

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable."

## 1. Name of Property

Historic name: Cottonwood Commercial Historic District (Additional Documentation and Boundary Expansion)

Other names/site number: \_\_\_\_\_

Name of related multiple property listing:

N/A

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

## 2. Location

Street & number: N. Main Street and E. Pima

City or town: Cottonwood State: AZ County: Yavapai

Not for Publication: ☐ Vicinity: ☐

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

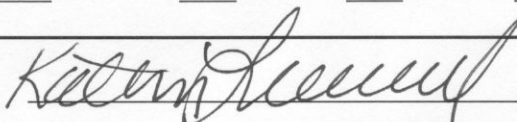
I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide X local

Applicable National Register Criteria:

X A \_\_\_ B \_\_\_ C \_\_\_ D



Signature of certifying official/Title

9 April 2021

Date

State Historic Preservation Office, Arizona State Parks and Trails

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Date

Title

State or Federal agency/bureau  
Or Tribal Government

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

\_\_\_\_\_  
**Signature of commenting official:**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Title :**

\_\_\_\_\_  
**State or Federal agency/bureau  
or Tribal Government**

#### 4. National Park Service Certification

I hereby certify that this property is:

- \_\_\_ entered in the National Register  
\_\_\_ determined eligible for the National Register  
\_\_\_ determined not eligible for the National Register  
\_\_\_ removed from the National Register  
\_\_\_ other (explain:) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☒

Public – State

☐

Public – Federal

☐

##### Category of Property

(Check only **one** box.)

Building(s)

☐

District

☒

Site

☐

Structure

☐

Object

☐

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>8</u>	<u>                    </u>	buildings
<u>1</u>	<u>                    </u>	sites
<u>                    </u>	<u>                    </u>	structures
<u>1</u>	<u>                    </u>	objects
<u>10</u>	<u>                    </u>	Total

Number of contributing resources previously listed in the National Register 37

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

COMMERCE/TRADE  
GOVERNMENT  
RECREATION/CULTURE

**Current Functions**

(Enter categories from instructions.)

COMMERCE/TRADE  
GOVERNMENT  
RECREATION/CULTURE

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

NO STYLE

MODERN MOVEMENT

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Brick, concrete, wood, and clay tiles.

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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#### Summary Paragraph

In 2000, the Cottonwood Commercial Historic District (district) was listed in the NRHP. The district currently contains 53 buildings and 4 structures, 37 of which contribute to the historic character of the district and 20 that are considered non-contributing based on a lack of integrity or age (Stein 2000). The district is listed in the NRHP as locally significant under Criterion A for its association with the commercial and civic development of Cottonwood during the early-to-mid-20th century (Stein 2000) with a period of significance spanning 1917–1949. This period of significance was chosen to signify the earliest date of construction within the district's boundary and extending to what was the 50-year age threshold for NRHP designation at the time of the original nomination.

The district includes buildings and structures clustered along or directly fronting N. Main Street and bounded to the north and south by bridges, a geographic area locally referred to as “bridge-to-bridge.” These resources are associated with local commerce, government, and religious activities as well as residential, social, recreational, and cultural functions. Associated resource types include: restaurants, specialty and department stores, hotels/motels, a meeting hall, a jail, a post office, public works, churches, a theater, and two bridges.

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At the time of the nomination, 20 properties were recommended as non-contributing. With the passage of time, however, additional commercial buildings and one object previously considered non-contributing based on age have reached the 50-year age threshold and are now potentially eligible for inclusion as contributing resources to the existing historic district. Furthermore, other buildings previously recommended as non-contributing based on integrity were re-evaluated, and several of them were found to possess sufficient integrity to also be eligible as contributing to the historic district. Buildings previously-listed as contributing were not re-evaluated as part of this amendment.

The re-evaluation of significance for this amendment took into account age, artistic value, and historical association. Integrity was assessed by the degree to which each building's original historical fabric was able to convey significance after years of alterations and additions. Because the Cottonwood commercial district is a dynamic corridor constantly changing over time, as historian Norman Tyler points out,

*...retail establishments need[d] to periodically update [their] image...It is generally accepted that retail stores should have a new image—and a new storefront—at least every five to ten years (2000:173).*

Alterations such as paint or stucco, while covering some buildings original brickwork, do not necessarily detract from an individual building's integrity or association. Windows were also a major consideration during the evaluation process, and allowance was given to changes that retained a form similar to the original construction and that continued to be reflective of a commercial property (i.e., display windows). Moreover, where window form remained constant, but the material used in the framing changed (e.g., steel to aluminum) then the building could still be considered to have historical integrity.

Changes to windows, doors, and design were found to impact integrity when at least three major alterations to the building had occurred. Properties that did not meet eligibility requirements exhibited some of the following:

- Age (constructed after 1960)
- Removal of windows
- Removal of doors and/or reorientation of entry
- Alterations to window form
- Incompatibility with historic setting (i.e., not reflecting the features associated with a commercial storefront)

In order for these resources to be subsumed under the existing documentation, the period of significance is being amended to incorporate additional properties built after 1949 but before 1961 (1960 is the proposed end date to signify the year Cottonwood became an incorporated community). Therefore, the period of significance is being amended to 1960 to include commercial and civic development following World War II (WWII) and to represent the

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continuum of development prior to incorporation. The previously established period of significance ending in 1949 was arbitrarily chosen and does not have any meaningful significance concerning the history of commercial and civic development within the City. 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.

A boundary expansion is also being proposed as a discrete action to include three additional properties: the Cottonwood Youth Center, an associated baseball diamond, and a former gas station. These two facilities were constructed, respectively, to enhance the City's civic infrastructure fronting N. Main Street, provide recreational amenities (basketball court, baseball diamond), and to service automobile traffic associated with the tourist industry. In total, an additional **8 buildings, one site, and one object are being recommended eligible** for inclusion as contributing resources to the existing historic district (Tables 1 and 2). **Seven buildings and one object are included in the existing boundary, and one building, and one site are included in the boundary expansion** (Figure 3). The total count of contributing resources from the previous nomination and with this amendment is 47. A list of the previous status for individual buildings from the 2000 NRHP boundary are provided in Continuation Sheet No. 1.

