

United States Department of the Interior
National Park Service

National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting property groups relating to one or several historic contexts. See instructions in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

X New Submission Amended Submission

A. Name of Multiple Property Listing

North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

1. Agricultural and Rural Estate Development in North Central Phoenix, 1895-1959
2. Architectural Styles in North Central Phoenix, 1895-1959

C. Form Prepared by

name/title Vincent Murray, Historic Preservation Consultant and Kevin Weight, Lead Historic Preservation Planner
organization Arizona Historical Research date February 16, 2010
street & number 5025 North Central Avenue, Suite 575 telephone (480) 829-0267
city or town Phoenix state Arizona zip code 85012
e-mail vince@azhistory.net

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.
(See continuation sheet for additional comments.)

James W. Gramer ATSAPO 25 MARCH 2010
Signature and title of certifying official | Date

ARIZONA STATE PARKS
State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper

Date of Action

North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959

Arizona

Name of Multiple Property Listing

State

Table of Contents for Written Narrative

Provide the following information on continuation sheets. Cite the letter and title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Fill in page numbers for each section in the space below.

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Additional Documentation

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 18 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 Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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STATEMENT OF HISTORIC CONTEXTS

This Multiple Property Documentation Form is organized around two historic contexts and their associated property types. The first historic context examines the agricultural and rural estate development of the North Central Corridor of Phoenix, Arizona. This section of the city possesses the highest concentration of historic farmhouses and rural estate homes in the Phoenix metropolitan area. This context focuses on how farmsteads, ranches, and rural estates came into existence in the area. The second context examines the architectural styles of the farmhouses and rural estate homes. The two contexts are preceded by two background sections. The first section is a preface to the Multiple Property Documentation Form explaining how and why this area was selected. The second section is a brief introduction to the geography of the area to provide an orientation to the submission.

PREFACE

The purpose of this Multiple Property Documentation Form is to assist in the preservation of historic resources in the North Central Corridor of Phoenix area by establishing appropriate contexts to assist in the nomination of properties to the National Register of Historic Places. This area was selected subsequent to two reports that were created for the City of Phoenix Historic Preservation Office in the 1990s. The first report, *Phoenix: Rural and Estate Architecture* (City of Phoenix, 1991), surveyed within the Phoenix city boundaries for homes with an agricultural heritage. At the time, because the area surveyed covered 422 square miles, the report divided the city into four geographical areas.

The report's historic context also divided the properties into four categories: agricultural houses built prior to 1911; rural estate houses built prior to 1911; agricultural houses built between 1911 and 1942; and rural estate houses built between 1911 and 1942. These date ranges were selected based on the first contemporary settlement of the Salt River Valley where Phoenix is located (1867), the completion of the Roosevelt Dam, which provided stability to the valley's irrigation system (1911), and the National Register of Historic Places' fifty-year age requirement for when the survey was conducted (1942).

The second report, *North Central Corridor Estate Survey, Phoenix Arizona* (City of Phoenix, 1993), compiled inventories of forty-three of the 158 properties identified in the first report. These properties were all within an area known locally as the North Central Corridor, which is bounded by 19th Avenue on the west, 24th Street on the east, the Arizona Canal on the north, and Camelback Road on the south. According to this later report, the North Central Corridor was selected because the area contained a concentration of historic resources that represented most phases of agricultural development in the Salt River Valley. These resources included rural estate homes and buildings associated with large and small farmsteads and ranches. The area also was—and continues to be—subjected to redevelopment activities that threaten these resources.

Though the geographic area of this Multiple Property Documentation Form is that which was recommended by the *North Central Corridor* report, the timeframe is different. Since the oldest extant house in the area, the W. J. Murphy House, was built in 1895, that year was selected as the starting point. The ending year is 1959, which is the year the North Central Corridor was annexed to the City of Phoenix and could no longer be considered rural. The year 1959 also coincides with the fifty-year age requirement of the National Register of Historic Places.

GEOGRAPHY OF NORTH CENTRAL PHOENIX

Arizona is divided into two major geologic provinces: the Colorado Plateau in the northeast half of the state and the Basin and Range of the southwest half (see figure 1). The Phoenix metropolitan area is located in the Basin and Range section of the state, just south of its geographical center. The metropolis is situated in the Salt River Valley, a watershed with a drainage area covering 16,040 square miles. The valley is a wide, open plain located at an elevation of 1,100 feet. Throughout the area, a myriad of washes flow into the valley from the surrounding mountains, depositing sediment and creating, in the middle of the desert, ideal conditions for agriculture. The ample water and fertile soil when combined with an average of 300 days of sunshine per year first attracted ancient indigenous people and later American settlers to the area.

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The Salt River Valley is currently the fifth largest urban area in population in the United States. Though the metropolitan area is home to more than three million people, the grid-like layout of the city is reflective of its agricultural origins; the major and minor arterials primarily follow the section and quarter section lines of the rectangular survey. While most of it is covered and piped, the valley's irrigation lateral system followed these same lines to provide water to the early farmers, ranchers, and rural estate owners. The southern edge of the North Central Corridor is located four miles north of the original Phoenix townsite and opposite the Arizona Canal from the community of Sunnyslope. Made up primarily of upper middle-class residences, the North Central Corridor (Figure 2) encompasses approximately eleven square miles and the largest concentration of historic farmhouses and rural estate homes in the city.

SUMMARY

During the late nineteenth century, a canal-based reclamation system and the public lands survey system, in conjunction with the Homestead and Desert Land acts, facilitated settlement and agricultural development in the Phoenix area. These federal acts, designed to settle the American West, permitted settlers to acquire hundreds of acres through purchase and improvements. The acts also inadvertently allowed land speculators to obtain large, irrigable properties which were developed into farmsteads, ranches, and rural estate subdivisions. While the farmsteads and ranches provided subsistence to their owners, the purpose of the rural estates was to provide an ambiance of country living in a farm-like setting with some tracts developed with orchards and tree-lined streets. The rural estates allowed wealthy residents to pursue agricultural pastimes, such as farming, ranching, and citrus production, in addition to their professional occupations.

Typically, the history of the development of rural lands in the Phoenix is divided into two major periods, each with its own distinct land use pattern. The two periods are distinguished by what is considered the most important event in local agricultural history, the completion of the Theodore Roosevelt Dam in 1911, which brought stability to the Salt River Valley's vast agricultural irrigation system. The period that preceded the construction of the dam is characterized by a mid-nineteenth century reclamation system, which led to the settlement and homesteading of the irrigable lands, and by land speculation and promotion. There was commercial agricultural success, especially following the advent of the railroad, but it remained modest due to an unpredictable supply of the irrigation water. During this period, land ownership patterns consisted of a number of large tracts controlled by relatively few landowners, including both homesteaders and speculators.

The period following the completion of Roosevelt Dam was characterized by a stabilized irrigation system, overseen by a cooperative water users association and guided by newly created laws and regulations under the jurisdiction of the federal government. These changes not only greatly improved commercial agriculture but also altered land ownership patterns, most notably the increase in smaller agricultural properties as the larger tracts were divided and sold to accommodate new settlers. Later, as Phoenix expanded its borders and the area became more urbanized, both agricultural properties and rural estates were redeveloped into suburban subdivisions leaving a small number of farmhouses and rural estate homes as remnants of the past.

CONTEXT 1: AGRICULTURAL AND RURAL ESTATE DEVELOPMENT IN NORTH CENTRAL PHOENIX, 1895-1959

Early Settlement

The first settlers in the Salt River Valley were a prehistoric, indigenous culture commonly referred to by archaeologists as the Hohokam, who occupied the area from approximately 300 B.C. to A.D. 1450. The Hohokam lived throughout central Arizona and developed a vast system of canals along the Salt and Gila rivers. Contemporary settlement began when the Swilling Irrigating and Canal Company arrived in the valley in December 1867 and began excavating the first of a series of new canals to reintroduce irrigation to the desert. The development of an agricultural system to provide locally grown produce to the mines and military camps in the area coincided with the initiation of the rectangular survey of the then-Territory of Arizona in 1867 and 1868.

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The initial point for the measurement of almost all lands within the state begins at the junction of the Salt and Gila rivers, a few miles west of Phoenix. The rectangular survey began in 1867 following the requirements of the Land Ordinance of 1785, which divided the public lands into six-mile square townships, each containing thirty-six sections of 640 acres (one square mile). The Homestead Act of 1862 allowed an adult head of household to settle on 160 acres (a quarter section of land), taking legal possession of the property after building a home, making improvements, and living on the land for five years. Alternatively, one could purchase the land for \$1.25 an acre after living on the property for six months and making minor improvements. As pioneers came to the area, they excavated new canals, which facilitated their land improvements and made homesteading the Salt River Valley possible.

By 1870, the settlers living in the valley created a town site on a half section of land, about fifteen miles northwest of the initial point, which they called Phoenix. They named the new town after the mythical bird, which was reborn from its own ashes. Like the earlier Hohokam, the new community was dependent on a canal system, which brought water to the fields. In 1871, the Arizona Territorial Legislature created Maricopa County, with Phoenix as its seat of government. One of the first resolutions of the new county board of supervisors was to declare all section lines public highways, thereby providing access to all homesteaded properties. Farmers then used the highway right-of-way to run the lateral ditches to their properties from the canals.

In the American West, specifically in the arid climates such as central Arizona, the federal government deemed 160 acres an insufficient amount of land for subsistence, so in 1877 Congress passed the Desert Land Act to encourage and promote the economic development of the arid and semi-arid public lands of the western United States. Through the Desert Land Act, individuals could apply for up to an entire section, 640 acres, for \$1.25 per acre, as long as they could reclaim, irrigate, and cultivate the land within three years.

As the population of the area around Phoenix grew, additional canals were excavated opening up large areas of desert for agriculture. By the early 1880s, a number of small canals crisscrossed the Salt River Valley. Most followed the contours of earlier Hohokam ditches. With numerous canals in operation in the Salt River Valley, the Desert Land Act provided an even greater incentive to settle in the Phoenix area.

Phoenix, as the first town in the Salt River Valley and the center for local government, became the dominant urban center. The town's physical occupation coincided with the establishment of a basic pattern for urban settlement. As Phoenix grew physically, it also grew economically. The transition of agriculture from reclamation of the desert, to subsistence farming, and eventually to commercial agriculture supported this growth.

Beginning in 1880, subdivisions appeared in the town's periphery and Phoenix became incorporated the following year. During the 1880s, local boosters referred to Phoenix as "The Garden City of Arizona" noting that the Salt River Valley offered as much agricultural potential as anywhere in California, which they were trying to emulate. These same boosters created numerous subdivisions close to the city and a few gathered together in 1882 to create the Arizona Canal Company, vastly expanding the valley canal network and opening the way for settlement and land speculation.

The Arizona Improvement Company

Unlike earlier canals in the Salt River Valley, which were owned by a group of farmers, the Arizona Canal was owned and operated by land speculators and created specifically with the intention of acquiring land along its path under the Desert Land Act; this land would then be developed and sold for profit. The Arizona Canal was completed in 1885 and, with the arrival of the railroad in 1888 and Phoenix's establishment as the territorial capital in 1889, the Salt River Valley was on its way to becoming an immense agricultural and, eventually, urban population center.

Once the Arizona Canal was completed, W. J. Murphy, who was contracted in 1883 to construct the canal, became its biggest booster. Murphy and other land speculators established the Arizona Improvement Company to aid their land development plans. By the mid-1890s, Murphy's company had consolidated almost all of the local farmer-owned canal companies, held possession of thousands of acres of land, was involved in the founding of the towns of Alhambra,

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Glendale, Peoria, and Marinette, and had established citrus and fruit production as an important facet of the Salt River Valley's agricultural economy.

