National Register of Historic Places Continuation Sheet

Section number	Page
	Caralysis and Amphotos Marchael

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94001482 Date Listed: 12/21/94

<u>Del Norte Place Historic District</u> Property Name

Maricopa AZ County State

Residential Subdivisions and Architecture in Phoenix MPS Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

lutouiros Alco	12/21/94		
Signature of the Keeper	Date of Action		

Amended Items in Nomination:

Statement of Significance: Criteria Consideration G is added in order to ensure consistency in the NRIS. The NR and the AZ SHPO agreed that the nomination would not need to demonstrate exceptional importance because contributing resources less than 50 years old constitute a minor part of the property. This correction will not be counted should this nomination be included in a future audit period.

DISTRIBUTION:

National Register property file Nominating Authority (without nomination attachment) NPS Form 10-900 (Rev. 10-90)

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

processor, or computer, to	o complete all i	tems.						
1. Name of Propert historic name other names/site number	•		ace Historic					
2. Location street & number	Virginia A	venue to I	Encanto Bo	ulevard; 15th	Avenue to		publication	
city,town state	Phoenix Arizona	code	AZ cou	nty Maricopa	code	013	zip code	85007
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Signature of commenting	or other officia	1					D	Date

hereby certify that this property is:		
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See continuation sheet determined eligible for the		
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See continuation sheet.		
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Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing "Residential Subdivisions and Architecture in Phoenix"

6. Function or	
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	Ionterey and Pueblo Revival
	eriod Revival
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Matarials (Enter as	tegories from instructions)
foundation	
roof	composition shingle
	wood shingle
	built-up roofing
	tile
walls	<u>brick</u>
	stucco
other	
Narrative Descripti	on (Describe the historic and current condition of the property on one or more continuation sheets [7-1 thru 7-5])
8. Statement of	Significance
Applicable National	Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)
X A	Property is associated with events that have made a significant contribution to the broad
	patterns of our history.
В	
B _X C	
<u></u> 0	construction or represents the work of a master, or possesses high artistic values, or
	represents a significant and distinguishable entity whose components lack individual
	distinction.
D	
D	Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Consid	deration	s (Mark "X" in all the boxes that apply)		
A owned by a religious institution or used for religious purposes.				
-	В	removed from its original location.		
C a birthplace or a grave.				
_	D	a cemetery.		
<u> </u>	E	a reconstructed building, object, or structure.		
4	F	a commemorative property.		
_	G	less than 50 years of age or achieved significance within the past 50 years.		
Areas of Signif	icance ((Enter categories from instructions)		
		Architecture		
		Community Planning and Development		
		Politics/Government		
Period of Signi	ficance	1927 - 1950		
Significant Dat	es	1927 & 1929 Del Norte Place Subdivision Platted		
Significant Per	son (Co	mplete if Criterion B is marked above)		
Cultural Affilia	ation			
Architect/Build	ler	Gilmore and Eckman, architects; Womak and Del Webb, builders; others		
Narrative State	ement of	Significance (Explain the significance of the property on one or more continuation sheets [8-1 thru 8-2])		
		======================================		
	_	books, articles, and other sources used in preparing this form on one or more continuation sheets)		
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Previous docum				
prelir	ninary	determination of individual listing (36 CFR 67) has been requested.		
previ	ously l	isted in the National Register		
		determined eligible by the National Register		
		National Historic Landmark		
		Historic American Buildings Survey #		
		Historic American Engineering Record #		

Property Owner

(Complete this item at the request of the SHPO or FPO)

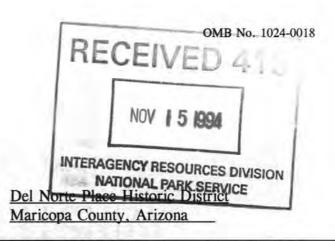
Various private property owners

NPS Form 10-900-a (8-86)

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 1



NARRATIVE DESCRIPTION

The Del Norte Place Historic District is located in Phoenix, Arizona, northwest of the central business district and north of the State Capitol. The district is bounded on the north by Virginia Avenue, on the west by 17th Avenue, 15th Avenue on the east and Encanto Boulevard on the south. Bordering the district on three sides is a greenbelt, formed by Encanto Park to the east and the Encanto Municipal Golf Course to the north and west. Opposite the southern boundary along Encanto Boulevard is the Fairview Place Historic District.