**Table 1. Contributing Resources in Boundary Expansion Area**

Address	Historic Name/Use	Current Name/Use	Date of Construction
215a E. Pima Street	Stratham Homestead/ Salvation Army/ American Legion	Cottonwood Youth Center	ca. 1930s
215b E. Pima Street	Stratham Homestead	Baseball diamond	ca. 1930s
777 N. Main Street	76 Gas Station	Vacant	1955-1956

**Table 2. Revised Evaluations in Cottonwood Commercial Historic District**

Address	Historic Name/Use	Current Name/Use	Date of Construction
1027 N. Main Street	Karl Norton Law Office	Magenta Custom Jewelry	1937/1945
1003 N. Main Street	Shep's Liquor sign	Ledbetter Law Rehab, "Welcome Old Town"	ca. 1960
827 N. Main Street	Post Office	City Hall	1959-1960
816 N. Main Street	Bank of Arizona	City Finance	1938;1954
804 N. Main Street	Ice Cream Shop	Colt Restaurant	1923/1938/1966
796a N. Main Street	Barn	Retail	ca. 1930
794 N. Main Street	Richfield Service Station	Bings Burgers Station	ca. 1939; 1961

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## Narrative Description

The 8 documented buildings, one object and one site (a vintage neon sign and baseball diamond) are present in their original locations and are situated along the south, east, and west sides of N. Main Street in Cottonwood, Arizona. The documented properties fall within portions of Sections 27, 28, 33, and 34 of Township 16 North, Range 3 East (Cottonwood USGS 7.5' topographic quadrangle; Gila and Salt River Base Line and Meridian) (Figure 1).

The district is the commercial and civic center of Cottonwood in a mixed-use area fronted by commercial and civic buildings with residential development set behind the commercial corridor. Instead of an unbroken line of abutting commercial storefronts, there are some gaps between buildings and vacant lots along the corridor which is a reflection of the City's history of catastrophic fires and weather events that have led to the destruction of many historic buildings. Additionally, those buildings that are free-standing represent civic or government buildings. The extant buildings along N. Main Street, however are what remains of Cottonwood's early commercial and civic development and history.

The amendment to the district through the inclusion of the additional properties along N. Main Street reinforce and act as a continuation of the existing district's early-20th century commercial feeling through the continuous use of uniform setbacks and height, paved sidewalks, ornamental street lighting, and low cobble retaining walls. The district is interspersed with civic, religious, and commercial buildings that historically catered to both the community and tourists alike and that continue to support the district's commercial character (Figures 2 and 3, See Continuation Sheets for list of resources from Stein 2000).

There are multiple character-defining features that carry across the district and in the amended boundary and provide a cohesive quality. The district's streetscape is composed of a single linear road—N. Main Street—that bisects the district and is bookended by the Del Monte Wash Bridge to the southeast and Cottonwood Bridge to the northwest. The district features uniform setbacks, rear alleys, ornamental lighting, cobble walls and benches, and a mix of free-standing and one-part commercial blocks that vary between one and two-stories in height, many of which contain covered boardwalks. Sections of the district form an unbroken line of abutting storefronts, but in areas where buildings were historically lost to fire or snow, gaps and free-standing buildings are now prevalent. Because several fires and a catastrophic snowfall have occurred over the last century, the types of building materials and the numbers of standing buildings has changed. The extant buildings are what remains after these numerous destructive events. Prior to the fire of 1925, the majority of buildings along Main Street were constructed with wood but in subsequent years were replaced with buildings made of masonry and concrete. Today, most buildings retain integrity of original design and materials or were altered historically; walls are composed of concrete and brick, while metal and wood are used for porches, roofs, and decorative features (Photographs 1–2).

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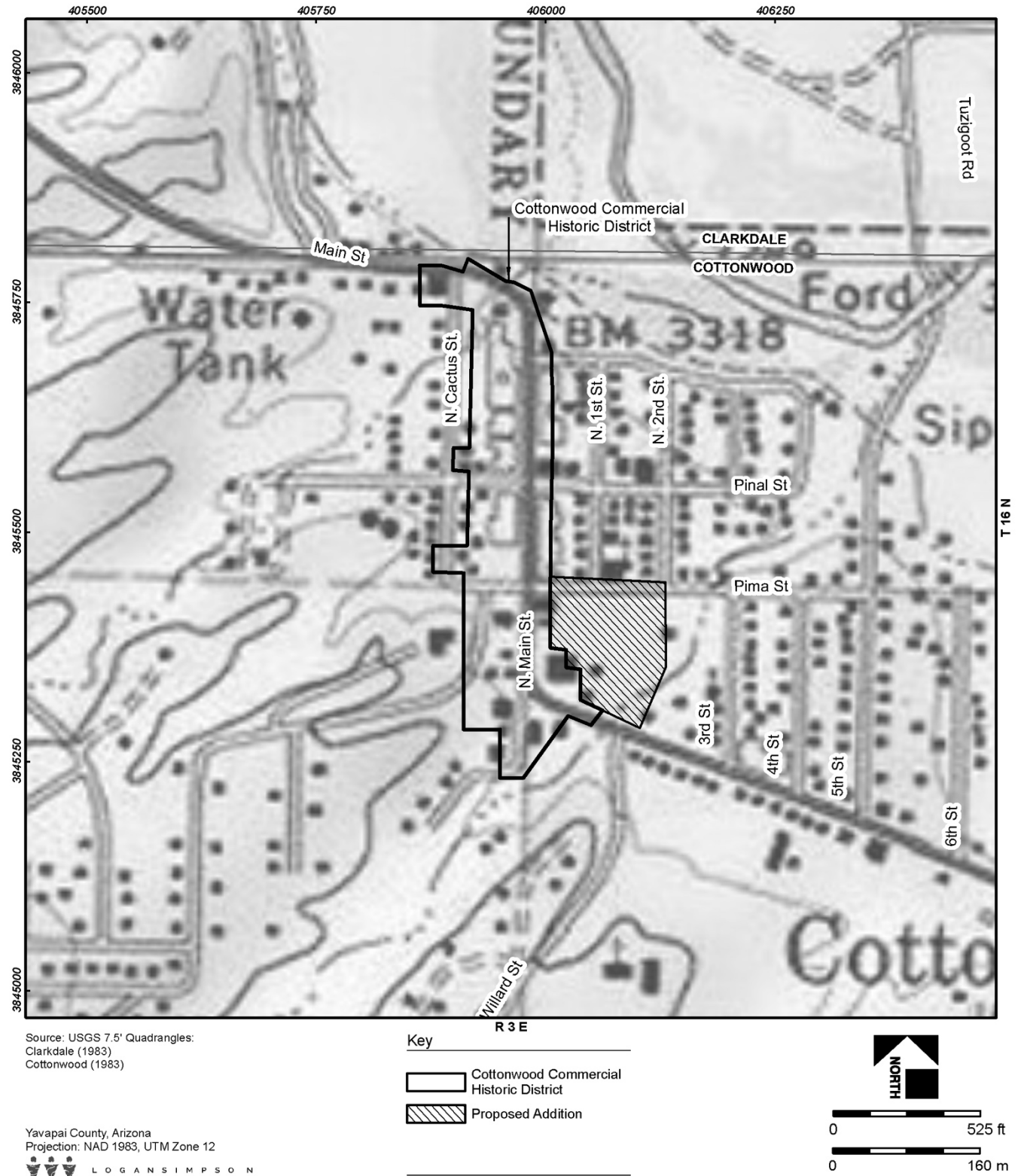