Community development in Phoenix was closely linked to similar developments in Southern California. With the arrival of the railroad in the 1870s, California's citrus production expanded as the population increased and more people migrated to agricultural settlements. Almost two decades later, Arizona followed this trend, with land speculators arriving from California and others, such as W. J. Murphy and Moses Sherman, coming from the Midwest. Sections within the North Central Corridor were "homesteaded" by Murphy's colleagues and family members. Once the homesteads were patented, and the title clear, they were subdivided and sold over time. The Christy family was especially prominent in this enterprise. In addition to patenting multiple sections, they also had direct ties to both the Arizona Improvement Company, which developed the properties, and the Valley Bank, which provided financing.

The federal homesteading acts, the completion of the Arizona Canal, and the endeavors of the Arizona Improvement Company and its subsidiary companies created distinguishable land use development patterns in the Phoenix area. Farms and ranches of twenty acres or more were homesteaded or created from properties homesteaded. These were properties that were developed principally for agricultural purposes, though many of the sections close to the Phoenix townsite were subdivided for residential use. Another type of property developed for rural estate homes, usually in subdivisions of large multi-acre lots, developed specifically for that purpose. These rural estate subdivisions represented the first attempts to create rural, suburban districts for the wealthy in the central Salt River Valley, modeled on the garden suburbs of Chicago and Los Angeles. The most prominent of these developments was Orangewood on North Central Avenue.

Established by W. J. Murphy in July 1895 as an upper class, rural estate community, Orangewood (see figure 3) covered two entire sections, two square miles. The subdivision consisted of eight blocks, each containing twenty lots, which ranged in size between approximately five and ten acres. County roads along the section lines delineated the north (Northern Avenue), south (Bethany Home Road), east (7th Street), and west (7th Avenue) boundaries, as well as dividing the northern blocks from those on the south (Glendale Avenue). Murphy placed Central Avenue along the quarter section line, aligning it with Center Street in Phoenix, which was four miles to the south. Running north and south up the middle of Orangewood, Central Avenue offered additional access to the subdivision lots. Murphy also lined both sides of Central Avenue with ash trees and used tolls to maintain the street.

Two years later, John M. Evans platted his "addition" to Orangewood, locating the subdivision in the section directly south of Murphy's. The appropriately named Evans' Addition to Orangewood was very similar in design to the southern half of Orangewood, featuring the same block and lot layout—four blocks of twenty, five to ten-acre lots—with Central Avenue as the main thoroughfare. The only difference was Evans also bisected his addition east and west, along the quarter section line, with a sixty-foot wide road (Missouri Avenue). After Murphy and Evans platted their subdivisions, developers and speculators started subdividing other sections of land in the same vicinity.

The central idea behind the development of Orangewood and Evans' Addition was to create a suburb of rural estate homes within a short distance to Phoenix. The land speculators hoped that the considerable lot size would attract a more affluent homeowner who would build a large estate home surrounded by citrus groves. However, a relatively few large estate homes were constructed and those were primarily along the main corridor of Central Avenue. At the same time, a few, more modest homes were built further from Central Avenue, and outside of the subdivisions, by residents who focused their labor more on small-scale agriculture than on jobs in the city.

Reclamation

Between 1870 and 1900, the population in the Salt River Valley increased from 240 to approximately 20,000. The valley became a network of small agricultural communities with Phoenix as the central city. Major floods in the early 1890s and 1900s, interspersed with severe droughts, caused heavy losses to agricultural pursuits. The intermittent floods from 1901 to 1904 continually breached canal banks, washed out head gates and laterals, and flooded cropland.

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The National Reclamation Act of 1902 provided a solution for this instability of the water supply. This congressional act, also known as the Newlands Act, established the Reclamation Service, which authorized the establishment of reclamation projects in the American West such as the construction of dams and water storage reservoirs. To apply for local assistance, valley farmers formed the Salt River Valley Water Users Association and mortgaged their properties for local sponsorship of one of the nation's first federal reclamation projects, the Theodore Roosevelt Dam. Dam construction began in 1906 and was completed five years later, signaling the beginning of the Reclamation Era and the start of a new generation of agricultural and rural estate development in the Salt River Valley. With a stable system of irrigation, the potential for small commercial agriculture ventures increased, as did the value of real estate. These factors lead to the division of the large agricultural tracts and rural estates into smaller properties serving the same purpose.

Between 1910 and 1930, several reclamation-related events solidified the individual landowner's rights and further protected them against the effects of flood and drought. In 1910, the Kent Decree, named after Judge Edward H. Kent, defined water rights for each land parcel in the Valley. The decision created a water allocation system based on an irrigation classification. Class A rights were for existing irrigated acres with reasonable beneficial and continuous use and therefore had first priority to water. Class B rights included areas periodically irrigated and Class C rights were for areas potentially irrigable. The Kent Decree, agreed upon by the Reclamation Service and the Salt River Valley Water Users Association, also divided the reclamation system waters proportionately according to acreage. Since much of the land in the North Central Corridor was "homesteaded" by individuals affiliated with the Arizona Improvement Company, which also controlled the canal system, it was considered Class A irrigated acreage.

An increase in irrigated property led to an increase in agricultural production and diversification. The First World War also created an agricultural boom for the area as the market for farm products increased. By the end of 1919, cotton was the valley's most important cash crop, but there were other important agricultural ventures including dairy farming, citrus growing, and truck farming. In the North Central Corridor, citrus was the primary industry.

In the late 1880s, the Arizona Improvement Company introduced citrus growing to the Salt River Valley and it was instantly popular. By the *fin de siècle*, early settlers in the rural areas outside of Phoenix were hopeful that citrus agriculture would allow them to reconcile the yeoman farmer ideal of self-reliance and rural virtue with the often-harsh reality of rural life, such as loneliness, lack of culture, and poor educational opportunities. This ideology was in keeping with the Rural Life Movement, promoted by such prominent figures as Theodore Roosevelt, who believed that rural circumstances could be changed so that, at least for those farmers living near cities, life could be reformed and improved, perhaps resulting in an end of the persistent exodus of young rural people to the cities.

In Southern California, which was a model for much of the community development ideas taking place in the Salt River Valley, the link between the reformist rural ideal and citrus agriculture was most strongly made. A mature citrus orchard could be amazingly productive, offering the potential to earn or supplement a living from a relatively small amount of acreage. With the exception of a limited period of harvest, which relied on hired labor, citrus growing did not involve the backbreaking labor associated with wheat, corn, or other crops in the pre-mechanical era. In theory, once an orchard matured, the owner would have time and income to enjoy the finer things in life, which made citrus attractive to both the middle- and upper-class farmer. However, citrus farming also required capital or alternative employment to sustain a family through the early years until the trees began to yield abundantly.

The Salt River Reclamation Project changed the land use patterns in the Salt River Valley from large agricultural tracts to smaller farms and ranches, altering the character of the rural land around Phoenix and expanding the role of agricultural districts in the outlying areas. These districts assumed greater identities of their own and many emerged as nearly autonomous commercial and social centers, organized as "communities," often in relationship to rural school district boundaries. Evolution of some of the districts eventually included rural residential subdivisions of "mini-farms," with lots ranging in size from one-half acre to five acres. Rural in character, the "mini-farms" were quite distinct from larger, fully operational farms and ranches.

Another factor affecting community development in the North Central Corridor were changes in transportation. In 1887, the Arizona Improvement Company created a subsidiary for the implementation of a street railway system for Phoenix and

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the adjacent suburbs, the Valley Street Railway Co. Embracing the burgeoning town development, the new company, under the management of developer Moses Sherman, evolved to connect the transportation system to the new subdivisions and thereby reap the profits of the developers' real estate investments. Initially a horse-drawn trolley system, electricity was added when the company changed its name to the Phoenix City Railway Company in 1893. By 1895, the system stretched beyond the city limits. As the townsite grew, the railway system continued to expand into the adjacent suburbs.

Coinciding with the completion of Roosevelt Dam in 1911, the Phoenix Railway Company's Glendale-Orangewood-Salt River Valley Nurseries Interurban Extension, popularly known as the Glendale Line, stretched north to the Orangewood Addition and then west to the town of Glendale (Figure 5). The financing of the extension came from the subscription of property owners along its path. The Glendale Line transported citrus and other agricultural products from the areas north and west of the city, as well as providing transportation for citizens. It also enhanced the property values of subdivisions along its path.

Access to the rural subdivisions, ranches, estate tracts, and farmsteads was made possible by the county highway roads, which by county ordinance followed the section lines. Automobiles, introduced in Phoenix in the summer of 1900, spurred growth into the rural areas as did later local, state, and federal road improvement programs, which paved the main roads with concrete. In the early 1920s, a series of county bonds and pass-through highway funds provided for the local Farm-to-Market road system, which paved and upgraded rural roads. These improvements connected the farms, ranches, and rural estates in the Phoenix area to the markets in the city. Enhanced with funds from federal, state, and county governments, the paved roads of the Farm-to-Market system allowed easier transportation of agricultural goods to market for farmers, ranchers, and rural estate property owners. It also allowed the property owners to commute more easily to the city and, hence, increased their property values.

Post Reclamation Development

Both the Orangewood and Evans' Addition subdivisions maintained their initial character with little or no subdividing of their large lots until 1911. They also did not sell as planned. This changed following the completion of the Roosevelt Dam. Lots within Orangewood and Evans' Addition sold more steadily, with new homes being built and citrus orchards being planted. Lots were also purchased to create new rural and suburban subdivisions, which soon came on the market. Between 1911 and 1942, nineteen subdivisions were created in the North Central Corridor, three within Orangewood and four within Evans' Addition. More small farms developed as well, but by the beginning of the Second World War, citrus, as well as all small scale farming, began to taper off.

Development in the Salt River Valley continued to follow similar trends in Southern California, though it lagged behind a couple of decades. In the early 1890s, while citrus was becoming rooted in the Phoenix area, a glut on the market dulled the citrus economy, but only slightly reduced the enthusiasm for citrus farming in Southern California. Farmers there successfully adapted to the changing economic conditions by creating marketing cooperatives, such as Sunkist, which could market oranges to the rest of the country. These cooperatives also were the most powerful agents for the advancement of rural life during the first two decades of the twentieth century. Subsequent to World War I, however, industrialization and suburbanization, fueled by a massive population influx, obscured the reformed rural life ideal. As Southern California cities grew into each other, replacing orchards with mass-produced housing, citrus farming as an idealized way of life ceased to be attractive. By the 1920s, new industries and improved transportation systems also lessened the appeal and necessity of small-scale farming.

Phoenix's metropolitan growth lagged behind that of Los Angeles by several decades. While the Salt River Valley had a similar climate to inland Southern California, it did not have the same access to transportation links until 1926, when the Union Pacific opened a line through the city. Thus, the area's citrus commercial growth was hindered. As citrus diminished as a Southern California crop, it increased as an Arizona one, though its economic value was always several orders of magnitude less than that of cotton, cattle, copper, and tourism. Moreover, its importance in the immediate vicinity of Phoenix was largely restricted to the decades between 1910 and 1940. By the end of World War II, established groves, which had recently reached maturity, were already being replaced by subdivisions.

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In 1942, most of the residential development in North Central Phoenix was still in keeping with the rural estate character W. J. Murphy and the other developers had envisioned five decades earlier. As Phoenix boomed after World War II, many of these farms and rural estate properties disappeared as the area developed. Others remained, though on smaller lots, but retained physical elements from the time of their construction. It had become apparent by the mid-1950s that land around Phoenix was more valuable for housing than farming, and in March 1959, the North Central Corridor was annexed to the city. Citrus production moved to the outskirts of Mesa, Glendale, and Deer Valley, where production levels remained steady for a time. However, by the end of the twentieth century, citrus production had virtually disappeared from the Salt River Valley.

