her childhood at their property at 9 W. Phoenix Avenue, St. Anne's Apartments, referred to as Albina's Lodging House in the 1900 Census (U.S Census 1900a). A photo taken in 1901 of St. Anne's Apartments confirms this as May's childhood home, as May wrote on the photo "my home" (Photograph 8). May's talent at playing piano started early with recitals beginning at the age of 12 (The Coconino Sun 1900). Records show frequent recitals up until 1916.

May graduated from the Northern Normal School of Arizona on June 22, 1905 (Northern Arizona University, Flagstaff [NAU], May Hick's The Northern Normal School of Arizona Diploma, 22 June 1905, Cline Special Collections, NAU.MS.271). May's senior thesis was titled "Education in Flagstaff," and was later featured in the Coconino Sun. Shortly after graduating, May became the



Photograph 7. 1900 photograph of May Hill, age 2. Photo accessed and used with permission by Cline Library Special Collections, NAU. NAU.PH.91.7.1

Assistant Postmaster for Flagstaff in 1906 (The Coconino Sun 1906b). May studied piano at the University of Southern California College of Music, graduating in 1909.

Shortly after graduating from USC, May became engaged to Frank Curtis, a member of the Flagstaff Company I in the National Guard of Arizona Rifle Team. Frank competed with his company in 1911 at a rifle competition at Camp Perry, Ohio. While there, Captain Charles Harris realized Arizona was one of the only states without a flag. Captain Harris designed and sketched a draft for Arizona's first state flag.

According to David H. Hooper (Northern Arizona University, Flagstaff [NAU], Documenting the Arizona Flag, 1911 NAU.MS.271 Box 1, Folders15),

and a letter written by May, Frank Curtis sent a sketch to May and wrote,

How I am sorry I cannot lay this out for you. The team sent a flag made and I was asked to see what I could do. It must be made by the 7 of this month. Will you make it. It must be four by six ft. with thirteen stripes red and white with a blue field below and a golden star. I am going to send the design that Harris gave me and explained it as good as I can. Please answer this as soon as possible. (Signed) Yours Frank. (Northern Arizona University, Flagstaff [NAU], Documenting the Arizona Flag, 1911 NAU.MS.271 Box 1, Folder 15)

According to Hooper, a sketch was also sent to Nan Hayden, wife of Carl Hayden, who also created a flag for the Company. May's role in creating an early flag is confirmed by multiple photographs from 1911 (Photograph 9 and Photograph 10). The flag allegedly joined Frank Curtis and his Company. May and Nan Hayden likely created the earliest versions of the state flag. The flag made by Nan Hayden



Photograph 9. 1911 photograph of May (middle) holding her flag. Courtesy of Cline Library Special Collections. NAU.PH.91.7.470

unfortunately disappeared, leaving only May's flag extant today. May's flag was archived at NAU Cline Library Special Collections until recently, when it was donated to the Arizona Capitol (Sean Evans Personal Correspondence 2022).

May and Frank Curtis married on June 22, 1913. Frank was a cabinet maker (The Coconino Sun 1911a) and was described as a skilled machinist working various places including Lowell Observatory (The Coconino Sun 1918). Frank received a Certificate of Membership to the American School of Correspondence in 1914. A newspaper article from 1910 describes Frank and a



Photograph 8. 1901 photograph of 9 W. Phoenix Avenue (St. Anne's Apartments). Courtesy of Cline Library Special Collections, NAU.PH.91.7.252.

friend's adventure of becoming the first to summit Humphrey's peak in the winter through "15 ft of snow" (The Coconino Sun 1910).

Frank first enlisted in the Arizona National Guard on April 14, 1908, a second time July 14, 1911, and a third time July 15, 1914 (Northern Arizona University, Flagstaff [NAU], Military Records for Frank Curtis, 1908–1911, Cline Special Collections, NAU.MS.271). Frank operated at several stations including Fort Huachuca in 1912, Fort Whipple in 1913, Tucson Rifle Camp in 1913, and Officer and NCO School in 1914.

On June 2, 1916, Frank enlisted for a final deployment, this time from a special call by the President of the United States in response to border conflicts due to the Mexican Revolution. Frank may have served under General Pershing's operations at the Mexican border and during ensuing conflicts with Poncho Villa. Frank served at the border until April 30, 1917, marking the end of his military career. Frank Curtis died in 1918 from influenza, known as the Spanish Flu, while working at the shipyards in Portland, Oregon. Frank's obituary mentions that at the time of his death, May was also "dangerously ill" with the Spanish Flu, and not expected to recover.

After becoming the proprietor of Block 5W and both boarding houses in 1913, details on May's involvement



Photograph 10. 1911 Photograph of May draped in her flag. Photo Courtesy of Cline Library Special collections, NAU.PH.91.7.470



Photograph 11. 1964 photograph of May and John C. Hill. Courtesy of Cline Library Special Collections, NAU.PH.91.7.45.

running both businesses are limited. A newspaper article from 1921 indicates that May "...leased the Hicks Rooming house to other parties for a number of years, has taken over the personal management of the old pioneer establishment..." (The Coconino Sun 1921). A business card from an unknown date places Mrs. May Hicks Curtis as manager of the Hicks Rooming House (Northern Arizona University, Flagstaff [NAU], Hicks Rooming House, 1892, Cline Special Collections, NAU.MS.271).

May married Jonathan C. Hill in 1927 (Photograph 11). Details on John's life remain limited. Census records and his obituary indicate John was born in Carthage, Texas on March 18, 1875 (U.S. Census 1880b; Arizona Daily Sun 1968). His obituary describes him as a saw filer and log cutter for Southwest Forest Industries, and member of the Masons (Arizona Daily Sun 1968). Further details of John's life include

his community engagements with May throughout their marriage. May and John moved to Phoenix sometime before 1959 (Arizona Daily Sun 1959). John died in 1968 in Phoenix (Arizona Daily Sun 1968). May Hicks Curtis Hill died on June 27, 1970, at her home in Phoenix.

Numerous newspaper articles throughout the years describe May's many connections across Flagstaff. Her community involvement includes the Epworth League (The Coconino Sun 1910e), The Order of the Eastern Star (Arizona Daily Sun 1970), The Sunday School Board for their church (The Coconino Sun 1911f), founding member of the Flagstaff Women's Club in 1914 (Arizona Daily Sun 1970), American Legion Member through 1957, Arizona Pioneers Association starting in 1926 (Northern Arizona University, Flagstaff [NAU], Arizona Pioneers Association certificate No. 732, 14 April 1926, Cline Special Collections, NAU.MS.271), the first employee of the Museum of Northern Arizona in 1928 (Arizona Daily Sun 1969), Women's Christian Temperance Union in 1930, committee member of the Pioneer Museum starting in 1955 (Arizona Daily Sun 1955b), the American Historical Society in 1957 (The Arizona Daily Sun 1957b), and a member of the local election board (Arizona Daily Sun 1957c). Considering the vast photographic collections existing in the May Hicks Curtis Hill Collection (Cline Special Collections, NAU) and the Curtis/Fairchild Collection (Arizona Historical Society, Tempe), the photographic aptitude of either May or Frank Curits cannot be dismissed. Unfortunately, definitive proof of the identity of the photographers responsible for the collection cannot be determined. Despite inconclusive proof, May or her spouses catalogued a significant time within local, state, and national contexts. Photographs depicting the longest surviving Arizona state flag deserve special attention and further support a case for May's individual significance as a seminal historic figure. May's legacy transcends the physical presence of the property at 13 S. Leroux Street.