Figure 1. Location of the amended Cottonwood Commercial Historic District.

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Figure 2. Excerpt from the Cottonwood Commercial Historic District nomination showing original contributing and non-contributing resources as of 2000 nomination (Stein 2000).

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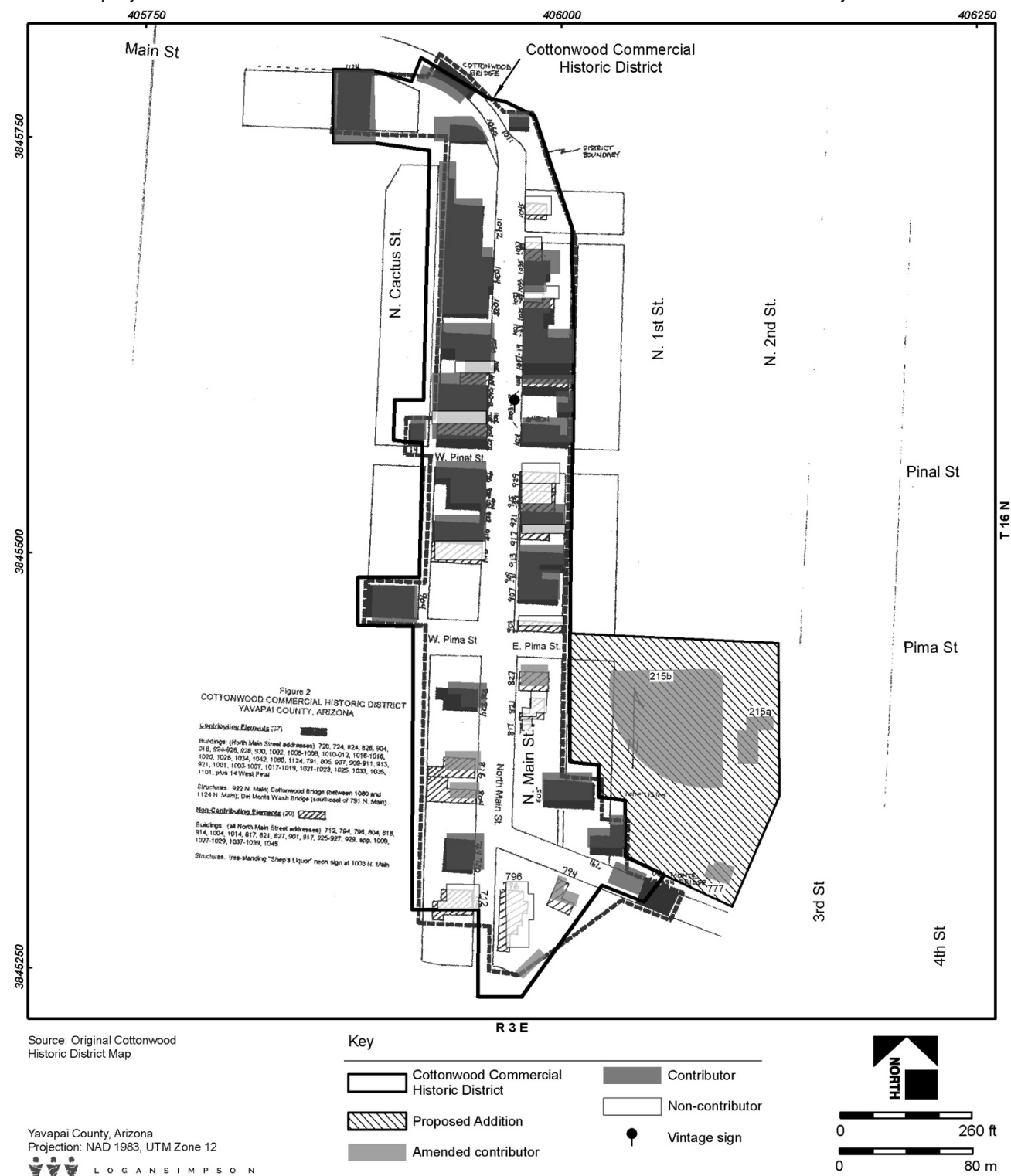


Figure 3. Proposed amendment to include a boundary expansion and additional contributing resources to the existing Cottonwood Commercial Historic District.