CONTEXT 2: ARCHITECTURAL STYLES IN NORTH CENTRAL PHOENIX, 1895-1959

The North Central Phoenix area contains many of the best examples of a variety of architectural styles found in Phoenix between 1895 and 1959. According to *Historic Homes of Phoenix: An Architectural & Preservation Guide*, the architecture in the area was typically influenced by styles that were popular in California and which can be divided into four architectural categories: Late Victorian; Late 19th and 20th Century Revivals; Late 19th and 20th Century American Movements; and Modern Movement. The styles within these categories are: Queen Anne from the Late Victorian category; Mission Revival, Spanish Colonial Revival, Pueblo Revival, Mediterranean Revival, Monterey Revival, Tudor Revival, and American Colonial Revival, which are all from the Late 19th and 20th Century Revivals category; Bungalow/Craftsman from the Late 19th and 20th Century American Movements category; and Moderne and Ranch from the Modern Movement category.

For the large Los Angeles architecture firms, late nineteenth century Phoenix was originally viewed as a promising place for branch offices, with only a few local architects such as James Miller Creighton plying their trade. After the beginning of the twentieth century, many of these branch offices expanded into local companies such as Fitzhugh and Fitzhugh and Lescher and Kibbey, and new architects such as Orville Bell, William Bray, Herbert H. Green, C. Louis Kelly, Leslie J. Mahoney, and Albert Chase McArthur arrived in droves from California and the Midwest.

During the late nineteenth and early twentieth centuries, some frugal property owners veered away from architects and used the services of mail order homebuilders. Between 1895 and 1910, companies such as the Aladdin Homes, Gordon-Van Tine, Harris Brothers, Hodgson Company, Lewis Manufacturing, Montgomery Ward, Pacific Ready-Cut, and Sears, Roebuck and Company entered the catalog house business, distributing tens of thousands of home building kits before 1940. The popularity of the catalog house was based on the builders' conscious attempts to reflect the popular American tastes of the time. Early mail order catalogs offered a variety of bungalows to which to choose from, but after 1920, a shift was made to the Period Revival House. Catalog houses were of good quality, priced reasonably, and could be constructed within a relatively short time of arrival. The introduction and distribution of hand-operated concrete block machines, with a variety of molds for porch columns, piers, rails, and balusters, and the availability of improved and reliable Portland cement, also aided the catalog homebuilding industry.

Due to continuing redevelopment activities, such as the creation of new subdivisions, urban infill, street widening, and other infrastructure improvements, many of the historic resources in North Central Phoenix have been destroyed during the last few decades. The remaining historic properties, through their spatial organization and/or architectural design features, continue to represent the vision and tradition of agricultural and rural estate development in the Phoenix area prior to World War II. As such, these houses through their architectural style, exemplify an important facet in the broad pattern of urban settlement in the Phoenix area.

Late Victorian

Homes from the Late Victorian Era are now very rare in the Salt River Valley. While Eastlake and Shingle style homes are found in the Phoenix area, Queen Anne is the predominant style in the North Central Phoenix Corridor.

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Queen Anne

The Queen Anne Style had its roots in England in the late 1860s and architects introduced the style to the United States in the 1870s. The style became a success in America following the Philadelphia Centennial Exposition of 1876, at which the English government erected two half-timbered buildings to provide living quarters and offices for the British Executive Commissioner and his staff. According to *Architecture in Los Angeles: A Compleat Guide*, the American Queen Anne Style was considered the picturesque style of late nineteenth century American architecture and it remained very popular until the beginning of the twentieth century.

There were a variety of roof types and massing utilized in Queen Anne houses. The building plans and elevations were typically asymmetrical. Roofs included varying gables and dormers. Queen Anne houses could be designed with towers, turrets, pinnacles, and high, recessed chimneys. The surfaces were covered with a variety of tactile patterns including clapboard and patterned shingles.

Other characteristics include wrap-around porches on the first floor and balconied porches cut into second floor and third floor attics. Essential to the style were corner (often bay) towers, round or hexagonal with conical, segmented concave or bulbous roofs. Multiple patterned shingles on walls and gables; corbelled brickwork; tall, multiple light windows; and decorative wood trim such as spindlework, balusters, brackets, and jigsaw cut scrollwork were also important design elements. Examples of Queen Ann homes in North Central Phoenix include the W. J. Murphy House, located at 10 West Orangewood Avenue (built 1895) and the Allen-McKeown House, located at 7252 North Central Avenue (built 1900).

Late 19th and 20th Century Revivals

Period Revival architecture dominated domestic residential architectural styles in the Salt River Valley from 1890 to 1940. Part of a nation-wide trend, the regional interpretation of historical styles became a prevailing theme, though there were other examples of the stylistic interpretations. In California, Arizona, and New Mexico, the revival tended to focus on Hispanic and Native American regional heritage. These southwestern styles included Mission Revival, Spanish Colonial Revival, Pueblo Revival, Mediterranean Revival and Monterey Revival styles. Following World War I, the Tudor Revival Style also became popular, as did American Colonial Revival.

Mission Revival

The Mission Revival Style, or Mission Style as it is sometimes known, started with a movement to restore and stabilize the old Spanish missions of California. Architects soon incorporated the design successfully for a variety of building types including schools, railroad stations, service stations, apartments, and single-family residences.

By 1900, Mission Revival Style was in use across the country. It was easily adapted to available building materials such as wood studs, hollow tiles, and reinforced concrete. Plain, white stucco walls, arched openings, and a surface treated as a single plane characterized the style. Roofs were low-pitched, clay tiled, with scalloped, parapeted gable ends. Quatrefoil windows were typical, especially in gable ends and accompanied by surrounding cartouches.

The highpoint of the Mission Revival Style was 1900 to 1915 and examples in North Central Phoenix include the George A. Olney-Everett E. Ellinwood House, located at 6810 North Central Avenue (built ca. 1910), and the George M. Halm-Mary Alverda Howard House, located at 6850 North Central Avenue (built 1906).

Spanish Colonial Revival

The Spanish Colonial Revival Style was a direct outgrowth of the Mission Revival Style, reflecting the desire to go beyond the Mission Revival Style to become more technically correct. Though some Southern California examples date back to the 1890s, the style's symbolic beginning occurred at the Panama-California Exposition held in San Diego in 1915. As part of this celebration of the opening of the Panama Canal, architects Bertram G. Goodhue and Carlton M. Winslow incorporated Plateresque and Churrigueresque features into buildings they designed for the Exposition.

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By the 1920s, Spanish Colonial Revival was the chic style for Southern California architecture. The term entails a number of related historic styles including the aforementioned Plateresque and Churrigueresque, Islamic elements from southern Spain and North Africa, provincial Italian from northern Italy, and the Neo-Classic of Spain and Spanish colonies, hence the name.

Low-pitched tile roofs or flat roofs with tiled parapets and a limited number of openings, preferably deeply cut into the wall surfaces, characterized the Spanish Colonial Revival Style. The style closely related to the outdoors through French doors, terraces, and pergolas. It used decorative iron work for windows, doors, balconies, and roof supports; glazed and unglazed tile used for walls and floors; and Plateresque and especially rich Churrigueresque cast concrete or terra cotta ornamentation such as doorways flanked by columns or pilasters.

In the mid 1920s, the Spanish Colonial Revival Style provided a source for the Monterey Revival Style and, eventually, influenced the Ranch Style house. More recently, the style is found nationally in design themes for restaurants, shopping centers, office buildings, condominiums, and single-family homes. Examples of Spanish Colonial Revival-style homes in North Central Phoenix include: the Nelson G. Hill House, located at 51 East Glendale Avenue (built ca. 1938); the Charles E. Howard House, located at 615 West Lawrence Road (built ca. 1939); the Dr. Jean Holloway House, located at 7215 North Central Avenue (built ca. 1930); and the Bert Haskett House, located at 130 East Glendale Avenue (built ca. 1928).

Pueblo Revival

The Pueblo Revival Style was based on forms developed in the late eighteenth and nineteenth centuries in the American Southwest, especially in the Rio Grande Valley of New Mexico. Though it made its first appearance in California with architect A.C. Schweinfurth, the Pueblo Revival Style was never widely used in that state.

Pueblo Revival buildings were generally low-profile with thick, adobe-appearing walls. The walls extended vertically with a horizontal parapet curved to suggest the handmade feel of adobe construction. The buildings had flat roofs, which were not readily visible behind parapets, and style was also known for its rows of *vigas*, projecting roof beams, which were often ornamental (non-structural).

Pueblo Revival Style had limited fenestration, with few doors and window openings. Some Pueblo Revival-style buildings had oven-type corner fireplaces and projecting rainwater gutters called *canales*. When more than one story, the buildings could be stepped up in imitation of the Indian communities. A veranda, or portal, with wooden posts that often had wooden bracket capitals, was a common feature.

Some Pueblo Revival features, such as projecting *canales*, *vigas*, and parapeted roofs were employed in Spanish Colonial Revival-style designs. Likewise, some elements of Spanish Colonial Revival were found in Pueblo Revival buildings, such as parapets topped with fired brick. Examples of Pueblo Revival-style homes in North Central Phoenix include: the Ralph Converse House, located at 6617 North Central Avenue (built 1935); and the Louis J. Bohn House, located at 8001 North 7th Street (built 1929).

Mediterranean Revival

Also known as the Italian Revival Style, the Mediterranean Revival Style appealed to those who wanted to continue the Italian classical tradition while suggesting a form that was picturesque and regional. To do so, the twentieth century revivalists looked to the Italian villa of the sixteenth century for the classic form and shape, which employed a symmetrical composition at the street level or at least a partial symmetrical façade. The basic form of the building was single rectangular volume with smooth stucco walls, a low pitched and hipped roof, and a pronounced overhang.

Mediterranean Revival was a popular style in California and Florida, especially in communities near the ocean, but also seemed to be well suited to the deserts of the American Southwest. Examples of Mediterranean Revival-style homes in North Central Phoenix include: the Mrs. L. George House, located at 6611 North Central Avenue (built 1929); Judge Fred

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C. Jacobs House, located at 6224 North Central Avenue (1928); the Cline R. Asbury-Riney B. Salmon House, located at 7801 North Central Avenue (built 1935); and the Kinter K. Koontz House, located at 7620 North 7th Street (built 1929).

American Colonial Revival

Though never as popular in Phoenix as in other regions of the United States, a few examples of the American Colonial Style Revival can be found in the North Central area. To create the American Colonial Revival Style, American architects substituted Georgian and Federal-style elements for the Queen Anne elements of English designers. The intent was to provide a nostalgic touch, evoking the American Colonies.

Though there are a number of variations in the American Colonial Style, in the Salt River Valley, certain features are typical such as simple rectangular massing covered by a gabled roof with small roof top chimneys. Brick, stone, and clapboard siding are typical wall surfaces and the houses usually have a gabled, flat, or shed roof porch, either the full length of the façade or just over the entry.

Other classic American Colonial Revival Style details include engaged piers, cornices, entablatures, and shuttered, double-hung, small panel windows. Examples of American Colonial Revival Style homes in North Central Phoenix include the E. Payne Palmer House, located at 6012 North Central Avenue (built 1929), and the Fred Porter House, located at 1545 West Northern Avenue (built 1929).

Monterey Revival

A fusion of Spanish Colonial Revival and American Colonial Revival styles, the Monterey Revival Style appeared in Northern California in the 1920s. Single and two-story rectilinear volumes, occasionally with wings, characterized the style. Its walls were usually stuccoed, but sometimes used board and batten siding, especially on the second floor.