E. St. Anne's Apartments and Hicks Boarding House

The earliest records for the property that would come to be known as St. Anne's Apartments are from 1892 and show it as a domestic building (Sanborn 1892: *see* Figure 6). County property records show that in 1892 the lots were owned by N.G. Layton. John C. Hicks is credited with constructing the "Rooming House" but this note could be referring to the Hicks Boarding House (The Coconino Sun 1910c). The first mention of rooms for rent by A.M. Hicks in Flagstaff occurs in 1887 (The Arizona Champion 1887a) although no location is provided. Albina purchased the lots of the St. Anne's Apartments property between May 22, 1897, and January 8, 1898. Starting in 1896, advertisements refer to the "Hicks House" (Figure 11; The Coconino Sun 1896; The Flagstaff Sun-Democrat 1897a), "Hicks' Lodging House" (The Coconino Sun 1898, 1899a, and 1899b), and "Hicks Rooming House" (The Coconino Sun 1899d). Newspaper articles largely focus on the clientele. In one instance, a fire caused by an oil lamp resulted in the death of the supervisor of Grand Canyon Forest Reserve (The Coconino Sun 1899b).

The property changed addresses through the years: 7 Phoenix Avenue from 1892–1910 (Sanborn 1892), 11 W. Phoenix 1916–1938 (Sanborn 1916; Flagstaff Telephone Directory 1938–1939), and eventually the current address of 9 W. Phoenix by 1938 as the Tour Inn Hotel (Flagstaff Telephone Directory Yellow Pages 1950). The property operated as the Tour Inn Hotel between 1938–1954, and as St. Anne's Apartments from 1954–present.

Following the construction of the Hicks Boarding House in 1902, inconsistent naming for the two buildings makes determining the precise locations of events challenging to distinguish and beyond the scope of this study. Newspapers possibly referred to both buildings synonymously, and accordingly, unique differences in types of accommodations offered at each building remain vague. Therefore, events occurring after 1902, unless specified, are considered as generally taking place at either of the two businesses owned and operated by the Hicks.

The Hicks Boarding House was built in 1902 by M.J. Kennedy (Photograph 12; The Coconino Sun 1902). One newspaper article of note refers to a Mexican named Eduardo who died in 1910 in the local hospital following a stay at the "Hicks house," suggesting strict racial segregation may not have been enforced by

HICK'S ROOMING HOUSE

FLAGSTAFF, ARIZONA.

TRANSIENT RATES.

Cots 25c, Single Beds 35c, Double-Beds 50 to 75c per Night.

REDUCTION BY WEEK OR MONTH.

ACROSS R. R. TRACK FROM ARIZONA CENTRAL BANK.

MRS. A. M. HICKS, PROPS.

the Hicks. The Hicks provided floor space to local retailers. Classifieds featured in 1912 advertise the sale of suits and a complimentary painting at the “Hicks Boarding House” (The Coconino Sun 1912a;1912b). The “Hicks Rooming” house was featured on the front page of the newspaper as two bootleggers evaded capture and escaped into the night (The Coconino Sun 1917c).

Figure 12. Hicks Rooming House Brochure, NAU.MS.271: Manuscripts, 1883-1970. Box 1, Folder 2

May rented out the “Rooming House” (likely St. Anne’s) to Ed Poston in 1920 (The Coconino Sun 1920b). May resumed

management of the “Rooming House” in 1921 and endeavored to “make it as popular a place as it was during the many years it was run by Mrs. Hicks and her mother” (The Coconino Sun 1921). Records of any lodging managed or owned by the Hicks disappear after 1920. Starting in 1936, 7 W. Phoenix Avenue, the Hicks Boarding House, appears in the directory as rented rooms for Flagstaff inhabitants (Flagstaff Telephone Directory 1936). The Hicks Boarding House address began as 9 Phoenix Avenue between 1910–1916 (Sanborn 1910; *see* Figure 8) and became 7 W. Phoenix by 1916 (Sanborn 1916).

The stretch of Phoenix Avenue heading west from San Francisco Street to Beaver Street in Flagstaff



Photograph 12. 1910 Photograph of Hicks Boarding House (second from left), and St. Anne’s Apartments (right of Hicks Boarding House). Photo courtesy of Cline Library Special Collections, NAU.PH.91.7.254.

follows the original path of the National All Trails Highway, and later Route 66 (U.S. Highway 66). Today, a walk along this section of Phoenix Avenue represents what remains of what was once a road filled with motels, lodges, and boarding houses. Starting east from San Francisco Street, accommodations included the Nackard Hotel (19 S. San Francisco Street; now the Downtowner Motel/Grand Canyon Intl Hostel), The Sierra Vista Motel, The Hicks Boarding House, The Hicks Rooming House (St. Anne’s Apartments), and the DuBeau Motel. Each establishment catered, in part, to itinerant travelers passing through Flagstaff. The National All Trails Highway and Route 66 provided ideal conditions for the success of establishments offering short-term lodging. Furthermore, the properties located along Phoenix Avenue accommodated growing industries such as the Flagstaff Lumber Company and Santa Fe Railroad by offering vital lodging and boarding needs to a growing labor force. It is within these two parallel historic trends in Flagstaff that we see the emergence and success of the Hicks businesses.

F. Original Plans and Constructions

No original plans were found for any of the buildings under consideration in this study. The descriptions that follow are derived from 1919–1924 City of Flagstaff Plat maps (revised 1925); Sanborn Fire Insurance maps (1916 and revised 1948); historic photography (1913), aerial photography (1959); physical evidence contained in the buildings' construction; and, to a lesser extent, records on file with the Coconino County Assessor's Office.

13 S. Leroux Street

The earliest available depiction of the MHCH is from a 1913 photograph (*see* Photograph 5). The photograph clearly depicts the MHCH prior to its addition on the west elevation. The first mapped depiction of the MHCH is on the 1916 Sanborn Fire Insurance map. This map shows the property in its current location. This building appears to be approximately the same size and does not indicate the presence of a porch or provide details beyond the property being a one-story domestic building with an address of 111 S. Leroux. An unknown small rectangular building is depicted directly north of the MHCH, possibly representing a shed. The 1916 Sanborn map shows the property at 115 S. Leroux Street 15 feet (ft) south of MHCH.

The 1925 Flagstaff Platt depicts the MHCH house as a simple rectangle with no additional features or description. The 1948 Sanborn Fire Insurance map depicts the MHCH with no changes or alterations to the property aside from an addition to the shed as depicted in the 1916 map (*see* Figure 10). The property assumes the current address of 13 S. Leroux by 1948. The first image of the MHCH appears in a 1959 aerial photograph. No specific features of the house are directly discernable beyond the front-gabled roof and a silhouette of the shed as depicted in earlier maps. The first street-level photographs of the MHCH date to 1964 (Photograph 14). The photo captures the east elevation (front of house), which appears to have stucco sheathing, two double hung sliding 6/6 light windows, a jalousie access to the attic, and lush ivy climbing the exterior walls.

G. Floor Plan Modifications, Additions, and Alterations

The 1913 photograph is the only known depiction of the house prior to the addition on the west elevation (Photograph 13). The photograph shows the house with one chimney, and two single glass windows on the northern elevation. No further details of the house, including the original siding can be determined from the 1913 photo due to the poor image quality. From the time of the first reliable aerial photograph of the property (1959) to the first detailed modern aerial imagery (ca. 1997) the property changed little. Next, a 1964 photo, and the 1985 Historic Property Inventory provides the further evidence of alterations of the exterior (Photograph 14; Photograph 15). The property was included in the 1985 Flagstaff Multiple Resource Area NRHP nomination form (Janus 1985), which provides additional proof of modifications. The two double-hung sliding 6/6 light windows located on the east elevation were replaced sometime after 1985. The jalousie access to the attic was replaced with a four-light window after 1964. Finally, stucco sheathing was applied to the original wood siding sometime before 1964. The stucco was updated before 1985, and again between 1985 and the current study.