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Photograph 1. Overview of N. Main Street facing north-northwest; note the boardwalks to the west, street lighting, uniform setback, and uniformity in height (Logan Simpson, March 2019) (AZ\_YavapaiCounty\_CottonwoodCommercialHistoricDistrictAdditionalDocumentation\_0001).



Photograph 2. Example of a former commercial block building that is now free-standing (804 N. Main Street), facing west (Logan Simpson, March 2019) (AZ\_YavapaiCounty\_CottonwoodCommercialHistoricDistrictAdditionalDocumentation\_0002).

Cottonwood's commercial district generally does not possess uniform architectural styles, but rather consists of a common architectural type referred to as commercial architecture (see Photograph 1). Commercial architecture is a term used to refer to any building involved in

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producing, transporting, or merchandising a commodity. A number of features are associated with commercial architecture including large expanses of clear glass windows for displaying goods and services, a bulkhead located between sidewalk and store window, shallow set-back with street level entry, a cornice at the top of the exterior wall, and a lintel above the storefront to support a parapet or second floor. Additionally, there are a handful of civic buildings, particularly post World War II-era modernist government buildings, and recreational facilities along and immediately adjacent to the district.

The majority of properties documented for this amendment share similar commercial characteristics, including zero-lot lines, large display windows, masonry walls, false fronts or tall parapets, lintels above doorways, and use of stucco for sheathing. All of the documented resources share an immediate relationship to each other and with the larger district. Specifically, they are all associated with the commercial and civic development of the City of Cottonwood between 1917 and 1960 and represent the continuation of the district as it transitioned to a tourist destination and became an incorporated community (Photograph 3).



Photograph 3. Overview of Cottonwood's Main Street, showing tourists driving through town, facing northeast (Logan Simpson, March 2019).  
(AZ\_YavapaiCounty\_CottonwoodCommercialHistoricDistrictAdditionalDocumentation\_0004).

*Contributing Resources in Boundary Expansion Area*

**215a E. Pima Street**

215a E. Pima Street is a rectangular single-story building with a gable roof. The building was constructed in the 1930s for use by the American Legion and its principal façade is found along its west elevation. The north end of the building was constructed first and is capped by a Spanish-style stuccoed parapet and possess a raised west entry and vented louvers on its south elevation. The building features casement windows, replacement glass doors, brick walls, and

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boxed eaves. The newer southern portion of the building was constructed in the 1960s. Other alterations include the replacement of the original doors with full glass commercial aluminum units, as well as the addition of modern tubular handrails around the building's principal access points. The dates of these modifications are unknown.

**215b E. Pima Street**

215b E. Pima Street is a baseball diamond and park originally constructed in the 1930s. It is defined by a grassy, diamond-shaped field outlined by chain link fencing with a pavilion located near its northeast corner. The pavilion is boxy in shape with plywood framing on a concrete block foundation. A small shed with a tarpaper gable roof is located at the southeast corner of the field. The pavilion is a recent addition to the landscape and according to aerial imagery was constructed between 2007 and 2009. Analysis of the shed indicates that it is also of more recent construction and pre-dates 1992. The exact date of its installation is unknown.

**777 N. Main Street**

777 N. Main Street was constructed in 1955 as a commercial service station and is formed by a single-story, rectangular building made of concrete block on a concrete slab foundation with multiple projecting rooflines. The building features include a garage bay converted into a restaurant space and a car port/canopy over the entry. There is a basement beneath these. While the building appears to retain much of its historic fabric, alterations include the replacement of its primary entry door with a modern two-light unit, the replacement of the building's original steel casement windows in its west elevation with white vinyl equivalents, and the construction of a flat-roofed open-air pavilion off the west elevation. Changes to the building were largely made after 2009 to help facilitate the building's change in use from a vacant service station into a commercial restaurant. At an unknown, a small addition was constructed off the southeast corner of the main building block. This addition was orientated at an acute angle to the rest of the building but complements the angled car port/canopy. Due to the combination concrete block/poured concrete foundation of the addition and this foundation's condition, it likely dates to a period shortly after the construction of the main building.

*Revised Evaluations in Cottonwood Commercial Historic District*

**794 N. Main Street**

794 N. Main Street was constructed in 1939 as a commercial service station and is a single-story building made of concrete block with stucco sheathing. The building features include a hip and gable roof with asphalt shingles, floor-to-ceiling (non-original) windows, the remains of a garage bay opening, and a car port with a stylized canopy. Alterations to the building include the installation of full-length windows inside the original service bay doors, stucco sheathing, and a metal pergola constructed onto the building's east elevation. The date at which the service bay doors were removed and stucco sheathing applied remains unknown, however the pergola was constructed between 2008 and 2009.

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**796a N. Main Street**

796a N. Main Street is located behind the 796 N. Main Street and was constructed in 1939 as a commercial storage area. The building is a long, rectangular, single-story, wood-framed barn which is sheathed in galvanized steel sheets topped by a gable roof with asphalt shingles. The interior of the building contains a loft. The building's roof is edged in a wood fascia with metal gutters and it rests on a concrete slab foundation. The building features a mix of window types including wood casements and sash windows. All doors have been removed. It is unclear beyond the addition of the gutters, what alterations if any have occurred since its construction.

**804 N. Main Street**

804 N. Main Street was constructed in 1923 as a one-part commercial block. The building has a long, rectangular storefront with a boxy entrance that includes a tall parapet and raised entry. 804 N. Main Street features display picture windows, brick facing along the foundation, a shed style galvanized porch overhang, and includes an overhang added to the north elevation. The remodeling in 1966 added board and batten siding, aluminum sash windows, a brick masonry skirt (now painted white). Other alterations include the addition of corrugated metal awnings along the building's east and north elevations at an unknown time. More recently, the building's conversion from the Redi-Help Building to the Colt Grill between 2011 and 2018 has included the replacement of the building's mid-century sliding aluminum windows and the construction of a detached wood frame pergola along the building's north elevation.