Monterey Revival typically employed a low-pitched gable roof with wood shingles. On the second floor of two-story houses, the balcony projected with simple wood supports and a wood railing. The entrances had paneled doors, sidelights, and fanlights. Double-hung wood windows with wood mullions were common although many examples in the late 1920s and 1930s used steel casement. An example of a Monterey Revival Style home in North Central Phoenix is the Colonel Edward Power Conway House, located at 7625 North 10th Street (built circa 1929).

Tudor Revival

The Tudor Revival Style is also referred to as the English Tudor Style or Elizabethan Style and had as its inspiration the small rural cottages of England, specifically those in the Cotswold District, west of London. The idea of this style was to create a picturesque, romantic styled home similar to a child's fairy tale.

The houses tended to be informal, with details such as windows, doors, half-timbering, and high-pitched roofs meant to hug the building to the ground. The windows were typically tall, narrow, casements with multiple panes contained in multiple groups. The chimneys were tall and treated as major design elements, sometimes crowned with decorative chimney posts. Examples of Tudor Revival-style homes in North Central Phoenix include: the Walter Lee Smith House, located at 7202 North Central Avenue (built 1928); the A. E. England-Guy Lawrence House, located at 6234 North Central Avenue (built 1929); the Lewis Douglas House, located at 815 North Orangewood Avenue (built 1923); and the John M. Ross House, located at 6722 North Central Avenue (built 1929).

Late 19th and Early 20th Century American Movements

Bungalow

The term bungalow comes from the Hindustani term *banglā*, "belonging to Bengal" and was used by the British in early nineteenth century India to denote a low house surrounded by a veranda. Architect A. Page Brown built the first American

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bungalow in California in the 1890s. A decade later, in 1903, brother architects Charles Sumner Green and Henry Mather Greene started designing the simple Craftsman Bungalow, which was influenced by the English Arts and Crafts movement, a major aesthetic movement that occurred in the last decades of the nineteenth century.

Extensive publicity in various architectural and trade magazines familiarized the American public with the Bungalow style. As a result, books such as H. H. Saylor's *Bungalows: Their Design, Construction and Furnishing, with Suggestions Also for Camps, Summer Homes and Cottages of Similar Character* fueled the popularity of the style, which became the most fashionable and popular small house in the United States between 1900 and 1920. The popularity was due to homebuilders and real estate developers who were supplying the demand for middle-income housing during the 1910s and 1920s.

Bungalow plans were typically informal with simple boxlike shapes and low-pitched roofs, exposed rafters, support struts, and end beams. Though size varied, scale was typically intimate and informal. Sheathing could include stucco, clapboard, shingles, board and batten, and sometimes river rock on lower walls. Brick was often used for foundations, parapet walls of porches and terraces, and chimneys. In the Southwest, because of the warm weather, many Bungalows also had screened sun and sleeping porches. Examples of Bungalow-style homes in North Central Phoenix include: the Samuel L. Barlett House, located at 325 West Northern Avenue (built 1924); the Grover C. Dull House, located at 1962 East Missouri Avenue (built ca. 1915); Adam Diller House, located at 8702 North 7th Avenue (built 1909); the Miriam Kaler-John Stephenson House, located at 301 West Frier Drive (built 1918); and the Nannie C. Fulwiler House, located at 7632 North 15th Avenue (built ca. 1915).

Modern Movement

During the same decades that so many American home owners were building Period Revival Cottages, modern architects like Le Corbusier, Mies Van Der Rohe and Walter Gropius set out to design forms reflective of the great symbol of their age – machine technology. Although united in their rejection of traditional architectural motifs, modern architecture developed into several different styles including the International, Moderne and Art Deco styles. The Modernistic styles received their first major impetus in 1922 when the *Chicago Tribune* held a worldwide competition for a headquarters building in Chicago. Although the first prize went to a Gothic design, the second prize went to an Art Deco design by a young Finnish architect, Eliel Saarinen. His design was widely publicized and much of the architectural profession felt that he should have won the first prize. The style quickly became the latest architectural fashion, with momentum provided by *L'Exposition Internationale des Arts Décoratifs et Industriels Modernes*, in Paris in 1925. The earlier form was the Art Deco Style, which was common in public and commercial buildings in the 1920s and early 1930s, though it was extremely rare in residential architecture with the exception of apartment buildings. Around 1930, the Moderne Style became the prevalent Modernistic form.

Moderne

Moderne used smooth surfaces, curved corners, and a horizontal emphasis, which gave the feeling that airstreams could move smoothly over the structure. In various building types, both the horizontal, streamlined Moderne Style and the vertical, zigzagged Art Deco Style influences occurred in combination. In houses, however, the streamline influences predominated and many examples resembled the contemporaneous International style, in which decorative detailing was reduced to the barest minimum.

The Moderne-style façade was usually asymmetrical with a flat roof, usually with a small ledge (coping) at the roofline. One or more corners of the building could be curved, windows frequently were continuous around corners, glass blocks were often used in windows, or as entire sections of wall, and small round windows are common. Horizontal grooves or lines in walls and horizontal balustrade elements provided a horizontal emphasis.

In the American Southwest, many architects use the term Pueblo Deco to describe Moderne and Art Deco Style buildings and structures influenced by southwestern styles such as Mission Revival, Pueblo Revival, and Spanish Colonial Revival. These buildings were typically commercial structures built in the cubistic form of traditional Pueblo Revival with decorative

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motives derived from Navajo textiles and Pueblo pottery. Examples of Moderne Style homes in North Central Phoenix include the David B. Morgan House, located at 8030 North Central Avenue (built 1927), and the J. S. Dodson-Harry Wasielewski House, located at 301 East Northern Avenue (built ca. 1924).

Ranch

In the late 1920s, Los Angeles furniture designer Cliff May began producing house plans amalgamating features from the vernacular California ranch house with elements from the Craftsman Bungalow as creating an early form of the Ranch Style. By 1930, architects in northern California were refining a residential type combining local ranch features with Monterey Revival or International styling. Within a few years, Ranch Style was sufficiently popular along the West Coast to attract the notice of architects in other fast-growing cities in the West. By the end of the decade, the *Arizona Republican* newspaper began featuring articles on large Ranch Style houses, mostly with Spanish Colonial Revival influences such as tile roofs and stucco sheathed walls.

Ranch Style became popular for custom homes throughout the United States, with Period Revival and Bungalow influencing the design during the style's transitional period between 1929 and 1940. By the outbreak of World War II, the style had been modified in form and plan to adapt to suburban lots and modern lifestyles. After the war, a more fully developed version of the Ranch Style evolved, responding to the changing requirements, and increased need, for housing. Ranch Style evoked the rugged individualism of the American West – though this imagery was accomplished through mass marketing and mass media – and its design cut across social class, making it the preferred style for estate homes, farmhouses, and suburban housing tracts, alike during the 1950s and 1960s.

In the Salt River Valley, there were five variations of the Ranch Style home. The earliest was the Transitional Ranch, which was a small, box-like form with an L-shaped plan. The roof was low-pitched and either hipped or gabled. A small wood columned porch over the entry was located at the juncture of the two front wings. The walls were brick, painted or unpainted, and occasionally stucco sheathed. Windows and doors openings were square or rectangular. Windows were metal-framed casement or fixed type. There was often horizontal siding on the gable end and the roofing was typically asphalt shingle. The Spanish Colonial version usually had an L-shaped plan with a gabled wing facing the street. The walls were white stucco and the roofs, low-pitched with red tile. Sometimes the openings were Roman arched and the windows had canvas awnings.

The French Provisional Ranch has an L-shaped or irregular plan with a long horizontal front façade, multiple medium-pitched, hipped roofs, pairs of tall casement windows, and square or slanted bay windows. Sometimes this ranch had flat or segmented arched windows or window dormers that penetrated the eaves. American Colonial Ranches had long, low forms, with the broadside of the façade, and the gable, facing the street. It was typically brick or clad in light-colored wood siding or shingles. Windows were small paned, usually casement, with louvered shutters painted to contrast the walls. The roof had a low- to medium-pitch with a simple masonry chimney.

Promoted by *Sunset Magazine*, which for two decades published house plan books, the California Ranch became the most prominent of the Ranch Style designs. It had an L-shaped plan with a projecting wing facing the street and low-pitched gable or hipped roof often covered with wood shakes. The exterior walls could combine board-and batten siding, clapboard, stucco, or brick. There was usually an attached garage and a front porch with wood posts. Examples of Ranch Style include the Dea Hung Toy House, located at 2222 East Pasadena Avenue (built 1951) and the Lewis Claypool House, located at 2301 East Colter Street (built ca. 1957).

Vernacular

The term vernacular is derived from the Latin *vernaculus*, which traces its roots to *verna*—a home born slave, a native. Typically used as an adjective for describing indigenous language, dialect, or literature, in architecture, vernacular refers to designs of a specific place or determined by informal local tradition. Locally, architects use this term to describe the majority of farmhouses in the North Central Corridor, and in Phoenix in general.

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The earliest folk residences built in the Phoenix area were one-story structures designed by owners and builders and constructed of local materials, primarily adobe. Adobe construction was based on a sun-dried mud bricks, which, due to their natural insulation factor, were quite suitable to the climate of the Southwest. Because of their simplicity and accessibility, adobe bricks had long been used by inhabitants of the region.

In 1878, oven fired clay bricks were being created in Phoenix and by 1880, adobe was no longer the predominant building material. However, there was a dearth of practicing architects, hence, owners and builders continued to design their own buildings. The arrival of the railroad in the 1880s increased the supply and variation of building materials in addition to creating an influx of educated craftsmen and architects.

Until the late 1880s, southern Colonial architecture, specifically Greek Revival, influenced Phoenix vernacular residential construction. While few homes could be considered fully developed examples of the style, some did possess characteristics such as low-pitched gables roofs, symmetrical façades, and molded cornices with partial cornice returns.

The Greek Revival Style influenced houses in Phoenix had tall, flat arched doors, lintelled door and window bays, usually with the door at the center of the front elevation. The few remaining examples of historic vernacular construction are rectangular in plan and contain relatively few rooms with the most common being two rooms wide and one to two rooms deep. The walls were constructed of exposed or stucco-covered adobe until 1878, when some wood frame and brick construction was introduced. Window and door bays were flat arched and tall. Roofs ranged from medium to high-pitched gables to stylish hips that curved over the eaves. Another feature was a wood columned porch, which extended across the main façade.

The vernacular house was not limited to the nineteenth century. Generally devoid of architectural ornamentation and built of local materials, the vernacular house is the "folk house" of any architectural era. To the present, they continue to be small, economically built, and designed by their owners instead of professional architects. Examples of the historic vernacular homes in North Central Phoenix include: the Courtney Stubbs House, located at 1245 East Ocotillo Road (built ca. 1928); the George H. Vradenburg House, located at 1600 West Colter Street (built ca. 1925); and the Frank Hilgeman House, located at 333 West Loma Lane (built ca. 1930).

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ASSOCIATED PROPERTY TYPES

The property types associated with this Multiple Property Documentation Form are farmhouses and rural estate homes. These property types are significant on the local level for their association with an early period of development in the Phoenix area. Farmhouses and rural estate homes embody residence types and vernacular and high style architectural designs that are relatively rare in the context of central Arizona history. The highest concentration of these types of residences is within the North Central Corridor of Phoenix, Arizona.