With permission of property owners, Cornerstone removed a section of stucco on the southern elevation to expose original wall sheathing and observed 1 by 14-inch (in.) wood siding (Photograph 16). While a complete view of sheathing was not possible, the original siding was likely a board and batten type

Beyond the 1913 photographic evidence, observations of the property indicate other possible alterations. Five additional lines of evidence confirm the western elevation was a later addition. First, significant foundation separation is occurring at the proposed contact between the original foundation and the addition. Second, fascia boards only partially extend along the north and south elevations of the house, terminating at the addition. Third, the hardware for built-ins between the east and west ends of the house consist of nearly contemporary but different styles and latching types. Fourth, the second chimney is

located at the contact point between the proposed original foundation and addition. The presence of a second chimney in of itself provides sufficient evidence for a later addition. Finally, the interior wall between the kitchen and bedroom 2 is the same thickness as all exterior walls of the property, indicating the wall was originally the western exterior of the property.

The west addition was originally constructed as a single large room, and later divided into two separate rooms as evidenced by gaps at the junction of the interior and exterior walls, and continuous base boards crossing the wall between both rooms. Furthermore, plumbing and electrical connections likely occurred after the original construction. First, the bathroom is attached to plumbing that runs along the south elevation exterior of the house, indicating an addition after original construction. Second, electrical conduits run along the interior walls connected to the power source by holes punched through the walls.



Photograph 13. 1913 photograph (zoomed in) of the MHCH, on the left, Courtesy of the Arizona Historical Society, Curtis/Fairchild Collection



Photograph 14. 1964 photograph of the MHCH, Courtesy of Cline Library Special Collections.



Photograph 15. Overview Photograph of MHCH of east elevation, facing west.



Photograph 16. Photograph of original siding exposed beneath stucco, facing north on south elevation.

PART V. ARCHITECTURAL INFORMATION

A. General Statement

This section provides a detailed discussion of the architectural qualities of the MHCH as of March 2022. The exterior of the property was thoroughly described, photographed, and measured on-site, resulting in the following discussion, with photographs included in Appendix A and drawn elevations included in Appendix B.

B. Architectural Character and Condition of Fabric

In line with overall national trends, Craftsman Style homes became the preferred style in Flagstaff for new residences constructed between 1909 and 1930. These designs did not necessarily illustrate cultural or ethnic traditions—like *Amerikanuak* Vernacular (Basque) and Anglo Vernacular styles in other parts of the Flagstaff Southside Historic District—and were often built from pattern books provided by magazines and local lumber supply houses. Craftsman Style homes are identified by low-pitched gabled roofs, exposed roof rafter ends, unenclosed eave overhangs, decorative beams, or braces, and full or offset porches with battered (tapered) square columns. Most models were restricted to one or one and one-half stories tall, although some two-story types exist (McAlester 2017; Ching 2012).

The MHCH does not display enough of these characteristics to be considered an excellent example of Craftsman design, but the building has several Craftsman elements such as a gabled roof, exposed rafter ends, unenclosed eave overhangs, and decorative knee braces.

Overall, the current condition of the building is poor. Observations of the building's current condition include floor and roof sagging, exposed subfloor, unsealed wall and floor connections, possible mold growth, and cracks in the foundation.

1. Description of Exterior

Overall Dimensions

The MHCH occupies a simple rectangular footprint and measures 40.1 ft east-west by 20.4 in north-south. The east porch, facing S. Leroux, measures 2.7 ft north-south by 2.1 ft east-west, and the western porch measures 5.8 ft north-south by 2.2 ft east-west. The building could be considered to be one and one-half stories with the attic, but since the attic is not accessible (or connected to the addition internally) we consider this building to be one story (Appendix B).

Foundations, Walls, and Structural Systems

The MHCH is a basic rectangular wood framed house sitting about 26 in. above ground on a rock foundation (Photograph 17). Floor girders and joists could not be safely observed for this study. It is unclear what the original foundation or the original elevation of the house was. Much of the subfloor appears to be a later addition of 4 by 5 ft particle board. The exterior walls extend to the typical 8 ft top plate to the gable ends.

The exterior of the house is currently fully covered in gray stucco that has been applied on chicken wire over tar paper. The gray color is integral to the stucco rather than painted. The stucco covers the original exterior siding and is flush with many of the exterior trim surfaces around windows and doors. Typically, if the stucco had been the original finish siding, the stucco would have been applied up to the rough openings of the windows and doors, and the trim would have been placed on top of the stucco. The original siding of the MHCH was vertical 1 by 14 in. wooden boards wooden boards, likely in the board and batten style, although battens were not observed and may have been removed prior to application of the stucco.



Photograph 17. Overview photograph of east elevation, facing west.

Porches, Stoops, and Decks

The absence of a porch represents the greatest deviation from Craftsman bungalow houses. Front porches (whether full- or partial-width) were quintessential to local vernacular adaptations of Craftsman design in Flagstaff. The MHCH does include two stoops located at the east and west elevation exterior doors. The front (east elevation) stoop is a single cement slab. The back stoop (west elevation) consists of three concrete steps leading to a rectangular cement slab on top of a masonry brick foundation (Photograph 18) Both stoops protrude beyond the perimeter of the house at either end. In addition, there are cement bordered raised garden beds spanning the entire east elevation.

Doorways and Doors

There are two doors into the house: one from the front (east) stoop and the second from the back (west) stoop. The east facing door (labeled 13) is set in a simple wood casing and is a replacement wood/composite six-panel door with no window. The west facing door is set in a simple wood casing and is a replacement wood/composite six-panel door with no window.

Windows and Shutters

The windows of the property include a mixture of various types and styles (Photograph 19). The east elevation of the property exhibits two wood-framed double-hung sliding 6/1 light windows. The west elevation windows consist of one twin wood-framed double-hung sliding 1/1 light window and two wood-framed single-light fixed types. The north elevation windows include one wood-framed casement single-light, one wood-framed fixed single-light, one wood-framed twin sliding double-hung 1/1 light, and one wood-framed double-hung 1/1 light. The south elevation windows are one wood-framed double-hung 1/1 light and one wood-framed twin sliding double-hung 1/1 light.

The west elevation windows were replaced sometime after 1965 and were originally wood framed double hung sliding 6/6 light. The lower sashes were replaced with a single light, with the upper sashes were fixed in position. It is possible that all double hung windows were originally 6/6 light. The upper sashes on present double-hung windows are fixed in position. No shutters were noted on the exterior of the building.

Roof Condition, Shape, and Covering

The front-gabled roof has a pitch of at least 5 in. (vertical) in every 12 in. (horizontal). In this case, the bellcast eaves are atypical for Craftsman houses and are likely a house-specific vernacular adaptation. The fascia at the gabled ends is supported by three knee braces with decoratively trimmed ends that are made from 4 x 4 in. milled lumber, characteristic of Craftsman construction.

The portion of the roof decking that can be seen from below at the exposed underside of the eaves, the soffit, appears to consist of 1 by 12 in. boards running the length of the rectangular building. The exposed ends of the rafters appear to be 2 by 4 in. nominal milled lumber. The ends of the rafters are at 90 degree angles to the long axis of the beams on the original part of the house. The rafters on the addition are also nominal lumber, but the ends have been cut to be perpendicular with the walls. Exposed rafter ends are a character defining element of Craftsman homes.

The bellcast eave shape to the roof is an uncharacteristic flourish with remaining elements plain and unadorned. Bellcast eaves are typically associated with earlier architectural styles such as the Dutch Colonial (McAlester 2017;168). The MHCH is the only known Craftsman bungalow in the area with this decorative element. The roof is in fair condition, though some slight sagging is evident. The current roofing material is three-tab asphalt shingle.



Photograph 18. Overview of west elevation, facing east.



Photograph 19. Overview of north elevation, facing south.

2. Description of Interior

Floor Plans

The MHCH is set within a rectangular footprint and has seven rooms, consisting of a living room (Photograph 20), laundry room/hallway, bathroom, two bedrooms, a kitchen, and a walk-in pantry. The attic consists of a long rectangular room running most of the length of the building but separated at the addition. No access point to the attic was located.

Flooring

As of this study, all rooms excluding the bathroom are finished with wall-to-wall laminate wood flooring, with several areas of exposed subfloor. The bathroom is floored with a cream-colored square ceramic tile. All flooring, including the subfloor, appears to be modern.