**816 N. Main Street**

816 N. Main Street was constructed in two parts at two different times. A rear building measuring 20 ft by 30 ft was built in 1938 as part of a bottling works complex. The newer front of the building measures 38 ft by 65 ft and was built in 1954 to serve as a bank. Together, 816 N. Main Street is a rectilinear, free-standing building with multiple flat roof forms. Its primary features include yellow brick cladding, floor-to-ceiling glass window walls on the east elevation, a low parapet, and casement windows located in the north elevation. The principal east elevation is protected by a projecting roof overhang supported by wooden and steel posts. An aluminum-frame drive-up window is located in the north elevation. The building appears to have undergone very few exterior changes since 1954.

**827 N. Main Street**

827 N. Main Street was built in 1960 as to serve as a post office and, later, City Hall. The building is boxy with an irregular footprint and rises only a single story in height. It is clad in wire-cut brick and possesses a flat roof edged in a low parapet with concrete coping. The building's primary west elevation features ribbon windows with aluminum frames and a "boxed" entrance. Modern commercial fabric awnings have been added over all of the building's apertures. Modern downspouts have also been added to the building. While both appear to be recent, no firm date could be ascertained for these modifications.

**1027 N. Main Street**

1027 N. Main Street was constructed in 1937 as a commercial property. The building is single-story building with an L-shaped footprint, stuccoed brick walls, a parapet, and a shed-style roof

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covered in clay tiles. The building features picture windows with steel frames, and a steel door with a narrow light, and a plain unadorned façade. A decorative wrought-iron gate leads into a narrow courtyard created by the L-shaped footprint. Capping the building is a Spanish red-tiled roof which was added in the 1950s. The formal date of the other modifications including the gate, door, and windows are unknown however almost certainly date to the latter half of the 20th century and the first decades of the 21st.

### 1003 N. Main Street

The neon sign located at 1003 N. Main Street was erected 1960 to advertise a local liquor store (Photograph 4). The sign is composed of a single steel pole topped by three individual parts displaying exposed tube lighting. The top of the pole is capped by a round steel panel with the words Old Town above three downward-facing arrows. Attached to the west of this rounded panel is a rectangular sign bar bisected at the bottom by an east-facing arrow with the words Ledbetter Law pointing at 1003 N. Main Street. The panels are painted a combination of yellow, blue, and red with neon to match. The sign was rehabilitated by the adjacent business, Ledbetter Law Firm. With the exception of the name of the law firm replacing the liquor store name and the inclusion of the text, *Welcome Old Town*, the sign retains its essential form, rhythm, color palette, and *googie* style. The sign was restored in 2008 and re-lit on October 1, 2009.



Photograph 4. Detail of the former Shep's Liquor sign at 1003 N. Main Street, facing north (Logan Simpson, March 2019).

(AZ\_YavapaiCounty\_CottonwoodCommercialHistoricDistrictAdditionalDocumentation\_0003)

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## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

Community Planning and Development

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**Period of Significance**

1917-1960

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**Significant Dates**

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**Significant Person**

(Complete only if Criterion B is marked above.)

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**Cultural Affiliation**

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**Architect/Builder**

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

In 2000, the Cottonwood Commercial Historic District was listed in the National Register of Historic Places at the local level of significance under Criterion A: Community Planning and Development. The district exemplifies important trends and events in commerce during the early-to-late-20th century and additional associated civic and recreational developments. This built environment chronicles the development of Cottonwood as the commercial hub of Verde Valley (Stein 2000). The following amendment seeks to revise the existing southeastern boundary of the district, re-evaluate non-contributing properties within the district through the inclusions of 10 additional resources, and amend the period of significance to extend from 1917 to 1960. The criterion for evaluation remains as originally described (Criterion A), but with an expanded context to include post-World War II development. All 10 resources express integrity of location, setting, feeling, materials, design, workmanship, and association with the commercial and civic development of Cottonwood during the early-to-late-20th century.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

To avoid redundancy, a full Criterion A narrative is not included herein, as it was described within the original nomination. The following seeks to briefly outline Criterion A as it relates to the amended properties.

**Criterion A: Community Planning and Development**

The town of Cottonwood began as a small farm settlement in 1875, and its proximity to the Verde River made it an appealing location for settlement. Over time, however, the greatest influence on its expansion and future development was its location in between two smelter towns—Clarkdale and Clemenceau—and its proximity to the mining town of Jerome.

In 1882, the arrival of the Atlantic and Pacific Railroad (A&P) in northern Arizona made large-scale development of the area possible for the first time. Prior to the arrival of the A&P in Flagstaff—located 60 miles to the north—the nearest railhead to Jerome was in Abilene, Kansas. While the A&P was laying tracks from Flagstaff to the west coast, Territorial Governor Frederick Augustus Tritle was busy assembling a group of investors to acquire and develop a mining claim in the Verde Valley that was owned by the McKinnon brothers (O'Brien 1991; Sherman and Sherman 1969; Varney 1998). Among these investors was attorney Eugene Murray Jerome, whose only stipulation for investing was that the resulting town be named after him. Together, the investors established the United Verde Copper Company (UVCC), an operation they eventually sold in 1888 to William Andrews Clark. Ownership of the mine proved to be a lucrative venture, making Clark a very wealthy man and resulting in a mining dynasty that would last well into the 1930s (O'Brien 1991; Sherman and Sherman 1969; Varney 1986, 1998). In

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1894, a fire started in the upper levels of the UVCC, which burned almost constantly over decades. This necessitated the abandonment and dismantling of the smelter and a switch from underground to open-pit mining (Varney 1986, 1998). In 1899, a competing mine, organized by William Hull called the United Verde Extension Gold, Silver and Copper Company was also established in Jerome (later referred to as the United Verde Extension [UVX]).

