

Old Town Cottonwood Historic Residential Property Report

Introduction

This report evaluates the historical significance of residential properties within the Old Town Planning Area (Old Town) of the city of Cottonwood, Arizona. The purpose of this document is to provide guidance in the preservation of historic resources by establishing an appropriate historical context for determining eligibility for listing in the National Register of Historic Places. This report does not evaluate the entirety of the planning area, instead focusing on those properties whose origins are primarily residential, though they may currently have non-residential uses. Hence, the boundary of the study area is contiguous with the Old Town section of the city but excludes the commercial properties that are located along Main Street, and which have been previously evaluated.

This report addresses the period of significance, the development of applicable National Register criteria and criteria considerations, and a broader evaluation of the potential eligibility of resources. It also provides recommendations on how to proceed with nominations to the National Register of Historic Places. The inventories of the historic resources are included as an addendum to this report.

Previous Studies

In 1985, Linda Laird and Associates conducted a city-wide historic resources survey for what was then the Town of Cottonwood. The resources survey recommended National Register listings for ten properties, four of which would be within the boundaries of Cottonwood's Old Town, and three of which are currently extant. The report also recommended two properties be listed subsequent to reaching the fifty-year age requirement. The Laird and Associates study led to the development of a National Register nomination of the Cottonwood Multiple Resources Area which listed the ten recommended properties on the National Register of Historic Places.¹

Almost fifteen years later, Pat Stein with Arizona Preservation Consultants developed the registration form for the Cottonwood Commercial Historic District which reduced the area of study to the commercial properties along Main Street, within the 700 through 1100 blocks. Though focused on historic commercial properties, the historic district also included municipal and hospitality buildings, a former church, and two bridges. According to Stein:

The district boundary represents the approximate extent of Cottonwood's historic downtown. Within the boundary, the percentage of contributing resources is 65 percent. Outside the boundary, the density of historic commercial properties decreases sharply.²

In 2021, Jennifer Levstik of Logan Simpson amended the 2000 registration with the expansion of the boundary and the addition of eight commercial buildings, an object, and a site. Levstik also extended the period of significance from 1949, which met the arbitrary fifty-year requirement of the National Register in 2000, to 1960, the year the community incorporated.³ In doing so, Levstik noted:

¹ Linda Laird and Associates, *Cottonwood, Arizona: Historic Resources Survey* (Cottonwood: Town of Cottonwood, 1986), 38; Linda Laird, "Cottonwood Multiple Resource Area," *National Register of Historic Places Nomination Form* (Washington: Department of Interior, National Park Service, 1986). The National Register of Historic Places now uses the Multiple Properties Documentation Form instead of the Multiple Resource Area.

² Pat Stein, "Cottonwood Commercial Historic District," *National Register of Historic Places Registration Form* (2000), 5.

³ Jennifer Levstik, "Cottonwood Commercial Historic District Additional Documentation and Boundary Expansion," (2021), 3, 5.

Cottonwood's developmental history should be expanded to include the City's postwar period, during which modern public, recreational, and commercial buildings were introduced, and to chronicle the influence of tourism as an economic driver for the community.⁴

While the earlier survey and subsequent National Register listings provide a chronology for Cottonwood's development, each has its own limitations. Linda Laird and Associates' survey adhered to the National Register's arbitrary fifty-year requirement while limiting its evaluation to structures [*sic*] that appeared to meet both the age requirement but also were "outstanding architectural statements" lacking any minor alterations.⁵

Also limited by the arbitrary age requirement, Stein's work was spatially constrained to Main Street and contextually to commercial properties, though she did include two bridges (one was recommended by Linda Laird and Associates), government buildings, and a church. Levstik departed from the arbitrary fifty-year limitation and used the 1960 municipal incorporation date as a terminus but remained close to the physical boundaries of the commercial historic district while adding the "plaza."

Since the focus of this survey is residential, it begins outside of the commercial historic district amended boundaries but is confined to the subdivisions within the planning area. Though a case could be made for the National Register eligibility of the irrigation structure along the northeastern boundary of the study area, it, too, is excluded from this survey.

Instead, the emphasis of this document is on the non-commercial properties that developed subsequent to the platting of Cottonwood's first subdivisions. It should be noted however, that these early subdivisions are also limited to those within the boundaries of Cottonwood's Old Town, though there were other early subdivisions within the current city boundaries such as the Oasis Colony of 1913 and the Scott Addition and Smelter City subdivisions of 1917.⁶

Description

The historic property survey area (figure 1) is located at the junction of Sections 27, 28, 33, and 34 of Township 16 North, Range 3 East, of the Gila and Salt River Baseline and Meridian. More specifically, the properties are located within the Cottonwood Addition, Mason Addition Amended, and Stewart and Hood Addition in the south half of the southwest quarter of Section 27, the Willard Addition in the southeast quarter of the southeast quarter of Section 28, and the three Hopkins Ranch Subdivisions in north half of the northeast quarter of Section 34. There are no properties in the survey included in Section 33.⁷

⁴ *Ibid.*, 6.

⁵ Linda Laird and Associates, *Cottonwood, Arizona*, 1.

⁶ "Oasis Colony," *Book of Maps and Plats* (Prescott: Yavapai County Recorder's Office, 1913), 2:29 and Scott Addition (1917), 2:38. Note: the fifty-year date is addressed as a criterion consideration in the *National Register of Historic Places Bulletin 15: How to Apply the National Register Criterion for Evaluation*.

⁷ One lot, Hopkins Ranch Subdivision No. 3, Block 1, Lot 1, is located in Section 27.

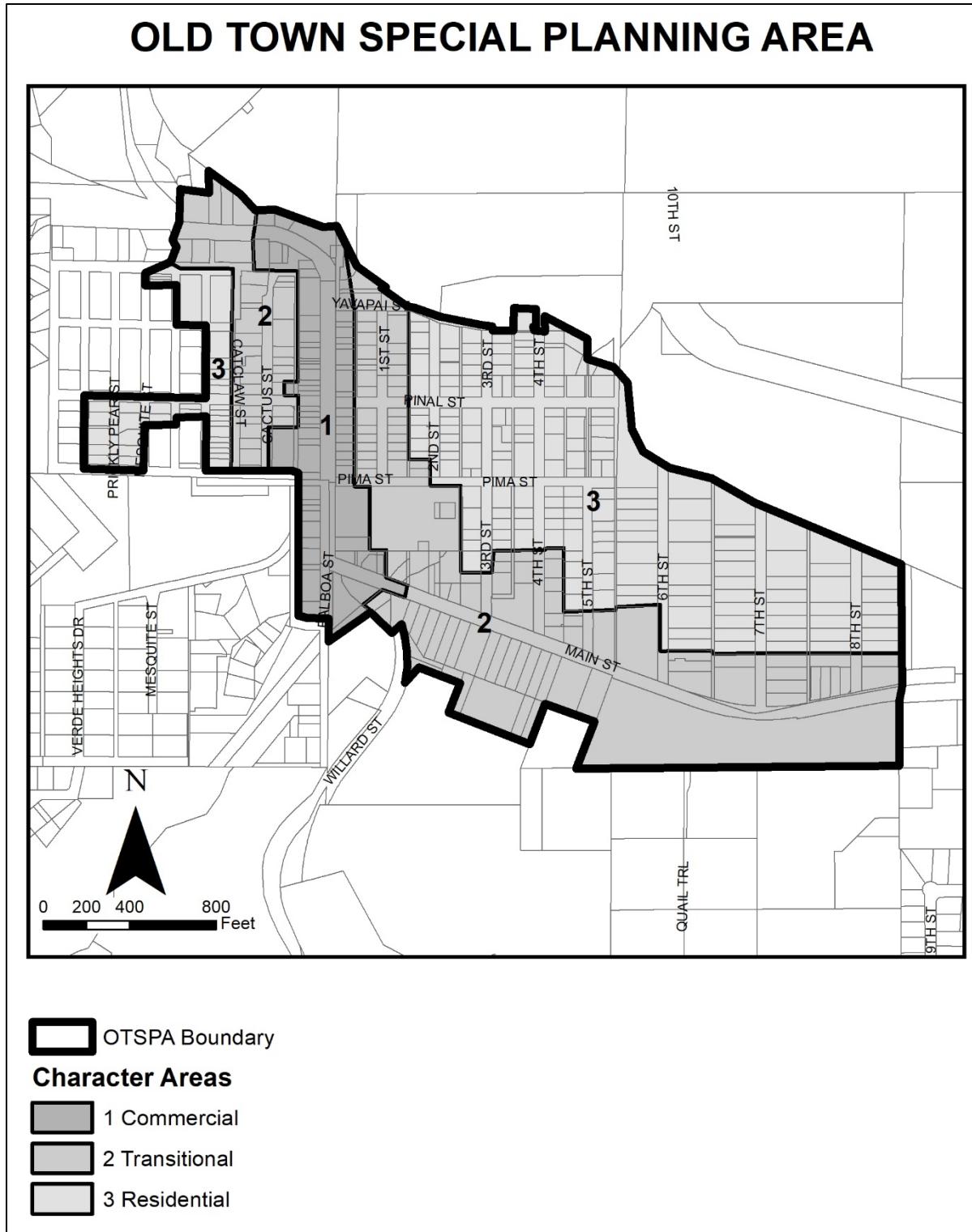


Figure 1. Cottonwood's Old Town Special Planning Area. Courtesy of the City of Cottonwood. The survey includes the properties within the Residential and Transitional Character Areas.

While focused on residential real estate, within the survey area are a small number of non-residential properties which are associated with Cottonwood's residential development, as well as a couple of

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formerly commercial properties. Though inventoried, this report does not evaluate all of the non-commercial properties for their respective National Register eligibility either individually or as contributors to a historic district. Instead, their respective inventory forms discuss the properties' potential for National Register eligibility. This report also details the registration requirements needed for determining National Register of Historic Places eligibility.