Wall and Ceiling Finish

Nearly all wall and ceiling surfaces are finished in drywall and plaster. The living room ceiling is made of rectangular sheets. The interior wall in the pantry is finished with horizontal and vertical 1 by 4 in. boards and it is presumed that this was the original wall finish. All walls are lined with plain flat base boards and crown molding. The only exception is the interior walls separating the two bedrooms, which lacks baseboards.

Doorways, Cased Openings and Doors

There are six internal doorways and cased openings, connecting every room to each adjacent room. Original internal doorways and cased openings include the living room to laundry/hall (cased opening),

laundry/hall to bathroom (doorway), laundry/hall to kitchen (cased opening), and kitchen to pantry (doorway). The internal doorways connecting the laundry/hall to bedroom 1, and the kitchen to bedroom 2 are not original and are part of the addition to the house. While the original floor plan did not likely include a bathroom, additional evidence is required.

All doorways exhibit simple flat wood casings with no decorative treatment or molding present. All doorways and cased openings are a single-door width, except for the laundry/hall kitchen cased opening; this cased opening is a double-door width.

The bathroom door is the original wooden three-panel, two-hinge door. The bedroom 2 door is a wooden four panel, two hinge door.

Windows and Shutters

The interior window treatments are same throughout the house. They consist of flat, wooden surrounds divided by a modest sill that juts out from the trim. The only exception is the window in the pantry, which is missing the sill, and is the only casement window at the property.

The lower sashes of the windows of the east elevation have been replaced with single lights. It is likely that multiple lights in lower sashes were replaced throughout the property but cannot be conclusively determined. While much of the glass has likely been replaced, the uppers sashes throughout the house may be original. Window hardware has been repainted multiple times since initial installation. Finally, the upper sashes of the windows no longer move, and are affixed to the window treatments.

Architectural Furniture

The property has architectural furniture in the laundry/hall, kitchen, and bedrooms. The entire eastern wall of the laundry/hall is occupied by a built-in storage consisting of a tall two-door rectangular cabinet with two built-in square cabinets above. The kitchen built-ins include two tall single-door rectangular



Photograph 20. Photograph of interior of living room, facing east.

cabinet with shelves on the eastern and northern walls (Photograph 21). A series of three two-door square cabinets are located on the northern wall above the sink. bedroom 1 consists of a built-in closet with two single-door square cabinets above. The hardware for the bedroom 1 built-in is different from the rest of the property and exhibits different design elements and attachment types. Finally, there is a built-in closet in bedroom 2.

Hardware

All built-ins discussed previously contain the same style and type of hardware with exception to bedroom 1. While the styles are noted to be similar, subtle but noticeable differences suggest a later date of construction for the west end of the house.

3. Mechanical Equipment

Heating, Air Conditioning, and Ventilation

There are two internal chimneys, one in the wall between the living room and kitchen and the other in the wall between bedroom 1 and the laundry/hall. The access points for the eastern chimney are found in the kitchen and living room. The access point for the western chimney is located only in bedroom 1. This layout supports the hypothesis that the house originally had one chimney, with the second chimney servicing the entire western half, which at the time was one room (bedroom 1 and bedroom 2 combined). The house's primary heat currently comes from a Peerless gas heater located in the living room, likely dating to the 1960s to 1970s. The Peerless sits atop a hearth pad composed of brick, some of which are debossed with Gallup. Both bedrooms have gravity direct vent wall furnaces dating to 1992.

There is no air-conditioning at the house.



Photograph 21. Photograph of interior of kitchen, showing counter and cupboards, facing north.

Lighting

Lighting is provided via a six-light chandelier in the living room, and single overhead lights in each room. The fixtures mostly appear modern.

Plumbing and Electric

The house likely did not originally have indoor plumbing as evidenced by cast iron waste and vent lines attached to the outside of the house. The bathroom sink and toilet are both modern, and the shower is a bathtub/shower combination tiled with modern fixtures.

The house is fully wired for electricity with three-prong outlets in every room. The original construction of the house likely did not include electricity, as the existing conduit is punched through from the exterior and runs along the interior walls.

PART VI. EVALUATION AND ASSESSMENT

A. Criteria for Evaluation

Four criteria are applied in the evaluation of historic-era buildings for inclusion in the NRHP (36 Code of Federal Regulations 60.4). These same criteria apply to the Arizona Register of Historic Places and the Flagstaff Register of Historic Places (collectively, Register Criteria) to determine whether a property is significant for inclusion. To be considered eligible, a property must be at least 50 years old and meet at least one of these four criteria for listing in the NRHP. According to NRHP criteria, the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, objects, sites, buildings, and structures that meet the four criteria. Properties significant under Criterion A are associated with events that have made a significant contribution to the broad patterns of our history. Those significant under Criterion B are associated with the lives of significant persons in our past. Properties that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, possess high artistic values, or represent a significant and distinguished entity whose components may lack individual distinction may be significant under Criterion C. Finally, those properties that have yielded, or may be likely to yield, information important in prehistory or history may be significant under Criterion D.

The City of Flagstaff has additional criteria for determining the significance of cultural resources at a local level (Section 10-30.30.050.B). A cultural resource is considered locally significant if it is eligible as a National Historic Landmark, or for the NRHP, or the Arizona Register of Historic Places (Criterion A). Criterion B under the Flagstaff Zoning Code is equivalent to NRHP Criterion A (Event), while local Criterion C is equivalent to Criterion B (Person) for the NRHP. Local Criterion D stipulates that a cultural resource must embody distinctive characteristics of type, period, region, artistic values, or methods of construction, including being the oldest of its type or the best example of its type. Finally, local Criterion E is the same as national Criterion D (Information). If a cultural resource meets Criteria A, B, C, D, or E under the Flagstaff Zoning Code, that resource is considered significant and has the potential to contribute to our understanding of the past.

The ability to meet any of these national, state, and local criteria is twofold. First, the property must be associated with a significant historic context. Information on the property based on fieldwork (physical examination) and archival (documentary) research is paramount when establishing a property's association within a significant historic context. Part of the historic context are the historic themes that help frame a building within various cultural patterns based on several elements such as social and ethnic groups, environment, and industry/technology. Historic themes are considered significant if they can be demonstrated through scholarly research and are considered important in American history. These themes can be found within larger "Areas of Significance" as established and used by the NRHP when evaluating

a property’s significance. Chronological period is also important, as a property should be significant within the “Period of Significance” in the history of the local area, the state, or the nation.

In addition to its significance, the building must also retain integrity to meet Register Criteria. Integrity is a property’s ability to convey its significance. A property that demonstrates integrity expresses its historical significance via its physical characteristics that existed during the property’s historic (or prehistoric) use. Integrity is evaluated in terms of seven aspects: location, setting, design, materials, workmanship, feeling, and association. The retention of these aspects of integrity is critical for a property to convey its significance within a historic context. If the property does not retain historic integrity, it does not convey its significance, and a property that cannot convey its significance cannot meet any of the Register Criteria.

B. Evaluation Framework

Areas of significance were identified in the Flagstaff Southside Historic District National Register nomination form (Wilson-Kelly 2009), and the Flagstaff Railroad Addition Historic District form (Janus 1979), which are the historic contexts applicable to this study. The MHCH was previously determined to be contributing to the Flagstaff Southside Historic District, and the St. Anne’s Apartments and Hicks Boarding Houses were determined contributing to the Flagstaff Railroad Addition Historic District. The areas of significance identified in the historic context are Community Planning and Development, Commerce (City of Flagstaff Criterion B; NRHP Criterion A), and Architecture (City of Flagstaff Criterion D; NRHP Criterion C) within the Periods of Significance of 1886–1947 (Wilson-Kelly 2009) and 1882–1945 (Janus 1979). While the MHCH was previously determined contributing to the Flagstaff Southside Historic District, the current study also assesses the properties connection to the Flagstaff Railroad Addition Historic District for its association with the Hicks’ properties.