Cottonwood was established in 1908 by Charles Stemmer and Alonzo Mason, who created the community's first street—Main Street—by pulling a drag through the brush (Main Street was originally named 1<sup>st</sup> Street). In spite of their attempts at community building, it took several years before other businesses joined Mason's store and post office on Main Street. In the 1910s, UVCC and the UVX—the competing mining companies operating in the nearby town of Jerome—began searching for locations where they could build new smelters.

The UVCC completed their smelter in 1914–1915, and the town of Clarkdale developed around it. The UVX completed their smelter in 1917, resulting in the town of Verde, later known as Clemenceau and eventually subsumed into Cottonwood. Following the establishment of these two towns, Cottonwood began to expand. Clarkdale and Clemenceau, owned by the UVCC and the UVX, respectively, had very restrictive policies. For example, in Clarkdale and Clemenceau a person could not own a house or own a business. In addition, a person's nationality could limit what occupations they were allowed to pursue or even prohibit them from entering town. Cottonwood, on the other hand, provided a place where home ownership was possible, and entrepreneurs were welcome, regardless of nationality (Stein 2000; Peterson 2008; Wahmann 1999).

The three towns—Cottonwood, Clarkdale, and Clemenceau—prospered during WWI, but the recession that followed the end of the war hit the mining industry hard, and hundreds of workers lost their jobs when the local smelters closed. Cottonwood weathered the recession better than neighboring towns. Although new construction was minimal between 1919 and 1921, Cottonwood was able to support many businesses without the economic support of the mining industry (Stein 2000).

Cottonwood was affected by devastating fires on several occasions. In 1917, the first fire started when a pile of rubbish ignited and destroyed five buildings along Main Street. The second fire in 1925 started in a restaurant that destroyed every building along the west side of Main Street, specifically between addresses 918 through 1024 N. Main Street. Fifteen businesses and 10 neighboring residences were destroyed. The only human casualty of the fire was G. H. Brooks, a mentalist and psychic from Los Angeles, who was staying at the Cottonwood Hotel. The 1925 fire prompted the creation of new fire codes that banned the use of wood in new construction, including boardwalks. Boardwalks were replaced by concrete sidewalks that curiously led to a stilt-walking craze among young boys between the ages of 6 and 14. In 1927 and 1928, a series of fires erupted that authorities thought was the work of an arsonist. A female Cottonwood pioneer was apprehended on the suspicion of arson but was acquitted. She died two years after her acquittal and, coincidentally, Cottonwood did not see another fire until 1933. In 1933, another

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Main Street fire was started by a coffee urn at the Eatmor Sandwich shop. Three businesses and two nearby residences were destroyed as well as the tents of a carnival that had set up at the town park (Stein 2000).

The 1920s was a relatively prosperous time in Arizona, and Cottonwood and the neighboring mines were no different. The effects of the stock market crash of October 1929 were not felt in Cottonwood until the summer of 1930 when the UVCC and UVX curtailed production and hundreds of smelter workers, and all the miners lost their jobs (Stein 2000). In 1931, the UVCC and its smelter closed. In 1935, Phelps Dodge Corporation acquired the property, and operations resumed. In addition to mining activities, irrigated agriculture was also an important component of the local economy during the 1930s (and continues to supplement the current tourist economy, particularly the cultivation of grapes for wine) (*Arizona Republic* 20 November 1938). Phelps Dodge continued to run the smelter until lagging yields prompted them to cease operations. The smelter was formally closed in 1953 (Clarkdale 2009; Rickard 1987; Young 2000).

Federal relief organizations arrived in the area in the winter of 1933. This included the Civilian Conservation Corp (CCC) and the Civil Works Administration (CWA), which was dissolved in 1934 and replaced by the Works Progress Administration (WPA) in 1935. An important CWA project, supervised by archaeologist Dr. Byron Cummings from the University of Arizona, was the Tuzigoot Project. This excavation project lasted for several years, and employed many men from Cottonwood. Additional local facilities were constructed under the WPA to enhance the town's civic and recreational infrastructure and help further develop its tourist industry. These included a museum/visitor center, as well as a baseball diamond and American Legion clubhouse. The baseball diamond and clubhouse were located immediately east of Cottonwood's historic downtown core and further augmented the area's centrality as a hub for the surrounding area.

Although the mining industry never recovered from the effects of the Great Depression, Cottonwood and the Verde Valley area began catering to tourists who wanted to visit guest ranches and archaeological ruins (Stein 2000). This early surge in tourism was enabled in part by the construction of State Route 79 (later U.S. Highway 89A). The route was established in 1927 and by 1938, all sections were finished and paved, including the portion that runs through the center of Cottonwood's commercial historic district. The road served as a key artery of the Verde Valley, linked multiple communities together, and acted as the "Main Street" through these communities and provided accessible accommodations and businesses along the highway (Keane et. al 2004). Even as early as 1932, the *Arizona Republic* remarked that an Arizona Automobile Association survey concluded that Central Arizona—specifically the Verde Valley and places like Cottonwood, Jerome, and Clarkdale—were attractive vacation destinations (*Arizona Republic* 17 June 1932).

During World War II, Cottonwood residents contributed to the war effort by running a flight school at its airport. The Naval cadets learned how to fly in 16 biplanes manufactured by the Stearman Aircraft Company. The cadets stayed in Cottonwood using the community clubhouse for barracks and the Marianna Building across the street as the mess hall. After the war, a

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Quonset hut from the airfield was brought to the downtown area to serve as a store front for an automobile dealership (Stein 2000). In 1959, the American Cement Company (now Phoenix Cement Company) began operating in Clarkdale. The company was one of the largest employers in the area (Stein 2000).