Historical Narrative

Residential development within Old Town began with the platting of the Cottonwood Addition to Cottonwood (figure 2). On April 7, 1917, the Jerome law firm of Heim & Borden recorded the Cottonwood Addition to Cottonwood plat with the Yavapai County Recorder's Office on behalf of a recently created Verde Valley Improvement Company. Located on fifteen acres acquired by the company from Alonzo "Lon" Mason, the subdivision consisted of twelve blocks laid out in cardinal directions, parallel to the section lines. On the west, the boundary was Main Street, which straddled the section line between Sections 27 and 28. Beginning with Second Street (now First Street), four streets separated the blocks running north and south. Smelter Avenue (Pima Street) provided the southern boundary, also straddling the line between Sections 27 and 34, and separating the subdivision from land owned by the United Verde Extension Mining Company.⁸

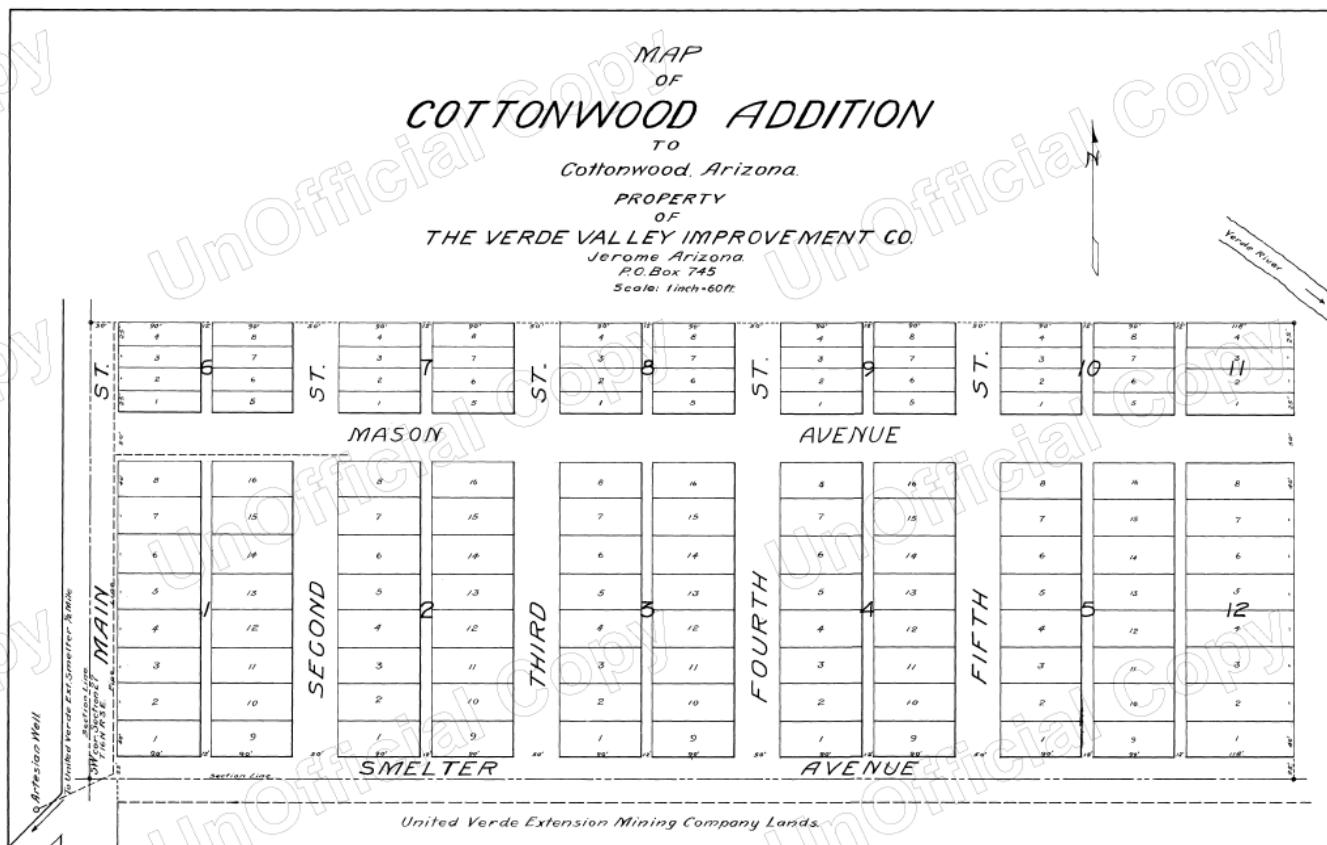


Figure 2. The Cottonwood Addition to Cottonwood. All plats are courtesy of the Yavapai County Recorder's Office unless specified otherwise. Edited by Vincent Murray.

⁸ "Map of Cottonwood Addition to Cottonwood, Arizona," *Book of Maps and Pla* (Yavapai County Recorder's Office, 1917), 2:37; "Warranty Deed," *Book of Deeds* (Yavapai County Recorder's Office, 1917), 105:314.

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Named for the former owner, Mason Avenue (Pinal Street) paralleled Smelter Avenue approximately three-fourths of the way from the southern boundary. South of Mason Avenue, the lots measure ninety feet long and forty feet wide. To the north of Mason Avenue, the lots measured twenty feet wide. The southern blocks contained sixteen lots, eight on each side of a twelve-foot-wide alley. The blocks north of Mason Avenue contained eight blocks, four on each side of the alley. Alleys also separated half blocks—Blocks 11 and 12—from the full blocks on the east side of the subdivision. This layout became a template of sorts for the other subdivisions north of the Cottonwood Addition to Cottonwood.⁹

The Verde Valley Improvement Company, under the leadership of Walter Dunn and Aaron Weidman, wasted no time in marketing the subdivision. In fact, their first sale was filed with the county recorder on the same day as attorney Carl Heim notarized the plat, and one week before the plat was filed and recorded with the county. The company sold over seventy lots before the next subdivision plat within Old Town was recorded.¹⁰

In October 1917, Charles D. Willard filed the Willard Addition plat (figure 3), locating his subdivision on the opposite side of Main Street from the Cottonwood Addition. Drawn by Charles C. Stemmer, the Willard Addition primarily consisted of twenty-nine blocks with 100-foot-long lots, measuring twenty-four, twenty-five, or 26.8 feet wide, the major exception being two lots measuring 125 feet square in Block 4. Blocks 1 and 2, adjacent to Main Street, had two rows of lots separated by a twenty-foot-wide alley. Most of the blocks were laid out on a north-south axis, parallel to Main Street, except for those at the north end of the subdivision.¹¹

Apart from fifty-foot-wide Mingus Street (Cactus Street) and Mountain View Drive on the west boundary, the north-south streets were forty feet wide and named after trees. Like the Cottonwood Addition, the Willard Addition was bound on two sides by streets on section lines—Main Street on the east and Ellitson [sic] Avenue (Pima Street) on the south. Parallel to Ellitson Avenue, Mason Avenue also traversed the subdivision on the same alignment as the subdivision east of Main Street. North of Mason Avenue, were Farley, Orchard, and Willard Avenues, and River Drive.¹²

Because the section line between Sections 28 and 33 is not perfectly perpendicular to the line between Section 27 and 28, both the lots and the street reflect the deviation. For example, the space between the section line and the southeast corner of Block 1, Lot 1, is twenty-five feet; it is thirteen feet between the section line and the southwest corner of Block 3, Lot 1; both blocks appeared skewed. Another unusual feature of the Willard Addition was the relationship of the layout to the plat's north arrow. Typically, the north arrow points to the top of the map. In the case of the Willard Addition, it points towards the right side of the plat.¹³

⁹ "Map of Cottonwood Addition to Cottonwood, Arizona."

¹⁰ "Warranty Deed," *Book of Deeds* (Prescott: Yavapai County Recorder's Office, 1917), 105:336; *General Index of Deeds* (Prescott: Yavapai County Recorder's Office, 1918), 716, 818.

¹¹ "Willard Addition to the Town of Cottonwood, Yavapai Co. Arizona," (Prescott: Yavapai County Recorder's Office, 1917), 2:42.

¹² *Ibid.*

¹³ *Ibid.*

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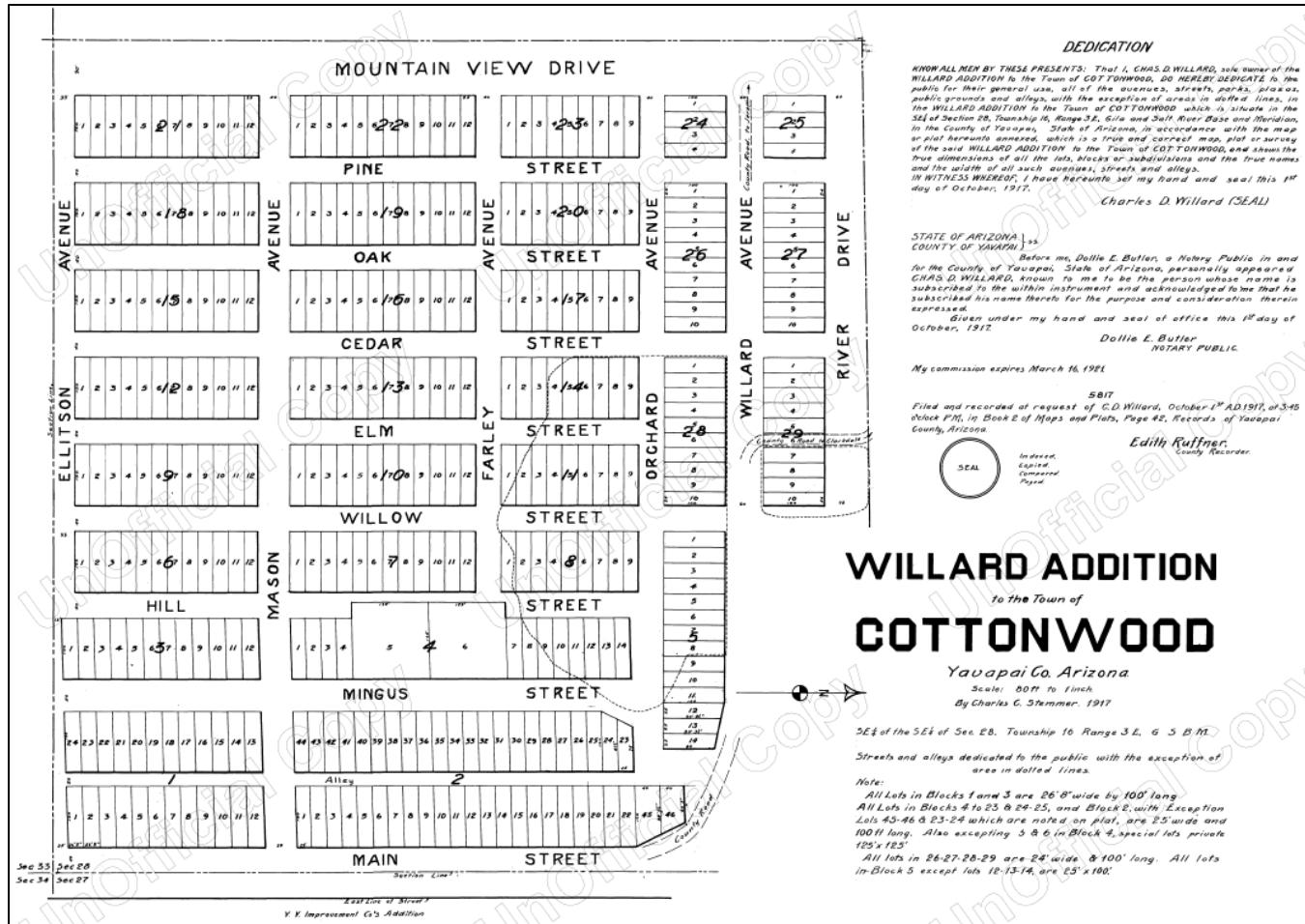


Figure 3. The Willard Addition to the Town of Cottonwood. Edited by Vincent Murray.