Property Type: Farmhouses

Farmhouses are important for understanding how a southwestern American city, in this case Phoenix, developed in relation to agriculture. Agricultural development attracted investment in central Arizona after the completion of the Arizona Canal in the late nineteenth century. Farmers and land speculators took advantage of various federal land settlement acts to purchase and claim large tracts. In the early twentieth century, the Salt River Valley Reclamation Project led to an alteration in land ownership with a steady and substantial increase in smaller ranches and farmsteads. As Phoenix continued to expand its urban area, many of these properties disappeared. Few remain, though on smaller lots, but retain physical elements from the time of their construction.

Farmhouses were typically vernacular construction and could be based on plans ordered from catalog companies, such as Sears, Roebuck & Co., which also sold concrete block machines and molds. Farmhouse architecture were constructed of a variety of materials including adobe, brick, concrete, and reflected the influences of popular styles, such as Bungalow or Period Revival.

Significance

Farmhouses, primarily through their architectural style and physical location, significantly contribute to our understanding of the pattern of development in the Phoenix area during the period of 1895-1959 and exemplify an important facet in the broad pattern of rural settlement in the American Southwest. Farmhouses are typically eligible for listing on the National Register of Historic Places under Criterion A, "Community Planning and Development," for their role in the development of irrigated farming that characterized the Salt River Valley agriculture prior to annexation and urbanization of the North Central Corridor of Phoenix, Arizona. They may also be eligible under Criterion C, "Architecture," as rare examples of a once common type of rural architecture, the simple and affordable housing available to small-scale farmers.

Registration Requirements

For farmhouses to be eligible for nomination under this Multiple Property Documentary Form, they must have been constructed during the time period and be located within the geographical area as described in "Context 1: Agricultural and Rural Estate Development in North Central Phoenix, 1895-1959." The farmhouse must have been a residence on a property used for agricultural pursuits, such as farming, ranching, or citrus production.

Farms and ranches are no longer extant in North Central Phoenix, hence the setting for the small number of remaining farmhouses has changed dramatically. All are located on significantly reduced lots in residential areas, so it is the solely the residence, and on rare occasions outbuildings, on which the aspects of integrity can be applied.

In order for farmhouses to be eligible under Criterion A in the area of significance of "Community Planning and Development," the buildings must retain the essential physical features that made up their character or appearance during the period 1895-1959. To qualify, the integrity requirements for buildings with important historic associations should be less stringent than those nominated for their architectural significance alone; however, they must possess features that convey the location, materials, feeling, and association of a farmhouse.

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Under this criterion, setting is less important to convey the feeling and association, though the buildings must be in their original locations. Farmhouse properties may also display evidence of historical function, such as outbuildings or irrigation structures. If there are multiple buildings, the main residence should be set back from the roadway, which is usually a survey section line or quarter section line. Farmhouses that have been altered to the point where they exhibit little of their original design are excluded from nomination under this criterion.

For farmhouses to qualify under Criterion C in the area of "Architecture," individual buildings must be intact examples of one of the styles as listed in "Context 2: Architectural Styles in the North Central Phoenix, 1895-1959" or, if vernacular, must be a rare surviving example of the simple and affordable housing available to small-scale farmers. The building must also be significantly unaltered so that the design, materials, and workmanship reflect the original architecture for which they are considered significant.

The original fabric and texture of the building must be evident in its walls and surfaces. Significant features of its original design must also be evident. If the property has been rehabilitated, the historic materials and significant features must have been preserved. It must be the actual resource and not a re-creation. A farmhouse that has been significantly altered by incompatible additions, the application of materials inconsistent with the historic period in which they were constructed, or the removal of significant architectural details is excluded from eligibility under this criterion.

Property Type: Rural Estate Homes

The initial creation of the rural estate suburbs of North Central Phoenix was intended to provide the new city with a balanced image of a metropolitan city to appeal to outside investors and immigrants from the Midwest and California. Unlike farms and ranches, which were developed for subsistence living, the purpose of the rural estate properties was to provide an ambiance of country living in a farm-like setting with some tracts developed with orchards and tree-lined streets.

The architecture of rural estate homes reflected popular styles such as Victorian and Period Revivals. They were built with high quality construction and possessed amenities such as long or carriage driveways and carriage houses. Rural estate homes are typically located in a prominent location, such as facing a major street. The homes are set back with a large front yard and well-manicured landscaping.

Significance

Rural estate homes, primarily through their architectural style and physical location, significantly contribute to our understanding of the pattern of development in the Phoenix area during the period 1895-1959 and exemplify an important facet in the pattern of rural estate development in the Phoenix area. Rural estate homes are eligible for listing on the National Register of Historic Places under Criterion A for their role in an early phase of community planning and development in the Salt River Valley. They may also be eligible under Criterion C, "Architecture," as rare examples of once popular architectural styles.

Registration Requirements

For rural estate homes to be eligible for nomination under this cover, they must have been constructed during the time period and be located within the geographical area as described in "Context 1: Agricultural and Rural Estate Development in North Central Phoenix, 1895-1959." The rural estate home must have been created as a place for affluent citizens to reside and pursue agricultural activities, although typically as an avocation rather than a profession.

In order for rural estate homes under the cover of the North Central Phoenix Farmhouses and Rural Estate Homes to be eligible under Criterion A in the area of "Community Planning and Development," they must retain the essential physical features that made up their character or appearance during the period 1895-1959. To qualify, the integrity requirements for buildings with important historic associations should be less stringent than those nominated for their architectural

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significance alone. However, they must possess features that convey the setting, feeling, and association with their respective historical pattern.

Under this criterion, setting is important to convey the feeling and association. Rural estate homes must display evidence of their historical function, such as mature landscaping, long or carriage-style driveways, and a prominent design that reflect their affluent character. The main residence should be larger than an average house of the historic period, typically three thousand square feet or more, and set back 100 feet from the roadway, which is usually a survey section line or quarter section line. Rural estate homes that have been altered to the point where they exhibit little of their original design are excluded from nomination under this criterion.

For rural estate homes to qualify under Criterion C in the area of "Architecture," individual buildings must be intact examples of one of the styles as listed in "Context 2: Architectural Styles in the North Central Phoenix, 1895-1959." The building must also be significantly unaltered so that the design, materials, and workmanship reflect the original architecture for which they are considered significant.

The original fabric and texture of the rural estate home must be evident in its walls and surfaces. Significant features of its original design must also be evident. If the property has been rehabilitated, the historic materials and significant features must have been preserved. It must be the actual resource and not a recreation. A rural estate home that has been significantly altered by incompatible additions, the application of materials inconsistent with the historic period in which they were constructed, or the removal of significant architectural details is excluded from eligibility under this criterion.

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GEOGRAPHICAL DATA

The geographical area is within the city limits of Phoenix and is bounded by 19th Avenue on the west, the Arizona Canal on the north, 24th Street on the east, and Camelback Road on the south (see figure 30).

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SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

A citywide, comprehensive survey of rural and estate architecture, sponsored by the City of Phoenix, was conducted in 1991 and updated with a closer examination of the area known as the North Central Corridor in 1993. The city contracted with the Woodward Architectural Group to undertake the former of the aforementioned surveys in order to document 158 agricultural heritage buildings within the city limits. For the latter survey, the city again contracted with Woodward Architecture Group to revise and update the inventory forms of forty-three of the buildings from the first survey. The focus of this second survey was the area known as the North Central Corridor and defined by as bound between 24th Street on the east, 19th Avenue on the west, Camelback Road on the south, and the Arizona Canal on the north. The second survey report cited three reasons for the area's selection. First, over the previous decade (from 1983 to 1993), redevelopment caused the destruction of many of the historic resources in the focus area. Second, the historic resources in the focus area represented most phases of agricultural development in the Arizona's Salt River Valley. Lastly, the majority of information uncovered in newspaper research related to buildings in the corridor, specifically the Orangewood subdivision.

The methodology used when conducting the historic property surveys consisted of a series of progressive steps. The 1991 survey relied heavily on the use of 1937 Maricopa County Highway Maps. According to the survey report, these maps indicated the location and primary function of all buildings built in Phoenix. The survey used architectural styles, as well as location, to identify buildings built subsequent to 1937. The 1993 survey—which updated historic inventory forms—and subsequent research provided more intensive historic exploration designed to uncover specific information (i.e. original owner, architect/contractor, and the date of construction) on the properties in the North Central Corridor. The research included indexing the development section of the *Arizona Republican/Arizona Republic* newspaper from 1925 to 1940, as well as reviewing Phoenix City directories, historic land ownership maps, and county tax assessment rolls and deed books.

City directories were used initially to identify ownership; however, these properties were located outside of the city's incorporated boundaries until the late 1950s. Therefore, the earlier directories were indexed by name rather than street address, requiring follow up utilizing the Maricopa County Assessor's Assessment Roles and other county recorded, property ownership related documents. During this follow up to the former surveys, some properties, which had been misidentified, had their information corrected or amended, as necessary. Other properties were discovered that were previously overlooked and were subsequently added to the potential list of properties. Original plats were located at the Maricopa County Recorder's Office and used to evaluate the patterns of change within the planning and development of subdivisions within the study area.

Inclusion into this multiple property documentation form was based on a voluntary commitment by the property owners. The city contacted various owners in the corridor to evaluate their interest in being included in this project. Those who expressed an interest were given the opportunity to have a city historic overlay placed on their property, with the intention of preserving the property's integrity while offering financial assistance for rehabilitation through city programs. While not all property owners offered to be included, it is hoped that the city and state tax incentives will encourage future additions to this multiple property submission.

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Figure 1. Physiographic Provinces from *Historical Atlas of Arizona*.

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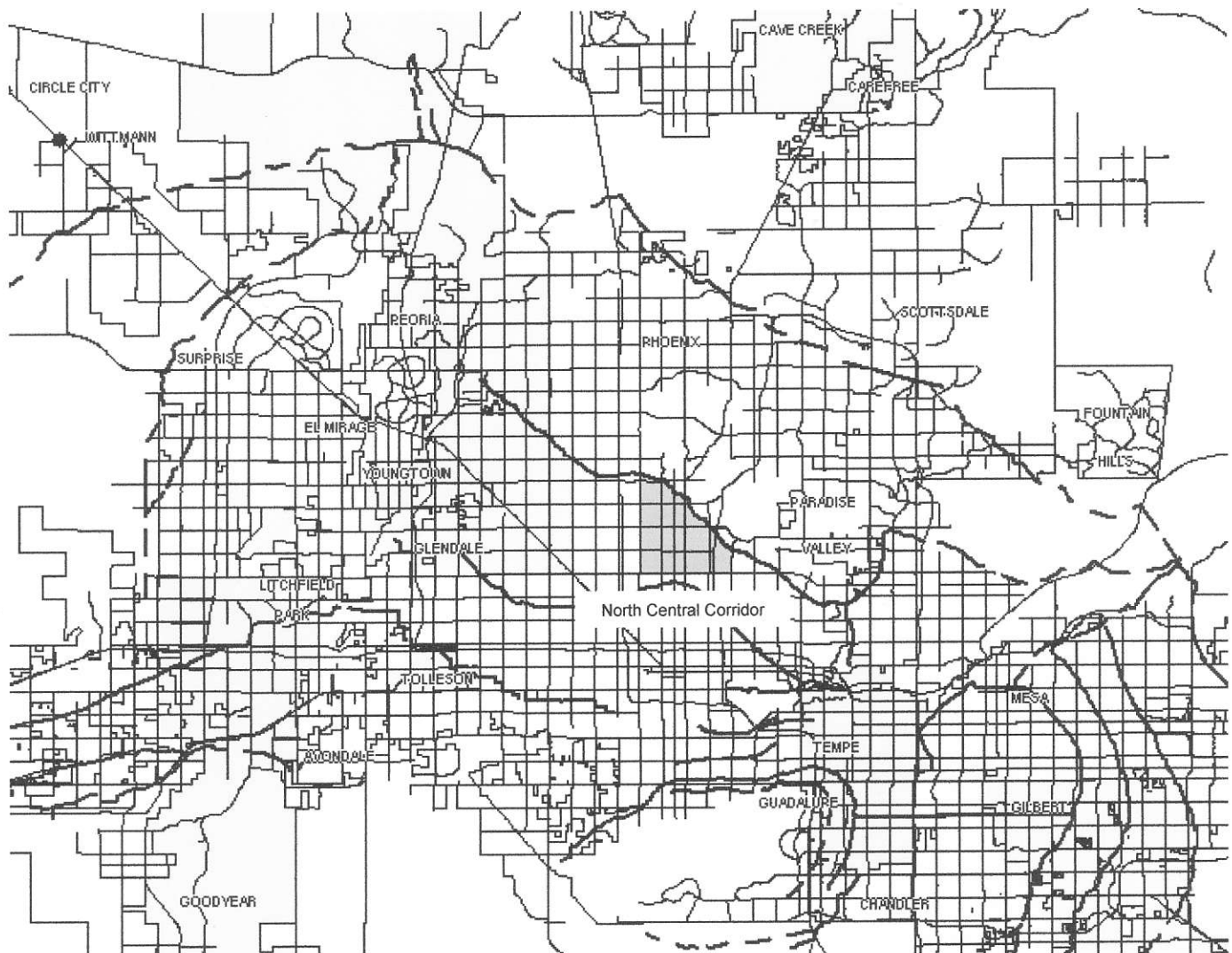