In 1953, Cottonwood was actively pursuing tourist revenue by promoting the rich scenery and history of the area, and capitalizing on its location along U.S. Highway 89A, which connects the communities of Cottonwood, Sedona, Clarkdale, and Jerome (*Arizona Republic* 19 July 1953). During the early to mid-1970s, Cottonwood City government was actively promoting tourism, including promotion of the main street corridor as Old Town, and encouraging businesses along the street to update their storefronts to promote an “Old West” theme (personal communication with Glenda Farley, October 31, 2019). Today, tourism plays a major economic role in Cottonwood and the Verde Valley, and the area was recently named one of the top ten U.S. travel destinations by the travel guide, *Lonely Planet* (Cottonwood Chamber of Commerce 2018).

On November 14, 1960, the City of Cottonwood was incorporated and the first mayor was John Garrett. During the early-1960s infrastructure improvements, namely roads, were undertaken, including improvements to U.S. Highway 89A “Bypass” and State Route 260 to the Phoenix Cement Plant in Clarkdale. Within the next two decades, residential growth and new roads continued to expand outside the main commercial corridor, pulling development to the south. By 1990, the first wastewater treatment plant in Verde Valley was constructed, and more recently the expansion of the Verde Valley Medical Center has encouraged increased population growth (City of Cottonwood 2019).

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

### *Arizona Republic*

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1986 *Arizona's Best Ghost Towns*. Northland Press, Flagstaff
- 1998 *Arizona Ghost Towns and Mining Camps*. Arizona Highways Books, Phoenix.
- Young, H. V.  
2000 *They Came to Jerome: The Billion Dollar Copper Camp*. Fourth printing. Jerome Historical Society, Jerome.

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**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other
- ☐ Name of repository: \_\_\_\_\_

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**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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## 10. Geographical Data

**Acres of Property** = Existing district is 13.1 acres; proposed addition is 3.9 acres.

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1. Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_

2. Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_

3. Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_

4. Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_

**or**

### UTM References

Datum (indicated on USGS map):

☐ NAD 1927    or    ☒ NAD 1983

1. Zone: 12                      Easting: 406005 m E                      Northing: 3845451 m N

2. Zone: 12                      Easting: 406131 m E                      Northing: 3845445 m N

3. Zone: 12                      Easting: 406102 m E                      Northing: 3845286 m N

4. Zone: 12                      Easting: 406005 m E                      Northing: 3845374 m N

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**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundary increase includes a slightly blocky expansion near the southeastern corner of the original Cottonwood Commercial Historic District. The expansion includes the Cottonwood Youth Center, baseball diamond, and former gas station (see Figure 2).

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary expansion (Cottonwood Youth Center, an associated baseball diamond, and a former gas station) was chosen because these three properties meet the previously listed criteria for evaluation. These facilities were constructed to enhance the City's civic infrastructure fronting N. Main Street, provide recreational amenities, and to service automobile traffic associated with the tourist industry.

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**11. Form Prepared By**

name/title: Jennifer Levstik, Architectural Historian  
organization: Logan Simpson  
street & number: 177 N. Church Ave, Suite 607  
city or town: Tucson state: AZ zip code: 85701  
e-mail: jlevstik@logansimpson  
telephone: 520-884-5500  
date: March 29, 2021

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location. See Figure 1
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer,

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photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

Name of Property: Cottonwood Commercial Historic District Amendment

City or Vicinity: Cottonwood

County: Yavapai

State: Arizona

Photographer: G. Fahrni, Logan Simpson

Date Photographed: March 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 4.

AZ\_YavapaiCounty\_CottonwoodCommercialHistoricDistrictAdditionalDocumentation\_0001

AZ\_YavapaiCounty\_CottonwoodCommercialHistoricDistrictAdditionalDocumentation\_0002

AZ\_YavapaiCounty\_CottonwoodCommercialHistoricDistrictAdditionalDocumentation\_0003

AZ\_YavapaiCounty\_CottonwoodCommercialHistoricDistrictAdditionalDocumentation\_0004

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

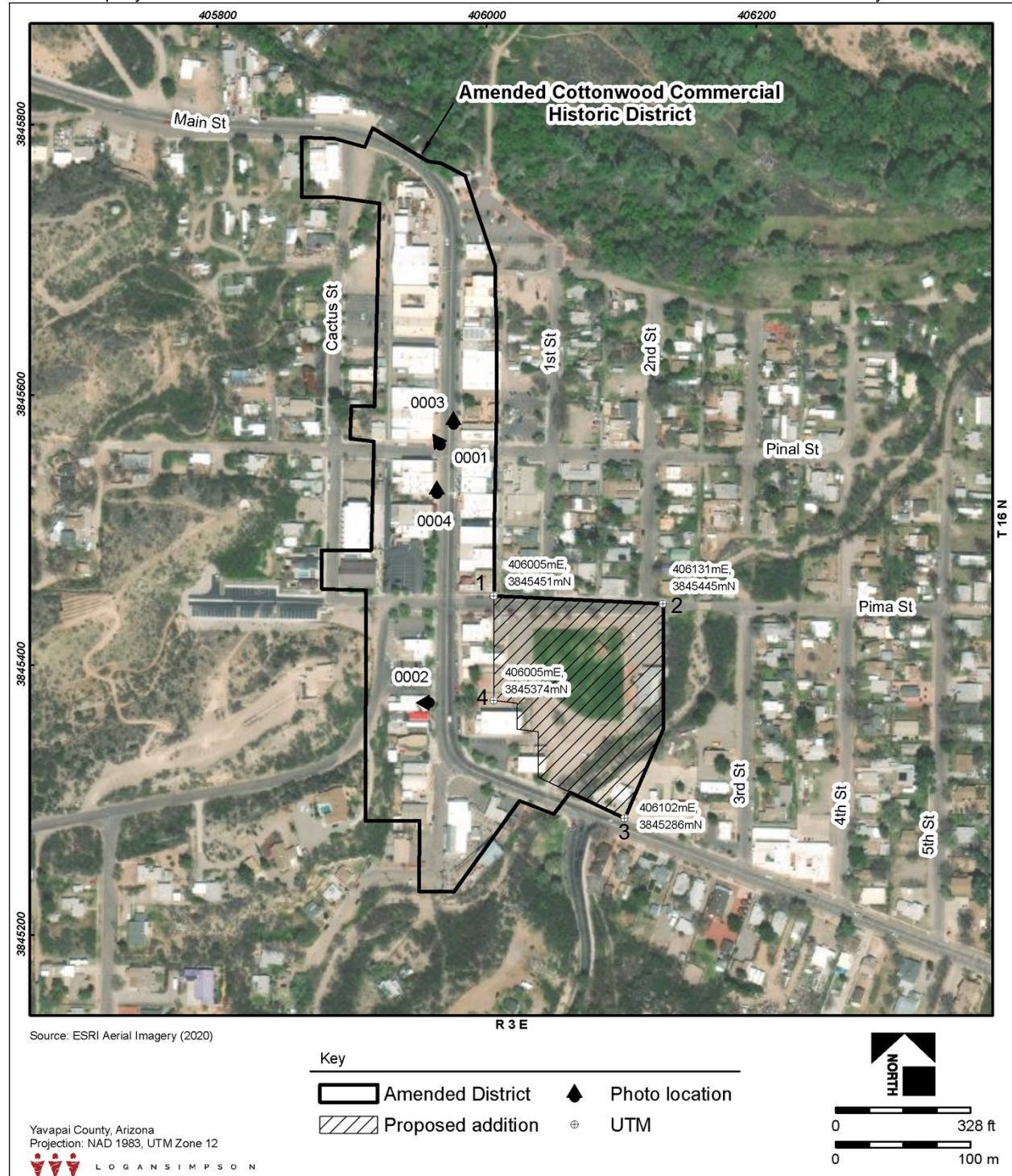
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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**List of Contributing and Non-Contributing Properties per:**