Unlike Dunn and Weidman, who resided in Jerome, Charles D. Willard was a Cottonwood resident. His family migrated to what was then called Upper Verde in 1879, shortly after the area was surveyed and opened for homesteading. Charles's brother George became the postmaster in 1885, and seven years later, their mother, Mary Willard, received the patent for a homestead, a portion of which became the Willard Addition.¹⁴

Charles married Etta Scott in 1890, the daughter of David Scott who recorded the plat for the Scott Addition Tract in May of 1917. The tract, located in the east half of northeast quarter of Section 34 is outside of the planning area, but the recorded plat (figure 4) provides a glimpse of what existed in Cottonwood at the time of the first subdivisions. As with the Verde Valley Improvement Company and their Cottonwood Addition, Charles and Etta Willard began selling lots before the plat was recorded and sales significantly picked up subsequent to the recording.¹⁵

¹⁴ *Record of Appointment of Postmasters, 1832-1971* (Washington: Postmaster General, 1885), 58:56; "Serial Patent 283," (Washington: General Land Office, 1892), accession AZAZAA 014803.

¹⁵ *Book of Marriage Licenses and Certificates* (Yavapai County Recorder's Office, 1890), 1:36; "Scott Addition, Verde Valley, Yavapai County, Arizona," *Book of Maps and Plots* (1917), 2:38; "Warranty Deed," *Book of Deeds* (1917), 105:366.

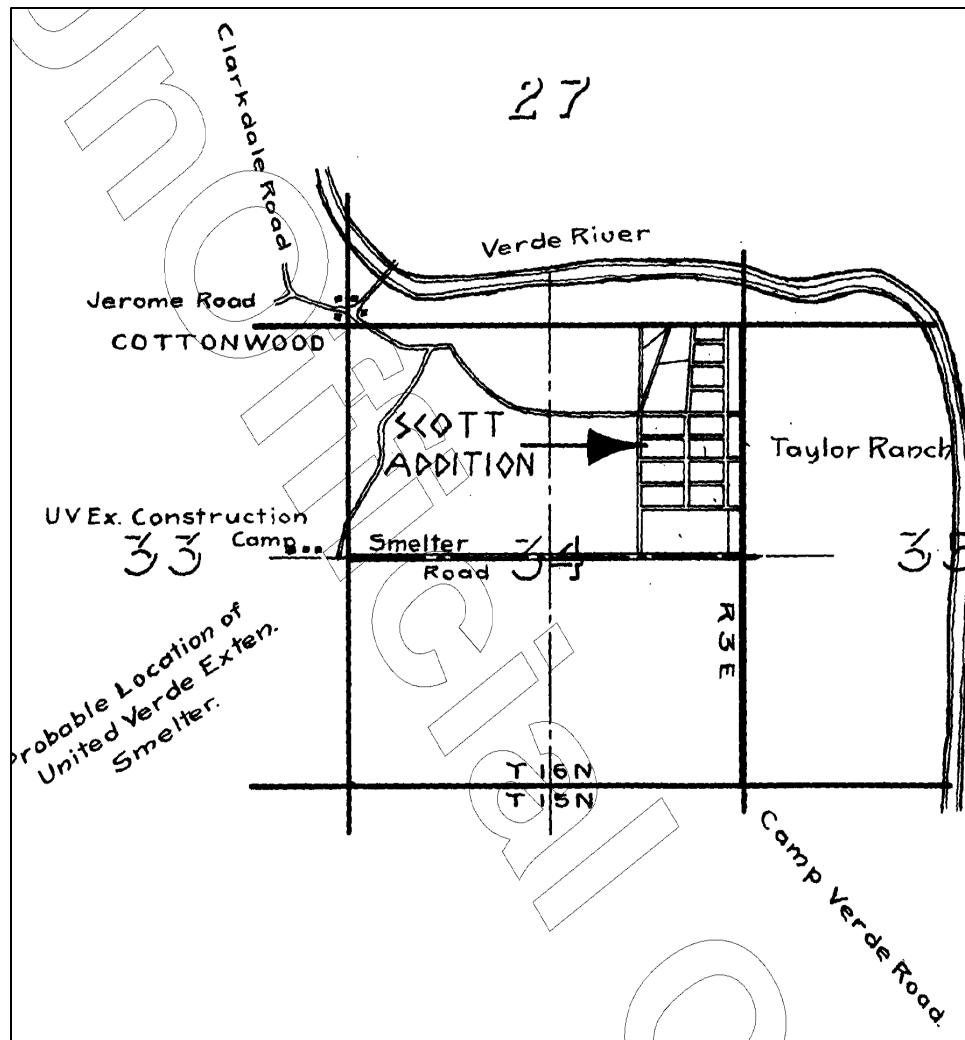


Figure 4. Cottonwood from the Scott Addition Tract. Edited by Vincent Murray.

The popularity of the new subdivisions related directly to the advent of two smelters and their respective communities. To the north, opposite the Verde River, the town of Clarkdale began as the company town for the then-new United Verde Copper Company smelter in 1912. As reported by the *Weekly Journal-Miner* on November 20 that year:

Arrivals yesterday from the new Verde Valley town of Clarkdale state that lively times are in evidence. Hundreds of men are at work on the new smelter, buildings are going up for the United Verde company, the tunnel railroad grading is under headway, and business locators are preparing to come in, with realty deals being closed that indicate a thrifty community. It is predicted that by the first of the year there will be over 1000 laborers employed and that the new town will be active for the next two years in one industry and another.¹⁶

¹⁶ "Clarkdale Very Lively Town At Present," *Weekly Journal-Miner*, 20 November 1912, 2.2.

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As a company town, Clarkdale evolved as an unincorporated community under the total control of the mining company and its two subsidiaries, the Upper Verde Public Utility Company and the Clarkdale Improvement Company. The United Verde Copper Company owned nearly everything including business buildings, houses, streets, and infrastructure. All homes were rented from the company, which also policed its property and kept order.¹⁷

The United Verde Copper Company completed its smelter in 1915 and the following year began planning to increase its smelter operations. Meanwhile, the United Verde Extension Mining Company began plans to build its own smelting plant, which was completed in 1918. During this time, Lon Mason, who had sold a portion of his property to the Verde Valley Improvement Company for the Cottonwood Addition, joined the real estate speculation market and enlisted state highway engineer J. E. Baker to lay out the Mason Addition (figure 5).¹⁸

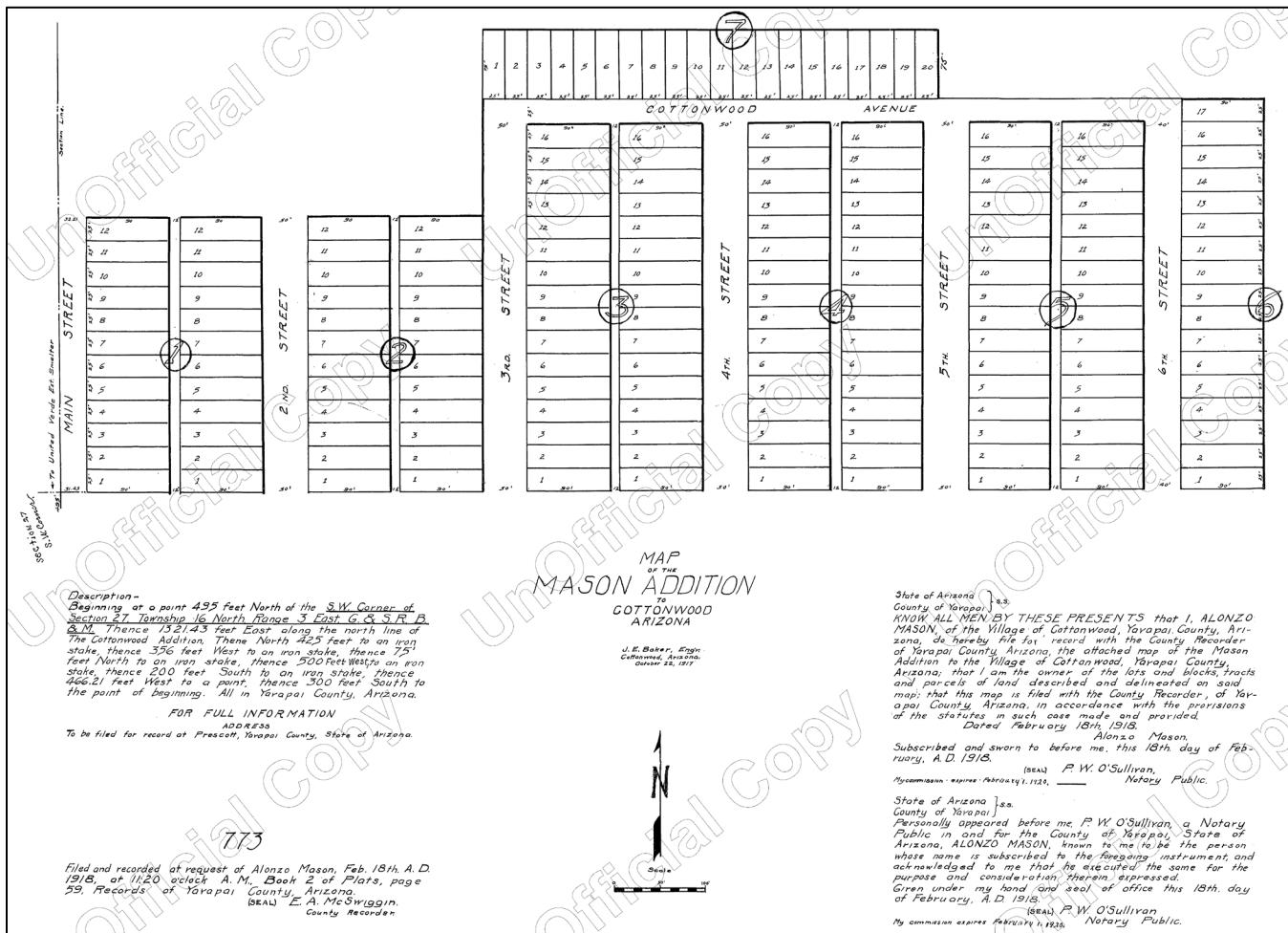


Figure 5. Map of the Mason Addition to Cottonwood, Arizona. Edited by Vincent Murray.