C. Assessment of Integrity

Based on the guidelines for assessing integrity for listing buildings in the NRHP, which are also applicable to the local and state registers, seven aspects of integrity are assessed for degree of retention. These are important aspects of the evolution of the properties and are consequential in the assessment of significance. The degrees to which the aspects of integrity are considered retained for the residences as described in the following paragraphs are based solely on available information. Findings could potentially change depending on whether alterations occurred within the Period of Significance established for the Flagstaff Southside Historic District. Table 1 presents the result of these assessments, describing each aspect of integrity and the degree of retention (i.e., strong, diminished [but retained], weak, or lost) for the MHCH, which were present on the property during the Period of Significance and may potentially be considered contributing to the Flagstaff Southside Historic District (Table 1).

Table 1. Aspects of Integrity for 13 S. Leroux Street

Aspect of Integrity	Description	Degree
Location	The building remains in its original location.	Strong
Design	The house retains Craftsman-style bungalow elements including a gabled roof, exposed rafter ends, decorative knee braces, and double hung windows. As such it is Craftsman-influenced and in-line with the local vernacular styles of the day. Defining characteristics for the Craftsman-style includes a porch, notably missing from the property. While the west end of the building is an addition, significantly changing its lateral massing, the addition was completed during the period of significance and most design elements effectively replicate the original elements. Alterations to the design include the replacement of doors, windows, jalousie, and wall sheathing; effectively diminishing the integrity of the building.	Weak
Setting	The setting of the immediate area has changed since the Period of Significance with rerouting of historic Rte. 66 (US HWY 66) and the demolition of buildings within Block 5W and general neighborhood. The sights, sounds, and lived experience of residing in the house have all changed since the Period of Significance, and this diminishes this	Diminished

	aspect of integrity. The vacant lots to the north and south of the property further diminish the properties setting. However, the building is still located in a mixed commercial and residential neighborhood and is surrounded by the Hicks' buildings, The DuBeau Motel, and the Sierra Vista Motel.	
Materials	Exterior elements of the building, such as wall sheathing, doors, and windows likely occurred outside of the Period of Significance, resulting in lost integrity of materials. The property does retain components of the original windows. The current stucco siding is not original; the original siding was likely board and batten.	Lost
Workmanship	The house still shows evidence of the builders' vernacular adaptation of Craftsman influences, including gabled roofs, exposed rafter ends, and decorative knee braces. However, alterations to materials, such as modern roofing material, stucco, windows, and door alterations outside of the Period of Significance have weakened the aspect of workmanship.	Weak
Feeling	The building retains a combination of historic character-defining elements that demonstrate the aspect of feeling of a Craftsman Style, one-story building. Alterations to the property outside the Period of Significance have diminished the feeling of the house but it would still be recognizable to someone who was familiar with the property during the Period of Significance.	Diminished
Association	The building retains a sufficient combination of integrity of location, design, workmanship, and feeling to associate it with Areas of Significance for the property—namely, Commerce and Transportation and Tourism (through its association with the Hicks' Family), and Architecture (through its Craftsman-inspired vernacular construction elements). However, changes to the aspects of setting and materials outside the Period of Significance have diminished the house's aspect of association.	Diminished

1. Location

Location is the place where a property was constructed. To retain this aspect, a building must be in the same location in which it was constructed, and the relationship between a property and its historic associations is typically destroyed if a property is moved. The relationship between a property and its location is very important in terms of understanding why the property was constructed, as well as its relationship and association to surrounding properties. This is especially true if a property is within an area of important historical significance, like an established historic district. The building is located within the Flagstaff Southside Historic District and on the southern boundary of the Flagstaff Railroad Additional Historic District. The MHCH reflects physical characteristics of its location both within the Southside Historic District and abutting the Railroad Addition Historic District during the Periods of Significance. As the relationship between the property and its historic location is maintained, the property retains a *strong* degree of integrity of location.

2. Design

Design refers to the physical elements of a building that create its form, plan, space, structure, and style. Design captures the historical functions and aesthetics of a property that were the result of human decisions and choices when the property was first conceptualized. Design is by its nature one of the aspects of integrity that is associated directly with areas of significance such as community planning and architecture. The organization of interior spaces, the proportion and scale of the exterior, the shape and form of a property, ornamentation (i.e., textures, colors, type, style, and arrangement), and materials are all related to design.

The 1916 Sanborn Fire Insurance Map shows the overall design of the building within the Period of Significance in terms of the layout. The layout of the property has changed significantly since construction, but all within the period of significance. The building retains Craftsman-style elements such as gabled roofs, exposed rafter ends, and decorative knee braces. As such, the property is Craftsman-influenced, and in-line with the local vernacular styles of the day. Some of the characteristic elements of building have been altered though, including the addition of stucco siding, and alterations to windows and doors. The sense in which the property may be said to retain integrity of design are the few remaining

defining characteristics of Craftsman-inspired bungalow designs. As such, its retention of integrity of design is *weak*.

3. Setting

The location of a property is complemented by its setting, which is another aspect of integrity. Setting is the actual physical environment of a building, and it includes many characteristics of a particular property's surroundings. These characteristics may be natural features such as topography, vegetation, and even undeveloped areas like forests or fields. However, these characteristics can also be human made, referring to a property's relationship with adjacent buildings, along a streetscape, or within a neighborhood. Setting refers to the character of a property within its environment. Although it is much more abstract than location (a property's specific place), setting is very important in demonstrating how, not just where, a property fits within a larger landscape.

The environment surrounding the property has changed since the Period of Significance (Photograph 24; Photograph 22). With the rerouting of historic Rte. 66, Phoenix Avenue became a less centralized location, no longer the bustling thoroughway it once was. However, the historic setting of Block 5W consisted of a mix of commercial, residential, and short-term lodging (Photograph 24; *see* Photograph 12). The combination of these three elements is reflective of the persistent duality of Flagstaff—the interface of residents and travelers simultaneously engaging with the built environment and landscape of Flagstaff. Because of the loss of some of the property's relationship with adjacent buildings, and the change in setting due to the rerouting of Route 66, this aspect of integrity is *diminished*, but still present.



Photograph 22. Photograph from S. Leroux Street showing setting of property, facing north.



Photograph 23. 1985–1986 photograph looking north from S. Leroux south of Phoenix Ave. Cline Library Special Collections



Photograph 24. Photograph from W. Phoenix Avenue showing setting of property, facing south.

4. Materials and Workmanship

Materials are the physical elements that were used during a particular period of time and in a specific way to create a building or structure. The materials used to construct a property reveal availability, style preferences, technologies, and traditions. A property must retain the key exterior materials dating from the Period of Significance for that property to have integrity of this aspect. Closely related to materials is *workmanship*, which may be applied to a property as a whole or its individual components.

Workmanship can be expressed in vernacular methods of construction, not just elaborate ornamental detailing or finishes, and is the “physical evidence of the crafts of a particular culture or people during any given period in history or prehistory” (NPS 2002:45). This aspect of integrity helps illustrate the aesthetics of a particular time period, as well as technology in construction that may be characteristic of an individual property, a neighborhood, a region, or even on a national level.

Exterior elements of the building such as windows, doors, and wall sheathing have changed over time, with the notable absence of a porch. While the property retains some materials original to the Period of Significance, particularly in building interiors, the replacement of the original board and batten siding with stucco outside the period of significance has resulted in a finding that the building has *lost* its integrity of materials.

The property still shows some evidence of the builders’ simple and functional vernacular adaptation of Craftsman influences, including gabled roofs, exposed rafter ends, and decorative knee braces. Much of the evidence of workmanship has been lost since the Period of Significance, as shown by the property’s lost integrity of materials. Therefore, the property has *weak* integrity of workmanship.