The eight square blocks of the Del Norte Place subdivision was laid out in a grid street pattern with houses fronting on the east-west streets. Houses are uniformly placed on the front of their lots with garages on the rear. The majority of the garages are original and designed in the same style as the main house. Building setbacks are consistent throughout the area. Mature ash and citrus trees, many planted as part of the original development of the area, line the streets. These street plantings combined with the traditional landscaped yards and park surroundings to create a tranquil pastoral setting for the area.

The district consists of 151 homes representative of the range of architectural styles that were popular between World War I and II. The earliest houses constructed in the subdivision include a 1927 Bungalow and numerous Period Revival style cottages. Accounting for approximately 25% of the district's housing stock, the Period Revival homes were constructed in the 1920s and 1930s. The English and Tudor Revival-influenced designs are distinguished by their steeply pitched gable roofs, often clipped and appearing in multiple combinations. These complex roof shapes combine with projecting bays and other building elements to create variation in the form and massing of these small houses. Exterior walls are primarily exposed brick. Less commonly, stucco or a combination of the two, is used. Masonry trim animates most exteriors. Windows are primarily wood and double-hung.

Red tile roofs set apart the Spanish derivations of the Period Revival styles of Del Norte Place. Like their English-influenced counterparts, their rectangular and square plans appear more complex through the use of projecting bays, entries and wingwalls. Exteriors are primarily stucco, although painted brick also is used. Windows are primarily casement, both wood and steel. Representative of the Spanish Colonial Revival tradition, arched openings set off doors and windows and are used to create distinctive arcades and porches.

Approximately three-quarters of the houses in Del Norte Place are representative of the early Ranch and the Ranch stylistic variations which emerged in the 1930s and 1940s. Thirty-five homes are French Provincial Ranches with rectangular and L-shaped floor plans. Their style-defining hipped roof receives a variety of decorative treatments including boxed and molded cornices or projecting eaves, some with exposed rafters. Painted brick and stucco exteriors predominate, as does steel casement windows.

OMB No. 1024-0018

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 2

Del Norte Place Historic District Maricopa County, Arizona

NARRATIVE DESCRIPTION (cont'd)

As in the earlier era of Period Revival building, Spanish-influenced versions of the Ranch house also were popular. In Del Norte Place, the homes in this stylistic group have a characteristic rectangular plan and red tile roofs. Most roofs are gabled, although hipped forms can be found. Painted brick is used for most exteriors, with some stucco sheathing. Windows are primarily steel casement.

Interspersed throughout the neighborhood are Ranches exhibiting decorative treatments of the American Colonial Revival Ranch tradition. These painted brick gable houses have classical porch treatments, window shutters and occasional ornamental trim. Windows are primarily steel casement.

The Del Norte Place Historic District exhibits a high degree of integrity as there have been minimal alterations to the original layout, setting and building in the district. Very few of the houses have been modified, so approximately 95% are considered contributing structures. This wide assortment of historic architectural styles and the intact landscape setting of the area contribute to the distinctive identity and visual character of the Del Norte Place Historic District.