¹⁷ Tommie Bain, Karl Klassen, Edward E. and Dorothy King, "Clarkdale Historic District," *National Register of Historic Places Registration Form* (Washington: Department of Interior, National Park Service, 1997), 8.3

¹⁸ "Arizona State News," *Benson Signal*, 6 May 1916, 2.1; "Map of the Mason Addition to Cottonwood Arizona," *Book of Maps and Plots* (Prescott: Yavapai County Recorder's Office, 1918), 2:59.

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Located directly north of the Cottonwood Addition, Mason's addition contained seven blocks, five of which shared lots sizes and block alignments with its neighbor to the south. Deviating from the earlier subdivision layout, Blocks 1 through 5 consisted of two rows of lots with identical numbers requiring legal descriptions to include the street the lot faced, i.e., Block 5, Lot 2, facing 5th Street. Blocks 1 and 2 had two sets of twelve lots and Blocks 3 through 5 had two sets of sixteen lots. The Mason Addition created a 6th Street between Blocks 5 and 6 which extended from the alley that runs between Blocks 5 and 12 and 10 and 11 of the Cottonwood Addition. Block 7, deviated from the lot size and direction—the lots were 75 feet long, and on a north-south axis, facing Cottonwood Avenue, which ran east and west.¹⁹

Lon Mason arrived in the Verde Valley in the early 1890s and, after residing in Oak Creek and Camp Verde, made his way to Cottonwood around 1907 where he acquired a general store and the position of postmaster from Frank L. Dickinson, as well as the latter's farmland. Prior to filing his subdivision plats, Mason had also served as a member of the county board of supervisors.²⁰

While it may have looked good on paper, the Mason Addition placed a significant portion of its lots in the floodway of the Verde River. Not to be discouraged, on the same day Mason filed his plat, the *Coconino Sun* reported the future development of an amusement park in Cottonwood, to be located in a large grove of cottonwoods within the subdivision. Promoted by the Wigginton-Phelan Investment Company, the park would include a dance pavilion, theater, bath houses, a merry-go-round, pool, billiards, and other concessions.²¹

A month later, James B. F. Wigginton, representing the Venice of America Amusement Company, agreed to purchase approximately twelve acres of the Mason Addition where his company would build “the most modern and attractive amusement park in Arizona.” The company intended to build a concrete dam across an arm of the Verde River creating the “largest natural swimming pool in the state” measuring approximately 300 feet long by sixty feet wide, with the bottom of white sand and using the flow of the river to keep the pool sanitary with little attention.²²

The park would host five-cent dances in the pavilion every night the following summer and in the winter, “if the business justifies, the sides of the pavilion will be boarded and the terpsichorean attractions continued.”²³ A year later, Mason amended his plat (figure 6), creating a “Tract A” with thirty-four lots, a significant reduction—approximately twelve acres—from the original 181 lots. Oddly, the amended plat, which only retained Block 1 and reduced Block 2 to ten lots, did not include the north arrow and was aligned with south at the top of the map.²⁴

¹⁹ “Map of the Mason Addition to Cottonwood Arizona.”

²⁰ *Great Register of Yavapai County* (Yavapai County Records, 1894), 6, (1896), 109, (1904), 106, (1906), 255, and (1908), 163; *Official Register of Electors* (Yavapai County Recorder's Office, 1916), 285 and (1918), 343; *Record of Appointment of Postmasters, 1832-1971* (1919), 90:75; “Dickson [sic] Sells to Mason,” *Prescott Morning Courier*, 26 March 1907, 3.4.

²¹ “Amusement Park is Planned for Cottonwood,” *Coconino Sun*, 8 February 1918, 3.4.

²² “Pleasure Park Planned for Cottonwood,” *Weekly Journal-Miner*, 6 March 1918, 1.4.

²³ *Ibid.*

²⁴ “The Amended Plat of the Mason Addition to Cottonwood, Arizona,” (1919), 2:64.

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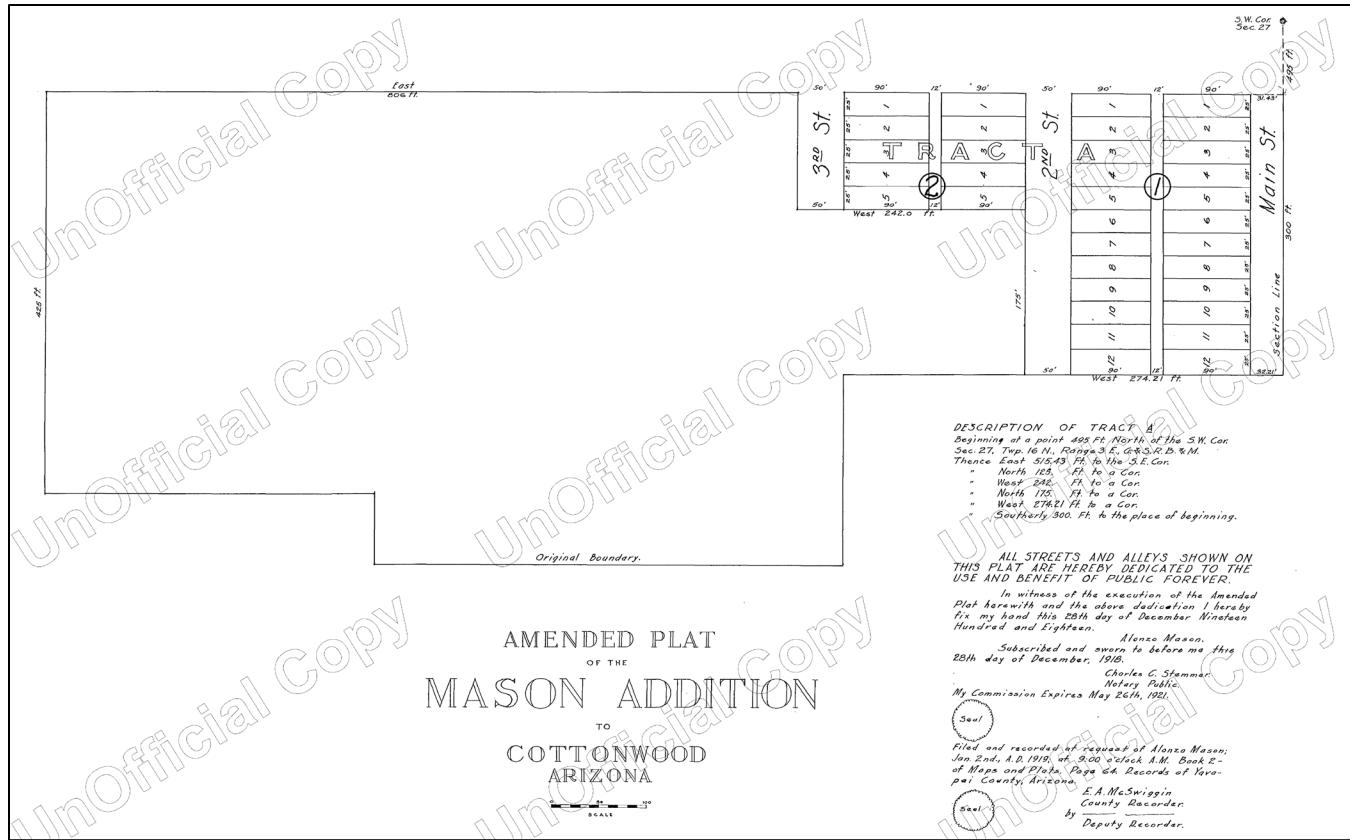


Figure 6. Amended Plat of the Mason Addition to Cottonwood, Arizona.

Coinciding with the early subdivision development was the creation of the Cottonwood Progressive Association which has been described as a combination city council and board of trade. Cottonwood's existence had previously been as an agricultural supplier, providing produce to the Verde Valley mines and the boomtown of Jerome. Now, it, too, was a boomtown.²⁵

In April 1919, association president Charles Stemmer wrote of the community's successes and hardships. The town had grown significantly since 1917, expanding from a post office connected to a store, a blacksmith shop, and garage, to three general stores, three garages, two blacksmith shops, a "first class service station not operated with a garage," a combination bakery/drugstore, three restaurants, two barbershops, three dry good stores, a "gents' furnishing," three hotels, two rooming houses, an ice plant, five pool halls, a root beer stand, two confectioneries, a furniture store, two cobbler shops, a lumber yard, meat market, bottling works, welding shop, and a tailor/cleaning shop.²⁶

Though he failed to mention the fire of 1917, Stemmer mentioned repeated bouts with the flu, the impact of the World War I draft, and the temporary closure of the mines. And, yet, Stemmer's description was a positive one. It was a harbinger of the expected prosperity anticipated for the Upper Verde River Valley during the waning years of the second decade of the twentieth century: new smelters, railroads, and planned communities provided new markets for valley crops and other agricultural

²⁵ "Local Brevities," *Coconino Sun*, 8 March 1918, 8.2.

²⁶ "Cottonwood is Now a Booming Town," *Coconino Sun*, 11 April 1919, 1.5

products. To support the growing population, some agricultural properties were becoming subdivided into residential tracts and owners were developing artesian wells.²⁷

The Cottonwood Progressive Association responded to the 1917 fire by spearheading the rebuilding effort and working with Charles Willard, who owned and developed the local water supply, to increase water pressure and secure hose and hydrant couplings. The association increased sanitation efforts and organized a volunteer fire department which, according to a 1919 Springfield Insurance Company map, consisted of a 330-foot firehose on a hose reel with access to another 200-foot hose that was privately owned. The association also graded Main Street and installed streetlights.²⁸

As noted, both major mining companies in the Upper Verde River Valley built smelters. The United Verde Copper Company built its first smelter north of Clarkdale during the years 1912-1915 and expanded its operation significantly between 1917 and 1919. The United Verde Extension Mining Company began construction of its smelter, south of Cottonwood in 1917, and finished it the following year. Initially, the plan was for the latter company to build theirs even closer and in 1916, Clarence and Anna Hopkins deeded the southeast quarter of the southwest quarter of Section 27 and the north half of the northwest quarter of Section 34, 120 acres, to the United Verde Extension Mining Company.²⁹

Clarence, or “C. V.” as he was sometimes called, worked for the mining company as its chief engineer, and he and Anna had acquired the property six years earlier. Though they owned a home in Jerome, having a farm “out in the country” seemed like a good idea and their ranch, called “the Cottonwoods,” was soon considered one of the best in the Verde Valley.³⁰ However, agricultural pursuits may have proved to be more than the Hopkinesses could manage and by the fall of 1913, C. V. was searching for a “sober and industrious man and wife for ranch work.” He offered good wages for an employee but would consider renting the property for cash or a share of the profits from what was grown.³¹ That November, Clarence and Margaret Finney answered the call and immediately began residing at the small brick cottage on the property. By the beginning of 1914, the Hopkinesses had decided the Finneys were not the appropriate people to manage the property.