5. Feeling

Feeling is defined as a property's expression of a particular period of time. As a whole, integrity of feeling is a property's ability to convey its historic character through its physical features. Often, feeling is the result of several aspects of integrity that, when taken together, relate a property's place within a historical framework and Period of Significance. A helpful question to ask when assessing this aspect is whether a person familiar with the property during its Period of Significance would recognize it today.

Although the property only weakly retains integrity of design and workmanship, has lost its integrity of materials, and has a diminished setting, it retains key characteristics that tie it to the Period of Significance. While elements of the appearance of the property have changed since the Period of Significance, Block 5W and the surrounding neighborhood evolved during the Period of Significance as well. Throughout its evolution, the property has retained some key qualities: the property fundamentally consists of a small Craftsman-inspired residence in proximity to motel/hotel accommodations and rental properties.

Several residential buildings extant during the Period of Significance have been demolished and replaced by vacant lots and commercial buildings. In the case of Phoenix Avenue, much of the character and feeling associated with the interface of residential properties, and commercial properties catering to tourism, remains. Much of the feelings evoked historically remain into the present day—a place that is simultaneously reminiscent of both home and destination. As such the property retains much of its integrity of feeling, although due to changes over time it has been *diminished*.

6. Association

Association is the direct link between a building or structure and an important historic event or person. A property retains integrity of association if it is the place where the event occurred, and that place is intact enough to convey that relationship to an observer. Much like integrity of feeling, integrity of association is the ability to convey historic character through physical features. While documented in the archival record, association also requires the presence of physical features to convey that relationship to an observer. Association is the direct connection between either an important historic event or person and a building.

The property's potential significance lies in its association with the themes of Community Planning and Development, as well as Commerce in Flagstaff and its Craftsman-inspired architecture. The property derives its association with Community Planning and Development (City of Flagstaff Criterion B; NRHP Criterion A) through the history of May Hicks and her husbands as important members of the community during Flagstaff's coming of age in the early- to mid-twentieth century. May Hicks and her husbands lived at the property from around 1913 until 1959. During that time, May and her husbands anchored the property through their various social engagements and role as owners/operators of the Hicks' businesses. As shown in this discussion of integrity, the property conveys its association with the historical themes, largely due to its strong integrity of location and present (but diminished) integrity of setting and feeling. The property's integrity of association is *diminished* due to changes to the property outside the Period of Significance.

Next, the property derives its association with Commerce through the history of the Hicks' family at large. Accordingly, the Hicks family's position in Flagstaff's early development as land and business owners catering to both local and transients cannot be overlooked. The MHCH is associated with these historic themes only indirectly though—through its association with the St. Anne's Apartments and Hicks Boarding House. It is important to note that St. Anne's Apartments and the Hicks Boarding House better convey the historic significance of Commerce. Accordingly, impacts to these properties should be scrutinized in future projects.

The property is associated with Architecture (City of Flagstaff Criterion D; NRHP Criterion C) as a Craftsman-inspired vernacular construction. This is expressed through elements such as a gabled roof, exposed rafter ends, and decorative knee braces. After the Period of Significance, however, the property's integrity of design, materials, and workmanship have all been greatly weakened due to changes including the alterations to the wall sheathing, windows, doors, and the porch enclosure. As a result, the ability of the property to convey its association with the architectural goals of its builders is *lost*.

PART VII. SUMMARY AND CONCLUSION

A. Eligibility Statement

The subject property was previously determined to be a contributing element of the Flagstaff Southside Historic District (Wilson-Kelly 2009). This study found that the MHCH's ability to express its significance within the established historic contexts (Wilson-Kelly 2009; Janus 1979) was weakened due to impacts to its integrity. While the property does not retain sufficient integrity to be considered individually eligible, it should be considered contributing to the Flagstaff Southside Historic District.

Individually, the MHCH was not found to possess a sufficient combination of significance and integrity to qualify as eligible for the NRHP at the national or state level but could be considered individually eligible at the local level. Because of its associations and vernacular Craftsman style, the MHCH is individually significant at the local level, in the areas of Community Planning and Development and Commerce (City of Flagstaff Criterion B; NRHP Criterion A) and Architecture (City of Flagstaff Criterion D; NRHP Criterion C). Due to its diminished integrity, however (particularly regarding replacement of siding materials), it does not convey its significance strongly enough to be considered individually eligible for the NRHP. While the MHCH retains sufficient integrity to be considered contributing to the Flagstaff Southside Historic District, the threshold is necessarily higher to be individually eligible, and it does not meet this threshold.

B. Impacts of Future Development and Demolition to the Property

The area of potential effects for direct impacts is the study area, (13 S. Leroux Street; APN 100-41-010B) in Lots 1–4 of Block 5W of the Flagstaff Railroad Addition in the Flagstaff Southside Historic District, plus the empty lot to the north of the MHCH. The area of potential effects for visual indirect impacts is defined as all of Block 5W and the portions of W. Phoenix Avenue and S. Leroux Street where the development will be visible.

The proposed future development requires the complete demolition of the MHCH. Under the Flagstaff Zoning Code, a Phase 2 Historic Resource Study is considered appropriate mitigation for direct impacts on a significant building resulting from substantial modern construction. This mitigation includes extensive photography, archival research, measured drawings, and text descriptions of architectural elements at 13 S. Leroux Street.

C. Impacts of Demolition on the Character of the Hicks Block

This area of S. Leroux Street has changed substantially in the last 50 years and the planned demolition of buildings and structures in the study area would indirectly affect the setting. The proposed development would not jeopardize the historic character of any known significant property within the area of potential effects for indirect impacts. However, the multi-story development would be visible from a greater distance than currently available, changing the existing viewshed. Therefore, the proposed project would permanently change the historic aesthetic character of this area of the Flagstaff Southside Historic District.

It is important to note that Flagstaff's inventory of historic early twentieth century residences is slowly being chipped away. As more and more of these properties are demolished to make way for new development, the characteristic charm of these early Flagstaff neighborhoods will disappear. As the demand for updated commercial and residential spaces increases, additional historic buildings will likely be demolished or relocated, affecting the integrity and sense of place of Flagstaff's historic Southside Neighborhood. Furthermore, future development projects need to consider the effects on the remaining Hicks buildings—St. Anne's Apartments and the Hicks Boarding House. Both buildings better imbue the most significant associations with the Hicks family, and specifically May's incredible, albeit mostly forgotten, legacy in Flagstaff.

Conversely, the addition of a building that provides housing to Flagstaff residents remains consistent with the long historical trend of the neighborhood. While the architectural character of the new buildings may not conform to the general esthetic of the historic Block 5W, it should not be considered wholly divergent from the functions of buildings on the block seen in the past 140 years

PART VIII. SOURCES OF INFORMATION

A. Architectural Drawings

No extant drawings of any historic buildings in the study area were identified in the archival record during research. Appendix B contains measured elevations and measured floor plans for the MHCH.

B. Early Views

The earliest views identified of the subject property is a 1913 photograph. The next photograph is a 1959 aerial image that covers the entirety of the greater Flagstaff area (a 1954 image also exists but is of poor quality). The next available images are located at Cline Library Special Collections and date to 1964.

C. Previous Investigations

The Flagstaff Southside Historic District Nomination Form (Woodward et al. 1993; Wilson-Kelly 2009) includes the MHCH house, though with little detail.

D. Newspapers and Directories

Extensive references were located within the *Coconino Sun*, *Arizona Daily Sun*, *The Flagstaff Sun-Democrat*, *The Arizona Champion*, *The Arizona Silver Belt*, and *The Arizona Republic* regarding the relevant properties and tenants beginning in 1883 with a small *Arizona Sun Belt* article regarding John C. Hicks as a working attorney in Globe, Arizona. After 1897, the Hicks family and all associated properties frequent the newspapers, predominantly in *The Coconino Sun*.

Digital copies of Flagstaff city directories and telephone directories are available beginning ca. 1929, with some years missing, covering the entire Period of Significance. The Flagstaff city directories, along with Coconino County property records, were instrumental in determining address changes, and years of operation for the Hicks' properties. Further information can be located in the following section and applicable appendices.