Figure 2. Phoenix Metropolitan Area. Maricopa County Assessor's Office. Edited by Vince Murray

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H. H. Robinson
18
20
25
Christine E. Robinson

ORANGEWOOD

MARICOPA COUNTY, ARIZONA.

Know all men by these presents that I William J. Murphy, being the owner of Sections Five and Eight in Township Two North Range Three East of the Mile and Bull River Base and Meridian, in Maricopa County, Arizona, being desirous of plotting and subdividing the same into tracts of twenty acres or less, I have caused the same to be surveyed and plotted and the dimensions of each tract, streets, alleys and subdivisions, with the width of each street and road, to be true and correct and of the same, and I the said William J. Murphy, as owner thereof, do hereby dedicate the streets and roads as herein set forth to the public for their general use, except such land as may be indicated in the public subject to a deed heretofore made by me to the Central Arizona Irrigation District, dated July 1st, 1905.

Know all men by these presents that I the said William J. Murphy, hereby joins herein for the purpose of releasing her share interest in that portion of the above premises having been and for streets and roads.

Witness my hand this second day of July, A. D. 1905.

William J. Murphy
By Christine E. Robinson
Voluntarily

Territory of Arizona
County of Maricopa

Before me, H. H. Robinson, a Notary Public in and for the County of Maricopa and Territory of Arizona, on this day personally appeared *William J. Murphy*, being to me to be the owner, and who executed the above and foregoing instrument by his attorney and known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged the same to me that he executed the same as the act and deed of the said William J. Murphy for the purpose and intent aforesaid.

Given under my hand and seal of office this second day of July, A. D. 1905.

H. H. Robinson
Notary Public

Territory of Arizona
County of Maricopa

Before me, H. H. Robinson, a Notary Public in and for the County of Maricopa, on this day personally appeared *Louise J. Murphy*, wife of the said William J. Murphy, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privately and apart from her husband, and having the same fully explained to her, she the said Louise J. Murphy acknowledged that she was to be the person whose name is subscribed to the foregoing instrument, and that she did not wish to retract or annul the same for the purpose and intent aforesaid.

Given under my hand and seal of office this second day of July, A. D. 1905.

Louise J. Murphy
Notary Public

Figure 3. Orangewood. Maricopa County Recorder's Office (MCRO).

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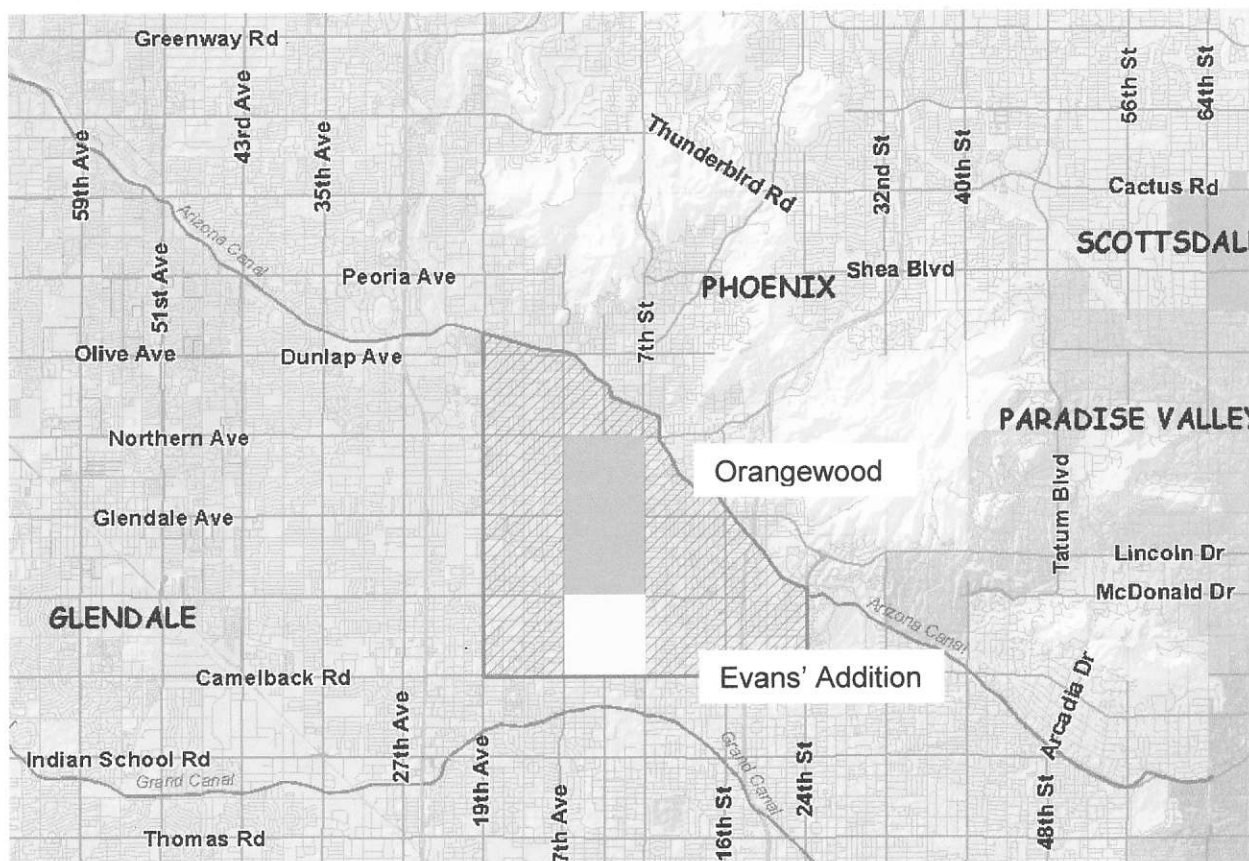


Figure 4. Orangewood and Evans' Addition within North Central Phoenix Corridor. Marta Dent.

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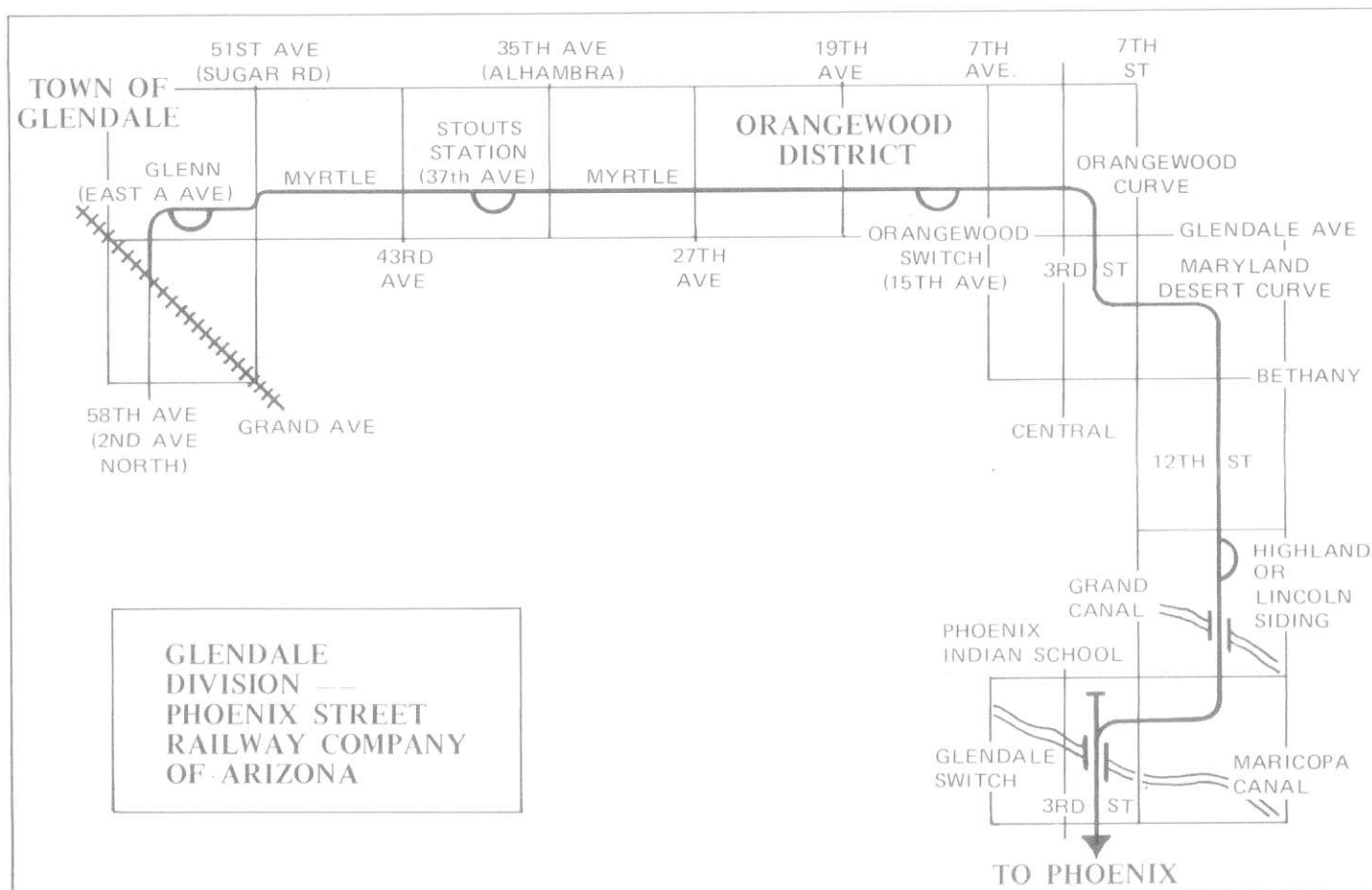


Figure 5. The Glendale Line. Lawrence J. Fleming, *Ride a Mile, Smile the While: A History of the Phoenix Street Railway, 1887-1948*.

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Figure 6. Allen-McKeown House.