The lease agreement required Clarence Finney to farm the property, finish the season’s harvest—the profits of which would be split with C. V.—and care for the stock. Finney would also be paid for any additional work. The lessee saw it differently and performed the additional work, for which he was compensated, but neglected the requisite farming and care of the stock. Finney then began a pig butchering operation, using the season’s previously harvested beans as fodder and the farm’s horses and wagons for conducting his new business. Though C. V. possessed the skills needed to be a chief mining engineer, his business sense appears to have been lacking and he continued to pay Clarence for some tasks, even though the latter neglected to perform what was required within the lease. Unlike her husband, Anna seems to have been less tolerant of Finney’s breach of contract and she made the decision

²⁷ “Fire at Cottonwood,” *Williams News*, 6 December 1917, 1.6; “Upper Verde Enjoying Boom Times,” *Arizona Weekly Journal-Miner*, 16 October 1912, 6.6.

²⁸ Pat Stein, “Cottonwood Commercial Historic District,” 8.17; “Cottonwood Tract Gets Artesian Flow,” *Arizona Republican*, 17 June 1917, 5.5; “Cottonwood,” (Springfield: Springfield Insurance Company, 1919), 836. Note: Stein mentions a firehouse, though it does not appear on the insurance map.

²⁹ “Public Records,” *Weekly Journal-Miner*, 13 December 1916, 2.5-6; David F. Briggs, *The History of the Verde Mining District, Jerome, Arizona* (Tucson: Arizona Geological Survey, 2018), 43 and 52.

³⁰ “Warranty Deed,” *Ibid.* (1910), 88:180-181 and 90:544-545

³¹ “Wanted—Help Male and Female,” *Arizona Republican*, 4 October 1914, 13.5.

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to cancel the lease and evict Clarence, his wife Margaret, and eleven-year-old stepdaughter, from the property, by force if necessary.³²

According to a complaint filed by Clarence Finney against the Hopkinses, on January 7, 1914, a deputy sheriff delivered an eviction notice. Two weeks later, Anna Hopkins appeared at the property with an “unknown man” who was armed and insisted the Finney family vacate the property immediately, which they failed to do. At this time, Clarence Finney alleged in his complaint, Anna beat his wife with a big club. The next day, a letter from Anna was delivered to the Finneys giving them until 10 AM to vacate the cottage. When the Finneys did not comply, three days later, Anna had the waterline to the house destroyed with explosives. Then Anna attempted to burn the family out by piling brush up against the front door and lighting it on fire. When that failed, the “unknown man” returned to the house and tore out the screens and broke windows, and hurled large rocks at the occupants while threatening to murder anyone that try to stop him. As Anna pointed out, it was her property, and she could destroy it if she wanted to. The Finneys hired attorney Carl Heim to assist them but when he arrived at the property on February 1, he was driven off by men with clubs and shovels, and Anna Hopkins succeeded in enforcing her eviction order.³³

The following May, Clarence Finney sued the Hopkins for \$4,000, \$2,500 of which he claimed he would have made had he been allowed to stay on the property—the additional \$1,500 was for wrongful termination of the contract and the “wrongful acts” of the Hopkinses. The Hopkinses’ attorneys quickly pointed out that Anna should not be included in the lawsuit because, regardless of her actions, she was not a party to the contract and therefore could not be held responsible for its termination. They also pointed out that there was no allegation that the “unknown man” was acting under the authority of the Hopkinses, that violence was only used to remove the Finneys from the Hopkinses’ property, and the only person who could file a complaint for “wrongful actions” was Carl Heim, and he had not done so. While the Hopkinses did not file a countersuit, which they could have done given their own damages including a horse that died from neglect, C. V. did request a bond from Finney to assure that any attorneys’ fees would be paid were the latter to lose his lawsuit. Clarence, however, pleaded with the court that he was destitute—because of his eviction—and had no friends or family to fall back on. He, quite simply, could not acquire a bond. C. V. then paid \$125 to Clarence Finney to cover the court and attorney fees and the latter withdrew the complaint.³⁴

Shortly thereafter, C. V. and Anna sold their ranch to United Verde Extension Mining Company, who soon touted the Hopkins Ranch as the future location of the company’s new smelter and, though the structure would actually be built further south, continued to do so until after the ground was broken for smelter construction. Since the ranch did not become the home of the new smelter, the mining company, which also developed its own company town named Clemenceau, decided in 1919 to use the property to

³² Clarence E. Finney v. Clarence V. Hopkins and Anna D. Hopkins (Prescott: Yavapai County Superior Court, 1914), Case No. 6144.

³³ Ibid.

³⁴ Ibid.

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provide their employees with one-eighth-acre tracts for growing their own produce. Five years later, the mining company began the process of converting the Hopkins Ranch into residential subdivisions.³⁵

Surveyed and platted by Swedish civil engineer Helmer V. Kruse, “An Addition to Cottonwood Ariz. Subdivision No. 1 on Hopkins Ranch” (Figure 7) deviated from the cardinal layout of the previous subdivisions. The lots were mostly uniform, 225 feet long and fifty feet wide, facing northeast towards the county road running between Cottonwood and Camp Verde. A small wash and the private road between Cottonwood and Clemenceau dictated the tapering of the westernmost four lots, and on the east was the last vestige of an early homestead. Opposite the county road was farmland that would soon follow suit.³⁶

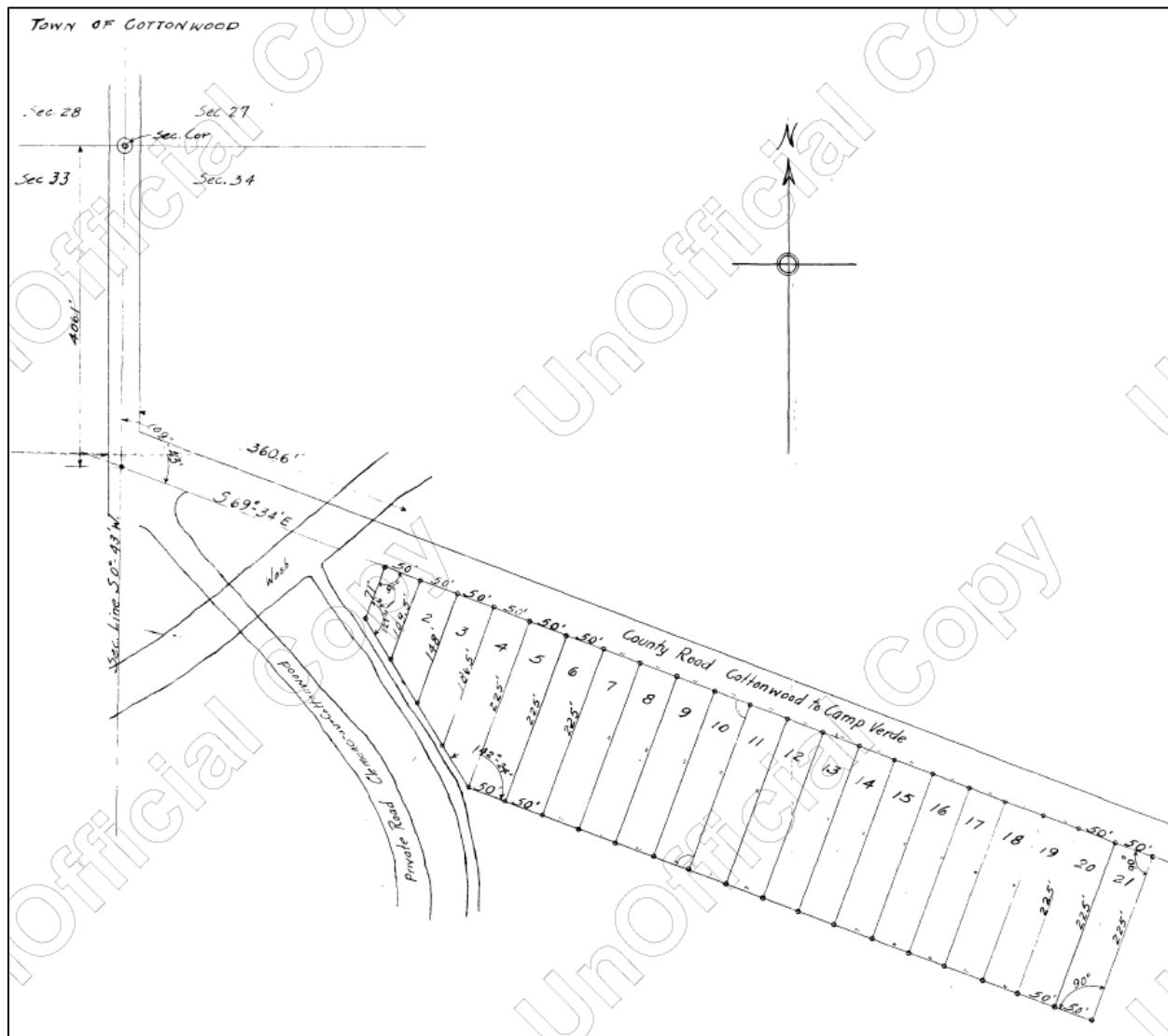


Figure 7. Plat of Subdivision No. 1 on Hopkins Ranch. Edited by Vincent Murray.

³⁵ “Ground to be Broken In Few Days for Big Extension Smelter,” *Bisbee Daily Review*, 24 December 1916, 7.2; “Western Mining and Oil News,” *Tombstone Epitaph*, 14 January 1917, 6.3; Herbert Hunter, “Copper Made 182 Millionaires Last Year,” *Weekly Journal-Miner*, 5.5; “Here and There in Arizona,” *Bisbee Review*, 3 May 1919, 4.3.

³⁶ “An Addition to Cottonwood Ariz. Subdivision No. 1 on Hopkins Ranch,” *Book of Maps and Plats* (1924), 3:12.