Stein, P.

2000 *Cottonwood Commercial Historic District National Register of Historic Places nomination form.* On file, Arizona State Historic Preservation Office, Phoenix.

**Contributing Elements (37)**

**Original Inventory of Buildings**

Address	Historic Name/Use	Current Name/Use	Date of Construction
712 N. Main Street	Commercial storefronts		ca. 1947
720 N. Main Street	Car dealership		1947
724 N. Main Street	Commercial storefronts		c. 1947
777 N. Main Street	76 Gas Station	Vacant	1955-1956
791 N. Main Street			
794 N. Main Street	Richfield Service Station	Bings Burgers Station	ca. 1939; 1961
796a N. Main Street	Barn	Retail	ca. 1930
804 N. Main Street	Ice Cream Shop	Colt Restaurant	1923/1938/1966
805 N. Main Street	Cottonwood Community Civic Club		1938
817 N. Main Street	Chamber of Commerce Office		ca. 1956
821 N. Main Street			
824 N. Main Street	Marianna Annex		1925
826 N. Main Street	Crutchfield Brothers Buick	Commercial	1925
827 N. Main Street	Post Office	City Hall	1959–1960
901 N. Main Street	Commercial/Western Auto building		ca. 1959
904 N. Main Street	Cut Rate Grocery		1930
907 N. Main Street	Commercial		1940
909-911 N. Main Street	Carlson's 5 & 10 Department Store	Kiva Arts	ca. 1939
913 N. Main Street	Verde Valley Distributing Company		ca. 1935
917 N. Main Street	Commercial		ca. 1923
918 N. Main Street	MacIntyre Hardware	The Red Geranium Boutique	1923
921 N. Main Street			
922 N. Main Street	Requena's Pool Hall	Requena Building	1925

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924-926 N. Main Street	Robinson's Store		1924
925-927 N. Main Street			
928 N. Main Street	Lyson's Newsstand/Robinson's Store		1923
929 N. Main Street			
930 N. Main Street	Cottonwood Hotel (Gloradano)	Cottonwood Hotel	1924
1001 N. Main Street			
1002 N. Main Street			
1003 N. Main Street	Shep's Liquor sign	Ledbetter Law Rehab, "Welcome Old Town"	ca. 1960
1003-1007 N. Main Street	Braley's Auto Court; Shep's Liquor		1932
1004 N. Main Street	Joe Hall's Café and Pool Hall	Joe Hall Building	ca. 1926
1006-1008 N. Main Street	Luna & Mack Willard Building		ca. 1926
1009 N. Main Street (app)			
1010-1012 N. Main Street	Charles Willard Building		1925-1926
1014 N. Main Street	G.M. Willard Building		ca. 1926
1017-1019 N. Main Street			
1020 N. Main Street	Eden's Lumber after 1934	Adventures Unlimited Books	1923
1021-1023 N. Main Street	H.A. Arnold's Service Station		1925
1124 N. Main Street	Kovacovich Mercantile		1917
1025 N. Main Street			
1027 N. Main Street	Karl Norton Law Office	Magenta Custom Jewelry	1937/1945
1028 N. Main Street	Check 1027-1029		
1033 N. Main Street			
1034 N. Main Street	Eden's Court	Lazuli Jewelry & Accessories	1934
1035 N. Main Street	Hudson-Essex Car Shop		1926
1037-1039 N. Main Street			
1042 N. Main Street	Liberty Garage		Pre-1925

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1045 N. Main Street	Arizona Public Service Company Building		1960
1060 N. Main Street	Liberty Collison Works Building		ca. 1930s
1101 N. Main Street	Cottonwood Jail		1929
Between 1060a nd 1124 N. Main Street	Cottonwood Bridge		ca. 1934
Southeast of 791 N. Main	Del Monte Wash Bridge		ca. 1935
215a E. Pima Street	Stratham Homestead/ Salvation Army/ American Legion	Cottonwood Youth Center	ca. 1930s
215b E. Pima Street	Stratham Homestead	Baseball diamond	ca. 1930s

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