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- | | |
|---|--|
| <ol style="list-style-type: none"> 1. One or two stories. 2. Irregular plan, usually cross wing. 3. Asymmetrical facade with vertical emphasis; masses of varied shapes including towers, turrets, porches and polygonal wings or bay windows. 4. Multiple roof types including gables, hips, and cones. Originally with wood shingles, dormers are common. 5. Dominant front porches, sometimes with verandas or balconies. 6. Brick walls on stone foundations, wood frame walls in modest examples, and overall effect of visual activity and varied color | <ol style="list-style-type: none"> 7. Flat or segmental arched window and door openings, usually with fancy stone or brick lintels 8. Tall windows, either one-over-one or with small, colored glass panes; picture windows and stained or leaded glass are also common. Tall wood doors with raised panels, sometimes with a glass upper panel or transom. 9. Ornamental wood trim, spindlework, porch balusters, brackets, casings, and decorative wooden scrollwork 10. Decorative gable-end shingles, metal ridge cresting and finials |
|---|--|

Figure 7. Queen Anne Characteristics from *Historic Homes of Phoenix*.

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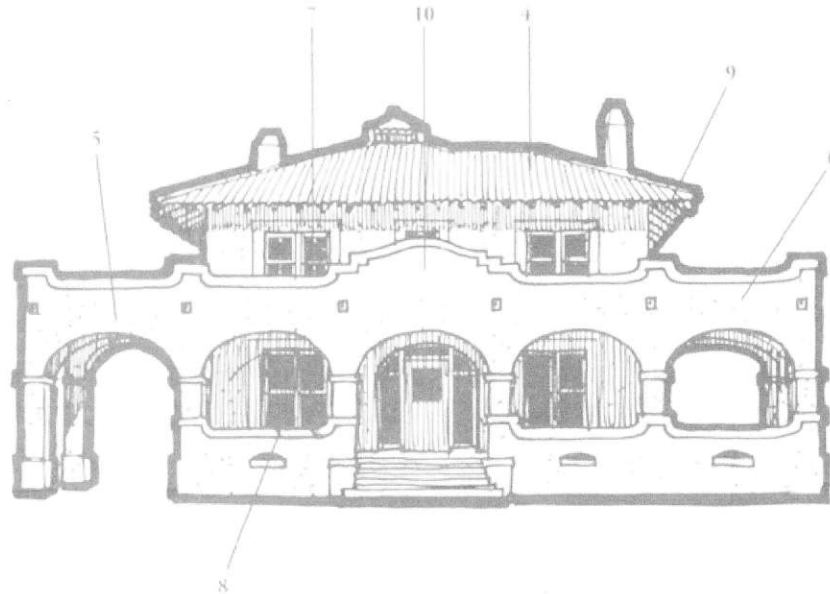
Figure 8. Olney-Ellinwood House.

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North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959
Maricopa County, Arizona



- | | |
|---|--|
| 1. Usually two stories, though modest one-story examples exist. | 6. Plastered exterior walls of white or light color |
| 2. Rectangular plan. | 7. Flat or Roman-arched door and window openings |
| 3. Blocky, large massing, horizontal orientation, and usually symmetrical façade. | 8. Tall, double-hung, one-over-one windows; sidelights around front door; occasional picture windows |
| 4. Hip roof with red tile, and/or flat roof with parapet walls; deep eaves with exposed rafters | 9. Sparse wall moldings and sculptural ornament, exposed rafters with ornamentally cut tails, cornice brackets |
| 5. Deep, wrap-around, arcaded front porch and/or <i>portè cochère</i> on two-story examples | 10. The most distinguishing characteristic: curvilinear parapet motifs in the center of major walls |

Figure 9. Mission Revival Characteristics from *Historic Homes of Phoenix*.

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Figure 10. Nelson G. Hill House.

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North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959
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| <ol style="list-style-type: none">1. One or two stories but one story the most common2. Elongated plan, roughly rectangular3. Horizontal, asymmetrical facade with a variety of low, simple forms4. Combination of low-pitched gable, shed and flat roofs; red tiles on the gabled sections and parapet walls on the flat roofs5. Small porches; occasional pergolas or <i>portes cochere</i>6. Plastered walls and chimneys with smooth or minimal texturing7. Roman or semi-circular-arched arcades and door and window openings; flat openings commonly occur | <ol style="list-style-type: none">8. Tall, double-hung windows, sometimes with small panes in the upper sashes; picture windows; canvas awnings9. Modest detailing from any of several eras of Spanish and Mexican architecture, including applied terra cotta, tile or cast concrete ornament10. Decorative iron trim: sconces, grillwork, brackets, railings and fences, balconettes |
|--|--|

Figure 11. Spanish Colonial Revival Characteristics from *Historic Homes of Phoenix*.

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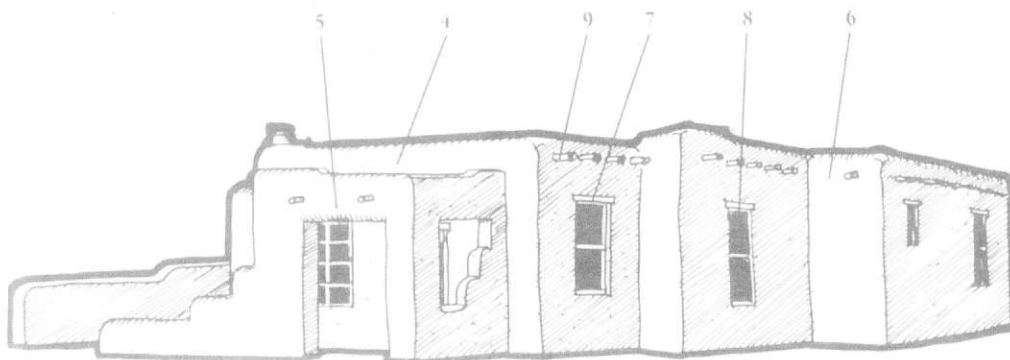
Figure 12. Ralph Converse House.

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North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959
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|--|---|
| <ol style="list-style-type: none"> 1. Usually one story or a combination of one- and two-story elements 2. Elongated irregular or roughly rectangular plan 3. Low, horizontal emphasis with asymmetrical facades and rounded forms with an overall natural or organic feeling; second-story forms are stepped back from the lower structure 4. Multiple flat forms and roofs hidden behind level or irregularly rounded parapets 5. Small front portals or vestibules with stuccoed walls to blend with the main form; attached garages are similarly integrated; occasional verandas or pergolas | <ol style="list-style-type: none"> 6. Plastered walls, often of adobe, with rounded or blunted wall and roof corners or edges; earth tone colors 7. Flat-topped openings, often with heavy timber lintels 8. Small, rectangular or square window openings with wood frame casement or double hung windows; wood plank doors 9. Exposed ends of log roof beams (vigas), hewn timber beams, posts and lintels 10. Water scuppers (canales) |
|--|---|

Figure 13. Pueblo Revival Characteristics from *Historic Homes of Phoenix*.

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Figure 14. Kinter K. Koontz House.

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Maricopa County, Arizona



- | | |
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| 1. More often two stories than one | 6. Plastered walls, usually white and smooth |
| 2. Varied massing and form; irregular, large plan and asymmetrical facade | 7. Round and square-arched openings; elaborate, formal door openings, often |
| 3. Varied massing and forms with horizontal emphasis and asymmetrical facades, polygonal or square towers and projecting bays or wings | 8. Small-paned casement windows; wood plank doors |
| 4. Low-pitched hip roof with red tile | 9. Often extensively decorated with plaster or cast concrete columns, pilasters, urns, finials, plaques, surrounds, cornices, etc. |
| 5. Courtyards framed by the building; porches with low stuccoed walls; balconettes and occasional verandas and/or loggias | 10. Wrought iron balustrades and trim |

Figure 15. Mediterranean Revival Characteristics from *Historic Homes of Phoenix*.

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Figure 16. E. Payne Palmer House.

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North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959
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1. One or two stories
2. Rectangular or L-shaped plan with the long side facing the street front.
3. Simple boxlike massing with light colored walls of horizontal wood siding, stucco, wood shingles or painted brick.
4. Low-to-medium-pitched gable roof, usually with the broadside facing the street, sometimes with gabled dormers
5. Gabled, flat, or shed roofed front porch, either the full width of the facade or just the width of the main entry; usually with wood posts or columns
6. American Colonial style door surrounds
7. Rectangular openings except for a possible round-arched transom over the front door
8. Six-over-six windows, usually with dark colored shutters; sidelights flanking the front door and sometimes a fanlight over it; six-panel wood doors
9. Federal or Greek Revival Style trim at the columns, cornices, casings and door frontispiece
10. Small rooftop chimneys

Figure 17. American Colonial Revival Characteristics from *Historic Homes of Phoenix*.

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Figure 18. Col. Edward Power Conway House.

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North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959
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|---|---|
| 1. Almost always two stories | 7. Square, flat-topped window and door openings, sometimes with wood lintels |
| 2. L-shaped or rectangular plan | 8. Wood or metal frame windows, often casements with small panes of glass; wood plank doors |
| 3. Combination of two-story and one-story elements, with an overall horizontal emphasis | 9. Sparse ornament; wrought iron balcony columns or balustrades in later examples |
| 4. Low-pitched roof, usually gabled, sometimes hipped, with red roof tiles or wood shingles common; stuccoed chimneys | 10. In brick versions, the masonry walls are painted white to simulate plaster or white-washing |
| 5. Cantilevered second-story balconies with square wood posts and heavy timber beams | |
| 6. Plastered walls in white or light colors; second floor walls may be covered with wood board-and-batten siding | |

Figure 19. Monterey Revival Characteristics from Historic Homes of Phoenix.

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Figure 20. John M. Ross House.

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| <ol style="list-style-type: none">1. One or one-and-one-half stories2. Rectangular or "L" shaped plans; irregular plans on larger houses3. Imposing, complex forms with vertical shapes and asymmetrical facades4. Multiple gables with very steep roofs and wood or slate shingles5. Occasional shed or gabled dormers6. High and/or massive chimneys, sometimes tapered with protruding flues or pots | <ol style="list-style-type: none">7. Portals or vestibules rather than open porches8. Brick, stone or plastered walls; sometimes half-timbering in gable walls9. Flat-topped, Tudor, Gothic, or round-arched window and door openings10. Leaded glass casement windows, often with diamond-shaped panes |
|--|--|

Figure 21. Tudor Revival Characteristics from *Historic Homes of Phoenix*.

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Figure 22. Adam Diller House.

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1. One or one-and-a-half stories
2. Rectangular plans with a large front porch
3. Simple, boxlike shape and asymmetrical facade
4. Typically, gabled low-pitched roofs.
5. Large porch or *porté cochère* with massive pillars
6. Shingled or stuccoed gable ends

7. Flat-topped or segmental-arched window and door openings
8. Central picture window flanked by narrow double-hung units; wide double-hung windows, with small panes in the upper sashes
9. Heavy timber trusses, beams, brackets, bolsters and rafter tails
10. The extensive use of large-scaled exposed structural elements and lower-pitched roofs

Figure 23. Craftsman Bungalow Characteristics from *Historic Homes of Phoenix*.

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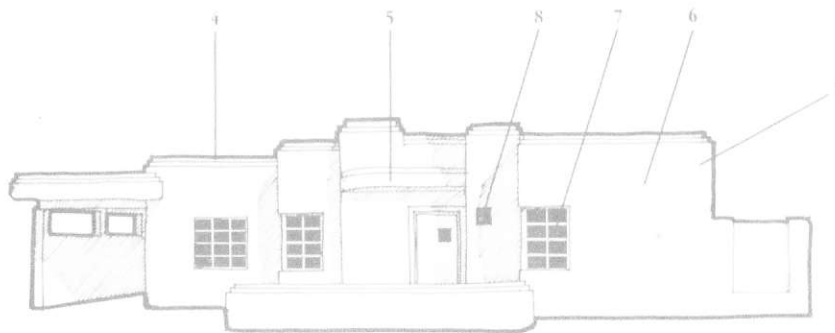
Figure 24. David B. Morgan House.