Cottonwood's residential development trends coincided with an increase in air pollution subsequent to the United Verde Extension Mining Company erecting their smelter less than a mile south of the unincorporated community, which added to the smoke of the United Verde Copper Company smelter operation near Clarkdale. Lawsuits began as early as 1919, when Charles Willard sued the United Verde Copper Company for \$5,000 for crops damaged in 1917, and in 1923, Chester A. Jordan of the W. A. Jordan & Sons Ranch, who joined other property owners in a separate lawsuit, reported that high humidity and the absence of wind made the conditions ideal for the smoke to settle to the ground, damaging crops. While some local farmers sold their farms to the two companies, others sued for damages caused by the smelter pollution. As part of their mitigation, the United Verde Extension Mining Company added an easement to the Hopkins Ranch property that held the copper companies harmless for future smoke damages.³⁷

The mining company did not limit its Hopkins Ranch stipulations to the waiver for smoke damage. In addition to restricting the property to residential use, property ownership allowed for utility and irrigation rights-of-way, and required indoor plumbing, specifically toilets; outdoor privies were not allowed. In at least one instance, the mining company placed race restrictions on the sale of property, disallowing the ownership of lots by people of color and their descendants for a period of 99 years, with an expiration date of June 28, 2026. However, this stipulation may have proved unpopular as diligent research did not locate a significant number of instances of the requirement.³⁸

Around 1925, Oscar C. Stewart and Jesse E. Hood began selling lots in their Stewart and Hood Addition to Cottonwood (figure 8), laid out in a portion of Mason's original addition, where James B. F. Wigginton's proposed amusement park never came to fruition. Both "O. C." Stewart and Hood were carpenters, and they may have built some of the homes on the lots they sold. In 1927, Hood and his wife, Edna, deeded their one-half interest in the remaining lots to O. C. but the latter did not record the plat until 1944. So, while being the last of the residential subdivisions recorded in Old Town, it was not the last created.³⁹

Recorded in 1926, engineer and surveyor Ransom Stone laid out the second Hopkins Ranch subdivision (figure 9) opposite the first, though stretching to Main Street. In doing so, Stone followed the street pattern created by the Cottonwood Addition, but with a Sixth Street (now Fifth Street) between Blocks 5 and 6, similar to Lon Mason's original plat. The lots measured fifty feet wide, ten feet wider than those of the Cottonwood Addition, and while the road on the northern boundary was shared with the latter, the name changed to Ellefson Avenue (now Pima Avenue), reflecting the platting of the Ellefson Addition, south of the Willard Addition, in 1925. The county road between the two Hopkins Ranch subdivisions was also changed to Main Street, though that would be temporary.⁴⁰

³⁷ "Sues for Smoke Damages," *Snowflake Herald*, 14 November 1919, 1,4; "Farmers Sue Two Smelters for Crop Hurts," *Weekly Journal-Miner*, 24 March 1920, 3,3; "Smoke Does Heavy Damage to Verde Valley Ranches," *Coconino Sun*, 3 August 1923, 9,4; "Ranchers Sue Copper Mines For Damages," *Arizona Republican*, 13 January 1924, 1,2; David F. Briggs, *The History of the Verde Mining District, Jerome, Arizona* (Tucson: Arizona Geological Survey, 2018), 51-55; "Warranty Deed," *Book of Deeds* (1927), 145:104-105.

³⁸ "Warranty Deed (1929), 147:21-22 and (1945), 185:188-189. Though the latter deed was dated 1926, it was not recorded until nineteen years later.

³⁹ "Stewart and Hood Addition to Cottonwood," *Book of Maps and Plats* (1944), 4:41; *Official Register of Electors* (Yavapai County Recorder's Office, 1926), 337 and 371.

⁴⁰ "Hopkins Ranch Subdivision No. 2," *Book of Maps and Plats* (1926), 3:23.

STEWART and HOOD
ADDITION TO COTTONWOOD
YAVAPAI COUNTY ARIZONA

60 FEET = ONE IN.

We do hereby certify that this map of lots and streets is a map of a subdivision of a part of Section 27, T16N, R3E, Yavapai County, Arizona, to be known as Stewart and Hood addition to Cottonwood; that the streets and alleys as shown are dedicated to the public.

State of Arizona . S.S.
County of Yavapai

This instrument was acknowledged before me this 3rd day of March, 1944 by O.C. Stewart and, Frank. May, who stated to me that they executed the same for the purposes and considerations therein expressed.

My commission expires

July 2, 197

NOTARY PUBLIC

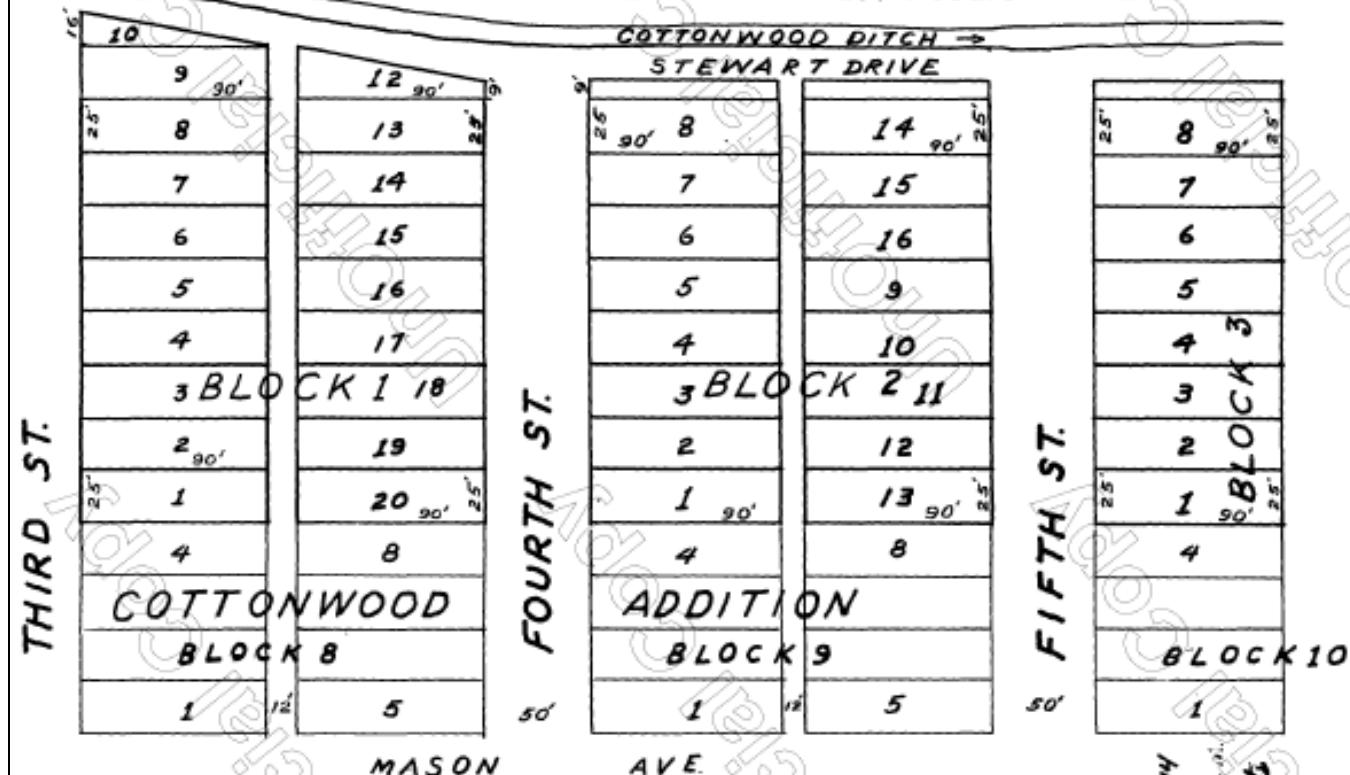


Figure 8. Stewart and Hood Addition to Cottonwood. Edited by Vincent Murray.

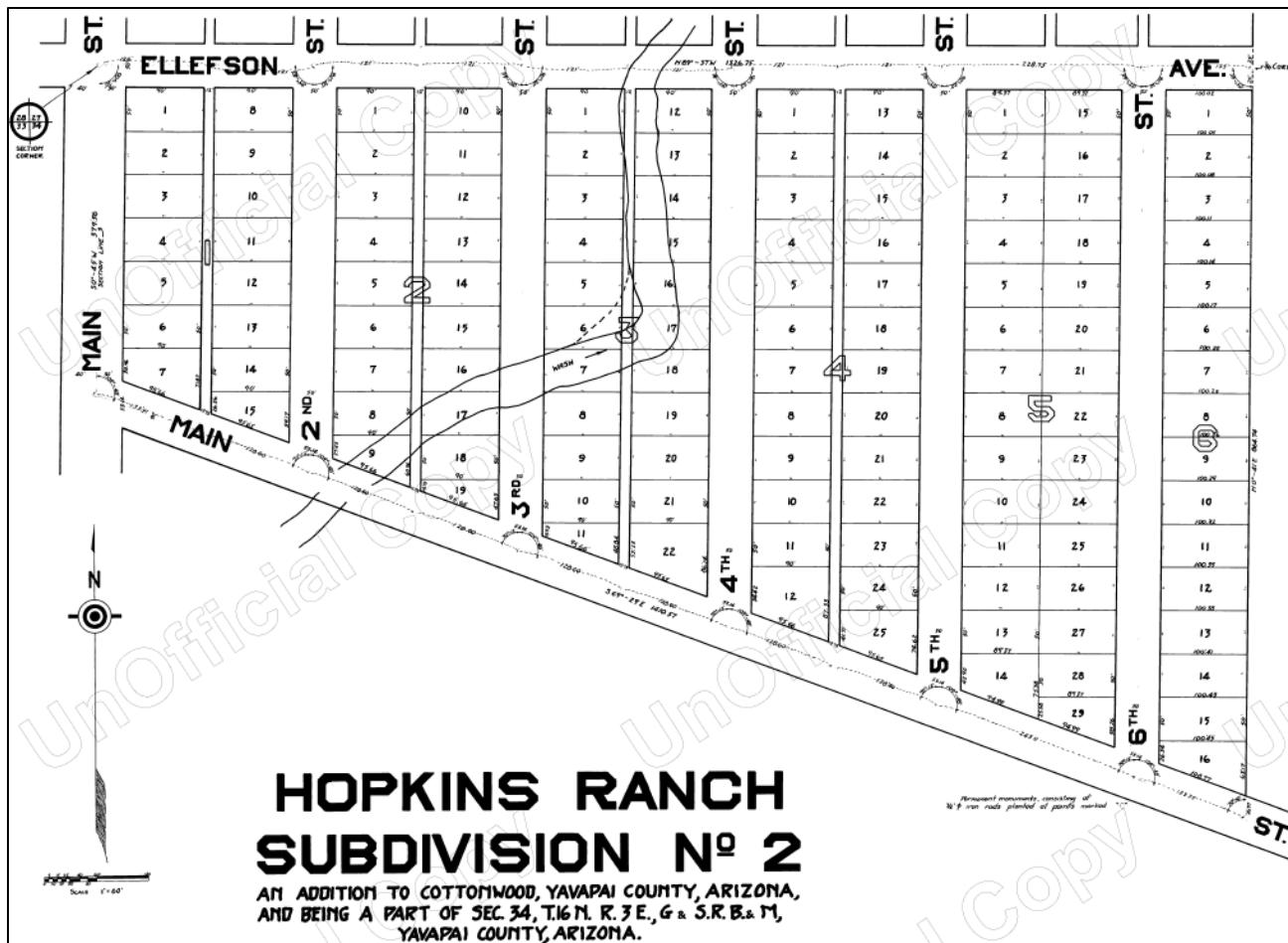


Figure 9. Hopkins Ranch, Subdivision No. 2. Edited by Vincent Murray.