E. Primary and Unpublished Sources

Miscellaneous Local Records

- Arizona Memory Project (online)
 - Flagstaff city directories (1929–1989 [some years missing from record])
 - Flagstaff telephone directories (1930–1989 [some years missing from record])
- U.S. Census Data
- Historic newspapers (location of publication [publication years available online])
 - *Arizona Daily Sun* (Flagstaff, Coconino County, AZ [1946–present])
 - *Coconino Sun* (Flagstaff, Coconino County, AZ [1898–1922])
 - *The Flagstaff Sun-Democrat* (Flagstaff, Coconino County, AZ [1896–1897])
 - *The Arizona Champion* (Peach Springs, Mohave County, AZ [1883–1891])
 - *The Arizona Silver Belt* (Globe, Gila County, AZ [1875–present])
 - *Arizona Republic* (Phoenix, Maricopa County, AZ [1890–present])
- Northern Arizona University Cline Library Special Collections and Archives
 - The May Hicks Curtis Hill Collection 1840–1970
 - NAU.MS.271
 - NAU.PH.91.7
- Arizona Historical Society
 - Curtis/Fairchild Collection, ca 1900–1930
- Sanborn Fire Insurance Maps (1890, 1892, 1895, 1901 [revised in 1904], and 1916 [revised in 1943, 1948, and 1958])

Coconino County Records

- Coconino County Assessor’s Office
 - Property record card and transfer sheet
- Coconino County Recorder’s Office
 - Index to deeds and tract book

National Records

- National Register of Historic Places database

F. Sources Not Yet Investigated

The Coconino County tax assessment lists, records, and rolls (1926, 1927, 1933, 1934, 1940, 1942–1946, and 1958–1960) once housed at the Northern Arizona University Cline Library Special Collections and Archives have been moved to the Arizona State Library in Phoenix. They are no longer locally available and at present the only way to consult these critical and important records is to do so in person.

A comprehensive and exhaustive study of the collections housed at NAU Cline Library (May Hicks Curtis Hill Collection) and in Tempe (Curtis/Fairchild Collection) was not possible. Both collections primarily consist of thousands of photographs and dozens of primary reference material. Future studies of the Hicks’ properties will benefit from these collections.

H. Supplemental Material

Measured drawings and elevations accompany this report. In addition, a series of photographs selected from field documentation are also included. Complete copies of documentation produced from measurements and drawings, as well as all project photographs, and associated photo logs will be filed (via DVD-ROM) with the City of Flagstaff's Historic Preservation Officer and will be available for public review.

PART IX. PREPARER QUALIFICATIONS

Joshua S. Edwards, M.S., RPA (Principal Investigator)

Mr. Edwards is an archaeologist and historic preservation specialist who meets the Secretary of the Interior's Professional Qualification Standards in History and Archaeology. He has a Bachelor of Arts degree in Anthropology from the University of Arizona and a Master of Science degree in Quaternary Sciences from Northern Arizona University. He obtained specialized interdisciplinary academic training in soil geomorphology, fluvial systems studies, arid lands processes, paleoenvironmental reconstruction, and faunal analysis. His 29 years of experience with archaeology and history of the American Southwest includes archaeological survey, testing, and data recovery at prehistoric and historic sites throughout Arizona and western New Mexico, and includes projects in California, Nevada, Colorado, Wyoming, and Texas. This experience is augmented by international experience in Mexico, Germany, and Peru.

Mr. Edwards has worked in the field of Cultural Resource Management for 29 years and as a historic preservation professional for the past eight years. He served on the City of Flagstaff's Heritage Preservation Commission for two years and has exhaustive experience conducting National Register of Historic Places significance and eligibility studies for historical resources throughout the American Southwest.

Kristoffer "Izzy" Stein, M.A., RPA (Preparer)

Mr. Stein is an archaeologist who meets the Secretary of Interior's Standards for Professional Qualifications in the discipline of Archaeology. He obtained his B.A. in Anthropology from Northern Arizona University in 2013 and his M.A. in Archaeology from the University of Arizona in 2020. Mr. Stein has worked in the American Southwest for four years, conducting prehistoric and historic archaeological surveys and excavations in Arizona and New Mexico. He has authored and contributed to numerous Cultural Resource Management reports in Arizona. Mr. Stein's academic and professional career focuses on the role of heritage in the development of sense of place and its contributions to community building.

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APPENDIX A

2022 PHOTOGRAPHS OF SUBJECT PROPERTIES AND SURROUNDINGS



Appendix A- 1. Overview of MHCH, facing northwest.



Appendix A- 2. Overview of MHCH, facing southwest.



Appendix A- 3. Overview of MHCH, facing north.



Appendix A- 4 Overview of MHCH, facing west



Appendix A- 5. Photograph of living room, facing northeast.



Appendix A- 6. Photograph of bedroom 1, facing west.



Appendix A- 7. Photograph of bedroom 2, facing west.



Appendix A- 8. Photograph of laundry/hall, facing east.



Appendix A- 9. Photograph of bathroom, facing southwest.



Appendix A- 10. Photograph of kitchen, facing east.



Appendix A- 11. Photograph of pantry, facing east.



Appendix A- 12. Photograph of bedroom 2, facing north.



Appendix A- 13. Photograph of back stoop, facing north.



Appendix A- 14. Photograph of south elevation, facing northwest.



Appendix A- 15. Photograph of setting of S. Leroux Street, facing south.



Appendix A- 16. Photograph of setting of S. Leroux Street, facing north.