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1. Usually one story
2. Irregular linear plan, broadside facing front
3. Combination of round and square masses in a low, horizontal orientation
4. Flat roofs with no overhangs
5. Curved at some corners; curved hoods or canopies without columns over entries

6. Smooth and uniform wall surfaces, especially white stucco; rarely, painted brick
7. Square or rectangular door and window openings; small-paned windows with metal frames
8. Glass block, sometimes in curved windows
9. Minimal ornamentation, usually limited to horizontal parapet bands
10. Metal detailing including railings and grilles

Figure 25. Moderne Characteristics from *Historic Homes of Phoenix*.

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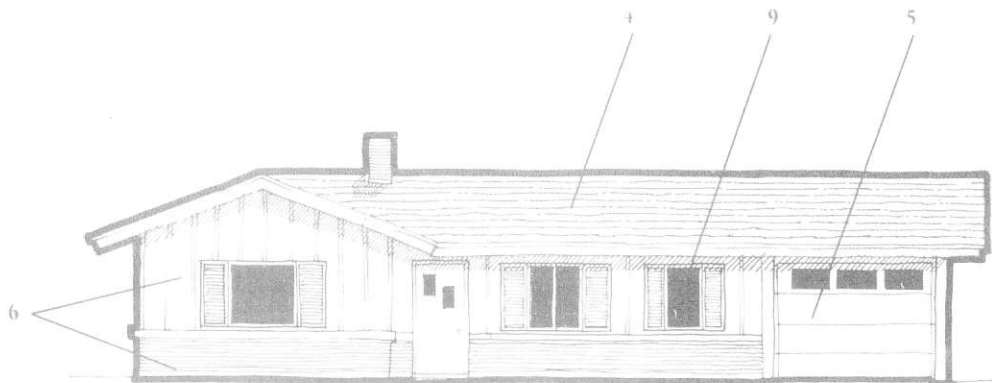
Figure 26. Lewis Claypool House.

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| 1. Single story | 6. Exterior walls having one or more of the following: board-and-batten siding, stucco, clapboard, or brick |
| 2. Low, very horizontal orientation with asymmetrical front façade | 7. Square or rectangular door and window openings |
| 3. Elongated rectangular, L-shaped plan, or irregular plan | 8. Front porch or door surround |
| 4. Gable or hipped roof, usually low- or medium-pitched, with wood shake, clay tile, or asphalt shingle | 9. Single and groups of fixed, sliding, or casement windows (sometimes shuttered), often with small panes of glass |
| 5. Attached garage or carport | 10. Minimal or modest ornamental detailing |

Figure 27. Ranch Characteristics from *Historic Homes of Phoenix*.

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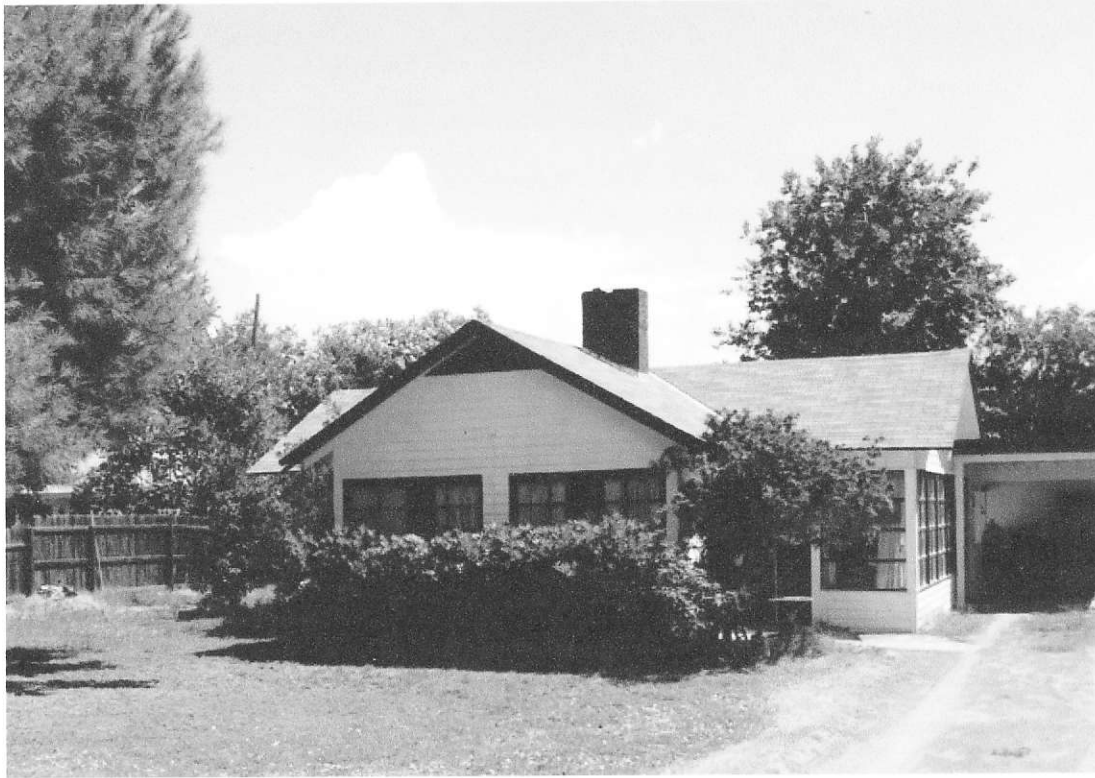


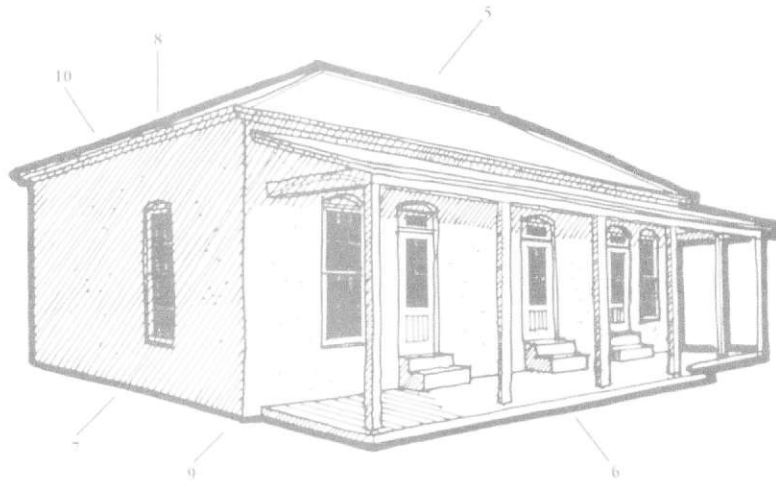
Figure 28. Courtney Stubbs House.

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1. Single story
2. Rectangular or square plan
3. Boxlike shape; horizontal emphasis with broadside of building facing front
4. Symmetrical front elevation
5. Either hip or gable roof, usually low to medium in pitch, originally with wood shingles
6. Wide front porch with wood posts and hip or shed roof

7. Adobe walls, usually plastered, brick, or wood frame walls in post-1878 examples
8. Flat or segmental arched, lintelled window and door openings
9. Wood-framed windows with small panes such as 6/6 pattern; paneled wood doors, sometimes with small glass panes
10. Flat board or simply molded trim with little or no ornament, or in Greek Revival Style variations, classically molded cornices and wood trim

Figure 29. Classical Vernacular Characteristics from *Historic Homes of Phoenix*.

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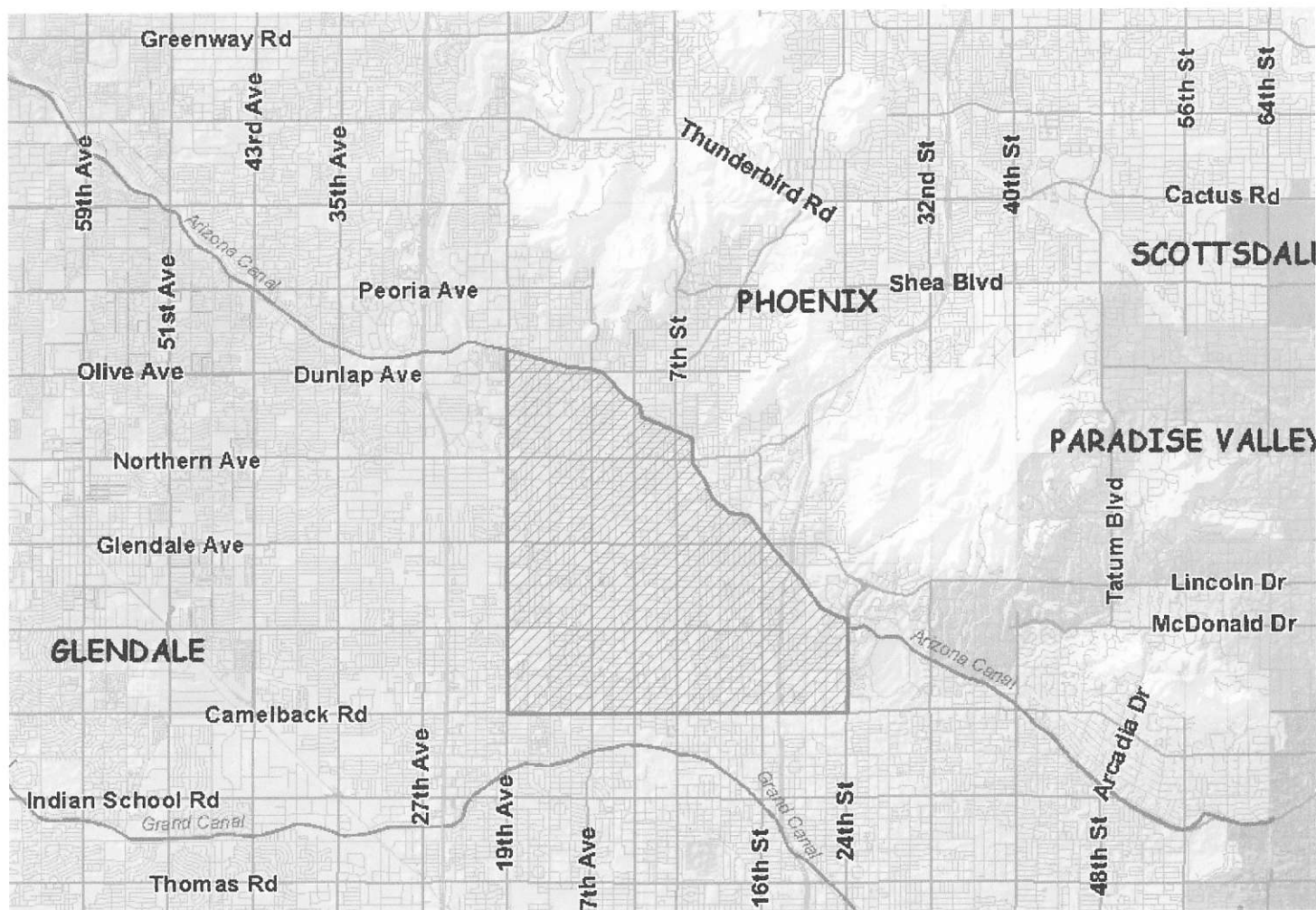


Figure 30. Geographical Area. Courtesy of Marta Dent.