In March 1928, Joseph Ralph Hall, aka Joe R. Hall, acquired the southeast quarter of the southeast quarter of Section 27 and the northeast quarter of the northeast quarter of Section 34 from the United Verde Extension Mining Company, minus the property subdivided into the two Hopkins Ranch subdivisions, and a 200-feet-square tract and right-of-way used for an artesian water well. With a survey and subdivision plat created by R. D. Moore, and partnering with Joseph and Marian Reeves, Hall carved out the Hopkins Ranch Subdivision No. 3 three months later.⁴¹

As is reflected by a multitude of deeds, Joe R. Hall and Joseph Reeves were very active in the sale of Hopkins Ranch subdivision real estate. A steelworker by trade, Hall had come to the Verde Valley in 1917 to work on the United Verde Extension Mining Company's smelter as an employee of the Kansas City Structural Steel Company. After arriving, he acquired a hotdog stand and became a local entrepreneur. Reeves worked for the United Verde Extension Mining Company as a chief mine clerk which may have provided the skills and connections needed for the real estate business. Before Reeves

⁴¹ "Warranty Deed," *Book of Deeds* (1931), 154:303-305; "Hopkins Ranch Subdivision No. 3," *Book of Maps and Plats* (1928), 3:38.

Old Town Cottonwood Historic Residential Property Report

left the Verde Valley in 1930, the two Josephs sold dozens of properties in the Hopkins Ranch subdivisions.⁴²

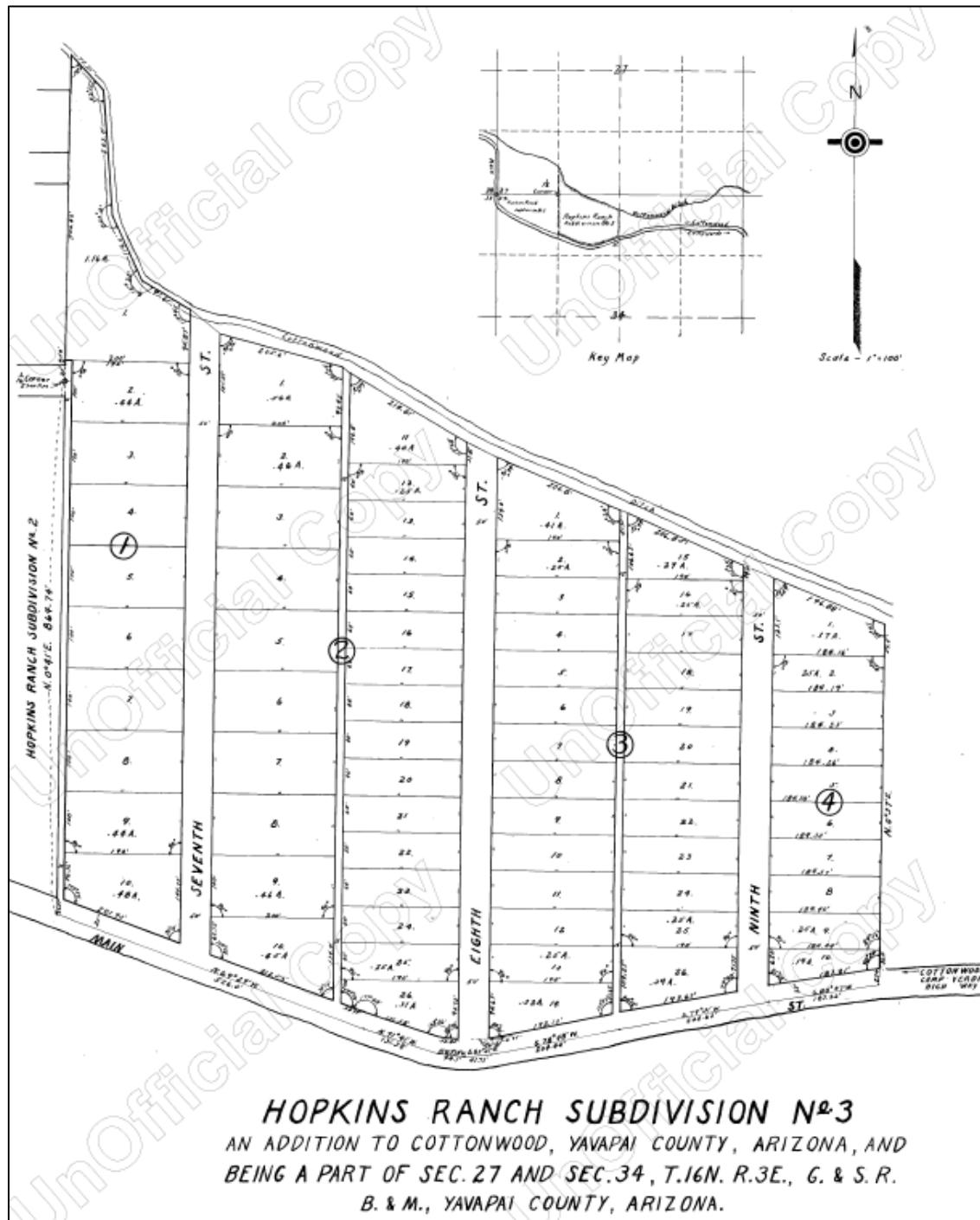


Figure 10. Hopkins Ranch Subdivision No. 3. Edited by Vincent Murray.

⁴² Glenda Farley, “1917: Cottonwood Businesses,” cottonwoodhotel.com/cottonwoodhistory.html accessed 2 June 2023; *Fourteenth Census of the United States* (Washington: Department of Commerce, Census Bureau, 1920), Verde Town, enumeration district 103, 8A; *Fifteenth Census of the United States* (1930), El Paso City, enumeration district 71-90, 2B; “Quit Clam,” *Book of Deeds* (1929), 147:272.

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Hall's sister, Bessie Siler, the wife of local merchant William "Jess" Siler, took over the sale of Hopkins Ranch real estate in 1931, when Joe deeded all of his rights to her in the Hopkins Ranch Subdivisions No. 1 and 2, as well as his interests in the Willard and Cottonwood additions. Siler continued selling property in Cottonwood for the next two decades, before moving to Flagstaff to run the Pine Hotel.⁴³

The last of the residential subdivisions created in Cottonwood's Old Town developed from amending Blocks 24 to 29 of the Willard Addition. In 1930, Arthur J. Kline surveyed and platted the Pugh Subdivision of Willard Addition, on behalf of John Povich, Beatrice Ready, Jesus Reyes, Mrs. L. W. Pugh, and Charles D. Willard and his four daughters, Emma L. Farley, Alice Hancock, Ina Garrison, and Jennie Garrison. It created two Blocks, A and B, with eleven and eight lots, respectively, in assorted sizes, though only Block A appears to still exist.⁴⁴

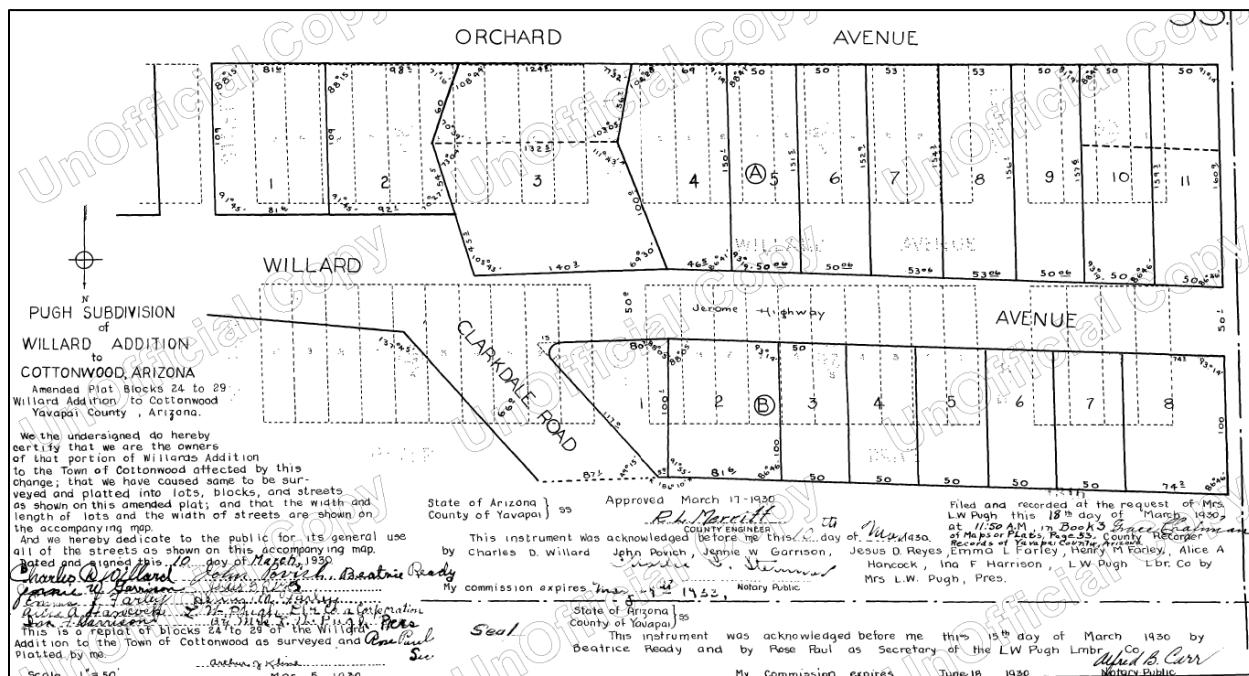


Figure 11. Pugh Subdivision of Willard Addition to Cottonwood, Arizona. Edited by Vincent Murray.

As with the rest of Arizona, Cottonwood was impacted by twentieth century economic recessions and the Great Depression, but the real estate market remained comparatively stable with dozens of transactions each year well into the 1940s. Following the shutdown of the United Verde Extension Mining Company smelter in 1937, the number of lot sales and new construction temporarily decreased, but the market may have been revived by the migration of some of the citizens, and some of their homes, from the company town of Clemenceau into the Cottonwood Old Town area.⁴⁵

As is evidenced by the 1939 Sanborn Insurance Maps, most of the Cottonwood Addition to Cottonwood, Mason Addition Amended, Hopkins Ranch Subdivisions 1 and 2, and a significant amount of Stewart and Hood's addition and Hopkins Ranch Subdivision 3 were developed. The Willard Addition did not

⁴³ "Warranty Deed, *Book of Deeds* (1931), 154:303-305 and 155:161 and *Book of Records* (1951), 31:233-234; "Northern Liquor Transfers Approved," *Arizona Daily Sun*, 15 February 1954, 2.6.