Appendix A- 17. Photograph of setting of S. Leroux Street, facing east

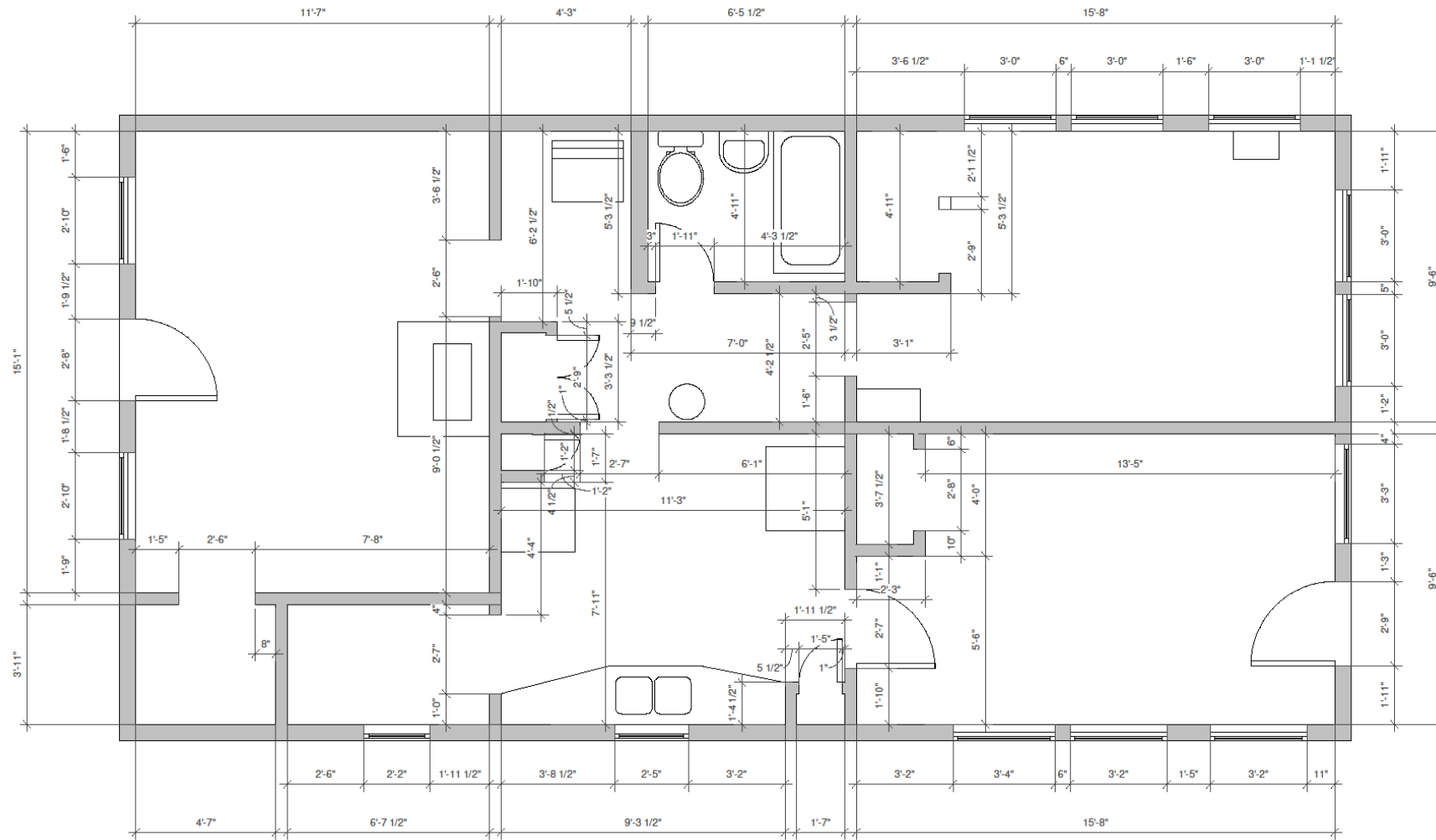


Appendix A- 18. Photograph of Hicks Boarding house (left), and St. Anne's Apartments (right), facing southwest.

APPENDIX B

MEASURED DRAWINGS

Floor Plans and Elevations



1 Ground Floor Plan
1/2" = 1'-0"

Scan 1

Ground Floor Plan

Date: 04-15-2022

A-1

Scale 1/2" = 1'-0"



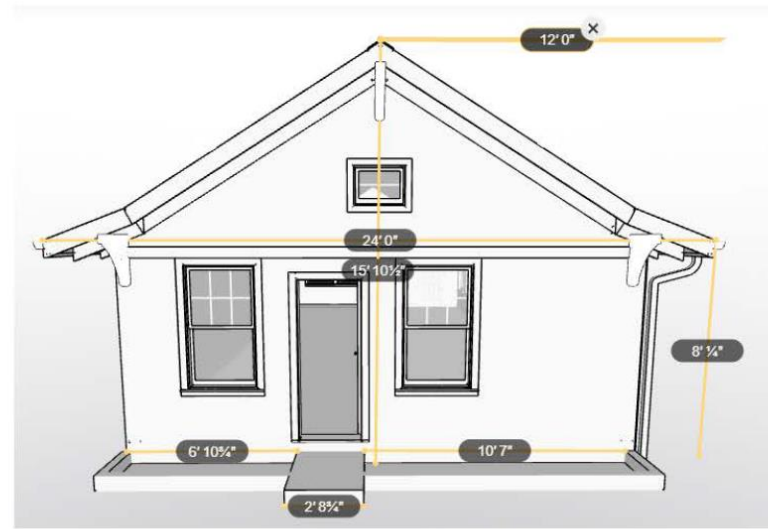
Cornerstone Environmental Consulting LLC

13 S Leroux St

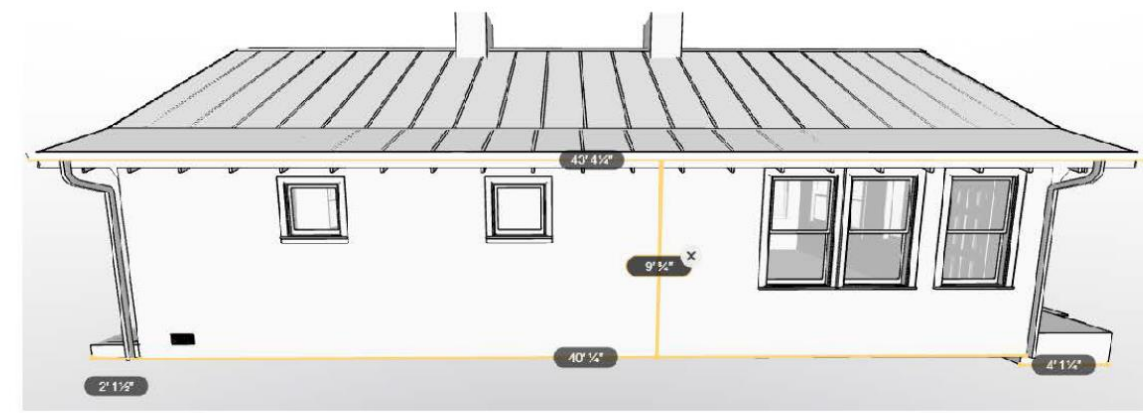
Exterior Elevations

Date: 04-15-2022

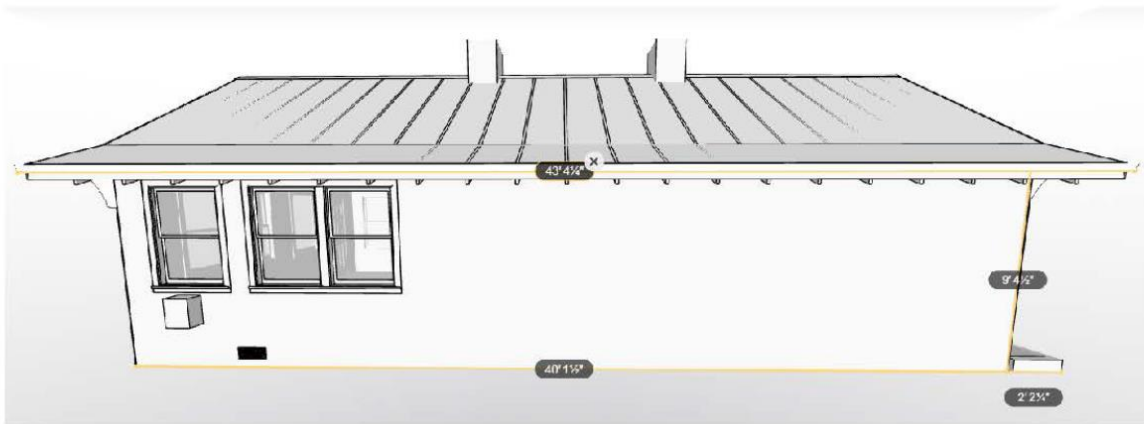
A-2



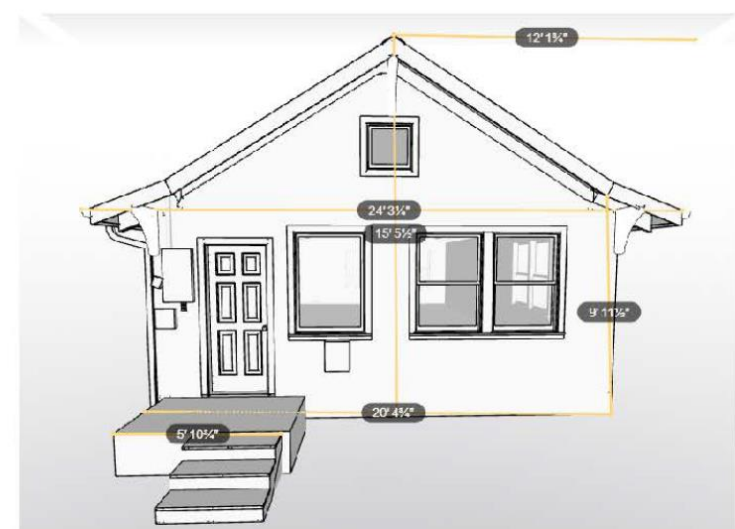
East Elevation



North Elevation



South Elevation



West Elevation