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 3

Del Norte Place Historic District Maricopa County, Arizona

LIST OF CONTRIBUTING PROPERTIES

Construction D	ate Address	Construction Date	Address
1941	1501 W. Virginia	1941	1610 W. Wilshire
1944	1511 W. Virginia	1935	1611 W. Wilshire
1941	1521 W. Virginia	1939	1614 W. Wilshire
1941	1523 W. Virginia	1941	1618 W. Wilshire
1946	1535 W. Virginia	1940	1621 W. Wilshire
1941	1539 W. Virginia	1939	1622 W. Wilshire
1937	1545 W. Virginia	1940	1625 W. Wilshire
1941	1549 W. Virginia	1939	1626 W. Wilshire
1941	1601 W. Virginia	1940	1629 W. Wilshire
1940	1609 W. Virginia	1939	1630 W. Wilshire
1939	1613 W. Virginia	1941	1633 W. Wilshire
1941	1617 W. Virginia	1944	1634 W. Wilshire
1939	1625 W. Virginia	1938	1637 W. Wilshire
1939	1629 W. Virginia	1939	1638 W. Wilshire
1947	1502 W. Wilshire	1929	1501 W. Lewis
1941	1509 W. Wilshire	1941	1502 W. Lewis
1946	1510 W. Wilshire	1936	1510 W. Lewis
1938	1516 W. Wilshire	1949	1511 W. Lewis
1931	1521 W. Wilshire	1941	1514 W. Lewis
1940	1522 W. Wilshire	1928	1515 W. Lewis
1941	1525 W. Wilshire	1930	1516 W. Lewis
1938	1526 W. Wilshire	1941	1521 W. Lewis
1937	1529 W. Wilshire	1938	1525 W. Lewis
1929	1530 W. Wilshire	1934	1526 W. Lewis
1936	1535 W. Wilshire	1946	1528 W. Lewis
1938	1536 W. Wilshire	1938	1529 W. Lewis
1941	1539 W. Wilshire	1931	1530 W. Lewis
1936	1542 W. Wilshire	1930	1535 W. Lewis
1945	1545 W. Wilshire	1929	1539 W. Lewis
1939	1549 W. Wilshire	1946	1540 W. Lewis
1939	1550 W. Wilshire	1942	1545 W. Lewis
1938	1601 W. Wilshire	1941	1546 W. Lewis
1939	1602 W. Wilshire	1941	1550 W. Lewis
1946	1605 W. Wilshire	1938	1551 W. Lewis
1941	1606 W. Wilshire	1937	1601 W. Lewis
1946	1609 W. Wilshire		

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 4

Del Norte Place Historic District Maricopa County, Arizona

LIST OF CONTRIBUTING PROPERTIES (cont'd)

Construction D	Date Address	Construction Date	Address	
1948	1602 W. Lewis	1940	1609 W.	Vernon
1947	1606 W. Lewis	1936	1610 W.	Vernon
1945	1609 W. Lewis	1938	1613 W.	Vernon
1950	1610 W. Lewis	1928	1614 W.	Vernon
1936	1615 W. Lewis	1927	1617 W.	Vernon
1936	1617 W. Lewis	1936	1618 W.	Vernon
1949	1620 W. Lewis	1944	1621 W.	
1929	1621 W. Lewis	1947	1622 W.	
1939	1624 W. Lewis	1932	1625 W.	Vernon
1946	1625 W. Lewis	1945	1626 W.	
1929	1629 W. Lewis	1938	1629 W.	Vernon
1947	1630 W. Lewis	1936	1630 W.	Vernon
1945	1633 W. Lewis	1940	1633 W.	Vernon
1942	1634 W. Lewis	1937	1637 W.	Vernon
1942	1637 W. Lewis			
1943	1638 W. Lewis	1945		Encanto
		1940	1518 W.	Encanto
1949	1501 W. Vernon	1946	1520 W.	Encanto
1941	1506 W. Vernon	1927	1522 W.	Encanto
1931	1511 W. Vernon	1941	1530 W.	Encanto
1927	1514 W. Vernon	1930	1536 W.	Encanto
1940	1517 W. Vernon	1942	1540 W.	Encanto
1941	1521 W. Vernon	1942	1546 W.	Encanto
1937	1522 W. Vernon	1932		Encanto
1937	1525 W. Vernon	1927	1610 W.	Encanto
1946	1526 W. Vernon	1935	1614 W.	Encanto
1941	1529 W. Vernon	1927	1616 W.	Encanto
1938	1530 W. Vernon	1944	1622 W.	Encanto
1938	1535 W. Vernon	1944	1626 W.	Encanto
1941	1539 W. Vernon	1927	1630 W.	Encanto
1930	1547 W. Vernon	1940	1634 W.	Encanto
1927	1548 W. Vernon	1942	1638 W.	Encanto
1939	1551 W. Vernon			
1936	1552 W. Vernon	1939	2301 N.	17th Ave.
1928	1601 W. Vernon			
1945	1602 W. Vernon	1942	2332 N.	15th Ave.
1940	1605 W. Vernon	1934	2520 N.	15th Ave.
1936	1606 W. Vernon			