⁴⁴ "Pugh Subdivision of Willard Addition to Cottonwood, Arizona," *Book of Maps and Plats* (1930), 3:53.

⁴⁵ David F. Briggs, *The History of the Verde Mining District, Jerome, Arizona*, 56

fare as well, with development being limited to those blocks closest to Main Street, and the Pugh subdivision. When World War II began, residential development throughout Arizona decreased substantially but, unlike the construction boom that occurred postwar in cities like Phoenix and Tucson, and perhaps spurred by the closure of the United Verde Copper Company operation in 1953, and the lot sale and incorporation of Clarkdale in 1957, real estate sales and new residential construction in Old Town declined through the 1950s and 1960s.

This trend did not change with the incorporation of the Town of Cottonwood in 1960 nor the opening of the Phoenix Cement Company plant in Clarkdale the year before, the latter of which brought employment to the area but also increased heavy truck traffic on Main Street through Old Town. Realignment of the highway through Cottonwood in the 1960s decreased the traffic, but also directed development away from Old Town. Likely affected by the expansion of the municipal boundaries, this trend continued beyond 1975, which is the cutoff for the period of significance (the actual age requirement is fifty years).⁴⁶

National Register Eligibility

In order to determine whether a property in Old Town is eligible for listing on the National Register of Historic Places, it needs to be evaluated within its relevant historic context under one or more of four criteria. These criteria describe how a property is or is not historically significant for its association with important events or persons, design or construction, or for information potential as provided in *National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation*. The four criteria used for evaluating the historic significance of any property are as follows:

- A. An association with events that have made a significant contribution to the broad pattern of our history.
- B. An association with the lives of persons significant in our past.
- C. Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- D. Properties that have yielded, or may be likely to yield, information important in prehistory or history. Typically used for archaeological sites, it is unlikely that this criterion will be used in evaluating eligibility of properties in this study.⁴⁷

National Register eligibility also requires that a property retains enough integrity to convey its historic significance. To do so, the property must be evaluated for its aspects of integrity of location, design, setting, workmanship, materials, feeling, and association.

Location is the simplest aspect to evaluate. The property is either in its original location or it is not. In the case of Cottonwood's Old Town Planning Area, there are some homes that were moved from other

⁴⁶ "Verde Valley Welcomes Industry," *Williams Daily News*, 5.5-6; Claiborne Nuckolls, "Yavapai Board Asks State Aid for Highway," *Arizona Republic*, 4 February 1964, 23.5-6. Note: the realignment may have led to a brief increase in 1965.

⁴⁷ *National Register Bulletin No. 15: How to Apply the National Register Criterion for Evaluation* (Washington: U. S. Department of Interior, National Park Service, 1997), 2.

locations. When that is the case, the date of construction becomes the date when the building was placed.

Design is the combination of elements that reflects the property's historic function, technology, and aesthetics. It includes its structure, massing, arrangement of spaces, fenestration (arrangement of doors and windows), textures and colors of surface materials, and style of ornamental detail. For historic districts considered significant primarily for historic association or architectural value, the integrity of design concerns more than just the individual buildings or structures within the boundaries, it also applies to the relationship between properties.

Setting is the character of place, the physical environment under which a property was built and the function it was intended to serve. The features making up the setting should be examined within and outside of the property boundaries, which is especially important for historic districts.

Materials are the physical elements which were combined in a specific pattern to create the property, in this case those used in construction such as concrete, wood, brick, and adobe for walls, asphalt shingles and metal for roofs, and wood and metal for windows. A property must retain the key exterior materials and significant features dating from the period of its historic significance and should be actual historic resources, not recreations.

Workmanship is the evidence of an artisan's labor and skill. It can apply to the property as a whole or as an individual component. Workmanship can be a vernacular method of common construction with a traditional finish or highly sophisticated with ornamental detailing using innovative period techniques.

Feeling is the property's expression of its aesthetics or a historic sense of a particular period resulting from the presence of physical features that collectively convey the property's historic character. For example, a historic residential district will retain original design, materials, workmanship, and setting and will relate the feeling of residential life during the period of significance.

Association is the connection between a property and a historic event or person. A property retains association if it is located where the event or activity occurred and is sufficiently intact to convey its relationship to an observer. Similar to feeling, a property's association requires the presence of physical features that convey its historic character. Both feeling and association depend on individual perceptions, their retention alone is not sufficient for National Register eligibility.⁴⁸

For residential properties in Old Town to be eligible under Criteria A or B, it must retain the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). It should also have the integrity of location, setting, and feeling.

For eligibility under Criterion C, a property must retain the majority of the features that embody the distinctive characteristics of its type and illustrate its architectural style in terms of the massing, spatial relationships, proportion, fenestration, texture, and ornamentation.

Referring to Criterion C, historic districts can represent a significant and distinguishable entity whose components may lack individual distinction. To retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if they are

⁴⁸ National Register Bulletin No. 15, 44-45

individually undistinguished. The relationships among the district's components must also be substantially unchanged since the period of significance.

Properties that do not possess the necessary aspects of integrity for National Register eligibility, while built within the period of significance, are historical in age but not considered historically significant and are considered non-contributors to historic districts. When evaluating a group of properties for a potential historic district, it is important to consider the number, size, scale, design, and location of non-contributors to the district. Non-contributors are properties that have been substantially altered since the period of significance or do not share the historic association with the district. A district is ineligible if it contains so many alterations and/or non-contributors that it cannot convey the sense of the historic environment. In the case of Cottonwood's Old Town, there may be more than one residential historic district created based on the numbers and locations of contributors.

Architectural Styles

The architecture of the residential buildings in Cottonwood's Old Town are categorized as late nineteenth and early twentieth century movements under the National Folk Style and Bungalow form, late nineteenth and early twentieth century revivals under the Period Revival styles, and modern movement under Transitional Ranch/Minimal Traditional and Ranch styles. The most popular of these styles within Old Town is the National Folk. There are also mobile homes within the planning area which may be considered contributors to a historic district.

The National Folk Style as defined by Virginia & Lee McAlester's *Field Guide to American Houses* are defined by six forms, five of which are found in the study area. This form followed the railroad west replacing vernacular and dominated the American folk building through the middle of the twentieth century. The forms found in Old Town are easily distinguished by their designations:



Figure 12. Gable-Front can be various sizes. When designed for small, narrow lots, they are sometimes referred to as "Shotgun Houses." Photographs are from *A Field Guide to American Houses*.



Figure 13. Larger Gable-Front homes are often inspired by the bungalow form and will include elements from Craftsman bungalows such as exposed rafters, knee-braces, and front porch column bases extending from ground level.



Figure 14. Gable-Front-and-Wing homes are as described, a gable front with a wing on one side. A similar plan is often used for Period Revival Style, Transitional Ranch homes, and Ranch Style homes.



Figure 15. Hall-and-Parlor homes are side-gabled, and typically twice as wide as deep. In this case, there is an addition on the rear which is likely an enclosed porch.



Figure 16. Massed-Plan, Side-Gabled homes have wide front facades and are more than one room deep. Sometimes they are bungalow-inspired.



Figure 17. Pyramidal homes have pyramidal roofs, in this case with a hipped roof over the porch.

The other styles are represented by a smaller number of homes scattered through the study area. As stated, there are some houses that could be considered “bungalow” in form, usually influenced by Craftsman or California styles, with exposed rafters and decorative knee-brackets, thick front porch columns. Like National Folk, the bungalow plan can be front gabled, side gabled, cross-gabled, hipped, or pyramidal. Typically, small town bungalow houses are less ornate than those found in larger cities and the distinction from National Folk may be blurred.



Figure 18. Bungalow-inspired National Folk Gable-Front (left) and Craftsman bungalow (right).

The Revival Styles within Old Town appear to be mostly Pueblo Revival or Spanish Eclectic with stucco-coated walls, flat-roofs with parapets, or cross gabled with clay tiles, and prominent arches with a similar plan to the Gable-Front-and Wing form—a small, box-like form, usually with an L-shaped layout. Transitional Ranch homes are similar to Ranch Style homes but smaller and without attached garages and also have a similar plan to the Gable-Front-and-Wing. The roof is either a low-pitched gable or hipped and is predominantly comprised of asphalt shingles. The gables often have horizontal wood siding. Sometimes referred to as Minimal Traditional, the Transitional Ranch is descended from the Revival Styles, and sometimes will have similar ornamentation. The Transitional Ranch is also, as its name implies, the precursor to the Ranch Style, which is larger and typically has an attached garage or carport. There are also mobile homes within Old Town which should be evaluated on a case-by-case basis due to their portability.

Registration Requirements

For buildings, structures, and sites within the survey area to be eligible for nomination to the National Register of Historic Places, they must have been built between 1917 and 1975 and located within the boundaries of Cottonwood's Old Town Planning Area. The buildings and structures must have been specifically associated with the residential development of Cottonwood.

Some of the buildings and structures associated with the development of the area are no longer extant, so only those properties with extant buildings on which the aspects of integrity can be applied as an evaluation for eligibility for listing on the National Register of Historic Places are to be considered in this report. At the time of this report, no archaeological sites within the survey area were identified, therefore, the criteria for eligibility in this report is limited to:

- A. Properties that made a significant contribution to our broad patterns of history.
- B. Properties associated with the lives of significant persons.
- C. Properties that embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or (in the case of a historic district) represent a significant and distinguishable entity whose components may lack individual distinction.

Significance

The significance of historic residential properties within the survey area is evaluated under two historical contexts. The first context is associated with the National Register of Historic Places Criterion A, in the area of Community Planning and Development for the relationship of the properties to the broad patterns of community development in Cottonwood. The second context is associated with the National Register's Criterion C for the representative architectural styles of the residential properties within the study area. The period of historic significance for the two contexts is 1917 to 1975, beginning with the date of the Cottonwood Addition to Cottonwood and ending with the projected date for the National Register of Historic Places arbitrary fifty-year age requirement. The survey area includes portions of Old Town that were subdivided formally to create early twentieth century residential lots, and the construction of houses on those lots (or moved to those lots), which coincided with local trends as described in the historical narrative. Based on these residential development events, one or more historic

districts can be developed using contributing properties within the survey area which, through their architectural design, cohesively convey the development of these residential subdivisions and their association with an important period in Cottonwood's history.

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