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 5

Del Norte Place Historic District Maricopa County, Arizona

LIST OF NON-CONTRIBUTING PROPERTIES

Construction Date	Address
1953	1529 W. Virginia
1952	1633 W. Virginia
1963	1607 W. Lewis
1958	1614 W. Lewis
1953	1534 W. Vernon
1936	1540 W. Vernon
1947	1628 W. Vernon
1942	1552 W. Encanto

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 1

Del Norte Place Historic District Maricopa County, Arizona

STATEMENT OF SIGNIFICANCE

The Del Norte Place Historic District possesses both historic and architectural significance. Under Criterion A", the neighborhood is an excellent example of the residential subdivision practices that shaped the development of Phoenix in the mid-twentieth century. Developed by a prominent local citizen, Dr. Norton, the district still contains those landscape and building features that were constructed to provide "the ideal suburban living." Under Criterion "C", architecturally, the district is important for its representation of a range of historic styles and building methods. Individually, and as a collection, the Del Norte Place homes are notable for their high degree of integrity. The intact landscaping of the yards, right-of-ways and surrounding park land further contribute to the district's distinct sense of feeling and historic association.

In 1912, the Territory of Arizona became the 48th state to be admitted to the Union. When statehood was granted, Dr. James Collier Norton resigned his government post as Territorial veterinarian. During his nineteen year term, Dr. Norton had overseen the health of Arizona's growing cattle industry and is credited with eradicating the cattle tick. He purchased a two hundred acre tract, which had been initially homesteaded by William J. Hancock, the surveyor of the original Phoenix townsite. Norton established a dairy and constructed a distinctive Mission Revival style home on this land. On the southern portion of his holdings, Dr. Norton planned a residential subdivision. Located just outside the growing city, the area was perfectly positioned for growth.

Platted between 15th and 17th Avenues, the original Del Norte subdivision was recorded in 1927 with 84 lots. Two years later the subdivision was extended north to Virginia Avenue. Promoted as "a beautiful subdivision" and "the countryside west of town," the original homes were designed in English Period Revival styles, slightly ahead of the introduction of this style in adjacent neighborhoods. The mature ash, tamarack and orange trees, planted by Dr. Norton when he first acquired the land, reinforced the picturesque character of the English style cottages to create a distinct image for the area. Design and construction of the homes was undertaken on behalf of the Norton family by J. Allen Ginn. A nationally recognized horseman, Ginn moved to Arizona from Texas in 1921. He served as architect, builder and sales agent for the initial phase of subdivision development and was prominently featured as part of the promotion of the area. Ginn's focus on the English derivation of the Period Revival styles was on the cutting edge of the rapidly shifting housing market and helped secure Del Norte Place's early success.

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8

Page 2

Del Norte Place Historic District Maricopa County, Arizona

STATEMENT OF SIGNIFICANCE (cont'd)

By the mid-1930s, building in Phoenix had resumed, spurred on by the availability of federally-financed programs created by the National Housing Act. As government monies brought a new life to Del Norte Place, the Federal Housing Administration (FHA) design standards also brought it a new look. Most of the homes constructed during the later half of the 1930s represent simplified versions of earlier popular styles. Stylistic elements from the various Period Revival traditions were blended with standardized design, materials and construction now required by the FHA. The early Ranch houses in the area are notable examples of the FHA influence on building.

By the 1940s, the more elaborate French Provincial Ranch had emerged and was gaining popularity throughout the community. Several homes in Del Norte Place were designed in this style by prominent local architects such as Edward Varney and the firm of Gilmore and Eckman. Large-scale builders, like Andy Womack and Del Webb, also constructed French Provincial Ranch homes in the subdivision. Thus, the development of Del Norte Place illustrates the shift that occurred from the small-scale individual construction practices of the 1920s and 1930s to the more standardized housing built by residential development companies of the 1940s.

With the onset of the Second World War, growth again was stifled. The war years marked the most restrictive period of regulation in the history of the American housing industry. Despite this, Del Norte Place saw the construction of 21 houses under the control of four different federal agencies: the War Production Board, the War Manpower Commission, the National Housing Agency and the FHA. The building restrictions administered by these agencies further standardized the homes constructed during this time. The last stage of concentrated development occurred in Del Norte Place in the years immediately following World War II. Post war growth was fueled by returning servicemen who had been stationed in Phoenix for training. A growing industrial base and the availability of air conditioning added further impetus to the explosive growth that occurred. In response to this demand for housing, the remaining lots in Del Norte Place were built upon to complete the development of the subdivision.

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8

Page 3

Del Norte Place Historic District Maricopa County, Arizona

STATEMENT OF SIGNIFICANCE (cont'd)

Del Norte Place was one of the last of Phoenix's neighborhoods to be created by an individual who exercised control over the initial planning, development and marketing of the area. Sixteen homes were constructed in the subdivision by 1930, two Bungalows and the remaining in the English Period Revival styles. These brick homes were priced from \$5,000 to \$7,000. The onset of the Depression brought a halt to the city's building boom. The slowdown also brought to a conclusion Norton's collaboration with Ginn. Instead, the homes built from 1931 to 1936 in Del Norte Place were constructed by numerous other builders. These houses reflect the range of Spanish-influenced Period Revival styles that also were popular during this period. In 1934, Dr. Norton sold the remainder of his original two hundred acre parcel to the City of Phoenix for development of the Encanto Municipal Golf Course. The golf course, which opened in 1937, created a new identity for the neighborhood. Surrounded on three sides by a recreational green belt, the subdivision was now promoted as "...In the Heart of the Park."

The significance of the Del Norte Place Historic District and its excellent representation of historic themes and architectural influences important to the development of Phoenix was formally recognized in July 1993 with the local designation of the district on the Phoenix Historic Property Register.

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 9 Page 1

Del Norte Place Historic District Maricopa County, Arizona

BIBLIOGRAPHY

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- "Building Permits In Huge Leap As Homes Are Planned." Arizona Gazette, 2 April 1927, p. 13.
- "Cave Creek Floods City." The Arizona Republican, 22 August 1921, p. 1.
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- "Demonstrations Of Del Norte House." The Arizona Republican, 6 May 1928, Section Three.
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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 9

Page 2

Del Norte Place Historic District Maricopa County, Arizona

BIBLIOGRAPHY (cont'd)

- "Prices advanced May 15th on Del Norte Place." [advertisement] *The Arizona Gazette*, 28 April 1927, Section WO-Page 2.
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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 10 Page 1

Del Norte Place Historic District Maricopa County, Arizona

GEOGRAPHIC DATA

UTM References (cont'd)

	Zone	Easting	Northing
E	<u>12</u>	398520	3704470
F	<u>12</u>	398560	3704460

Primary Location	on of Additiona	l Data				
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	State agency					
	al agency					
	government					
Unive						
Other		Phoenix Historic Pr	reservation	Office		
	======		=====	=====		
10. Geograp	hical Data					
Acreage of Proj	perty 37.7	8 acres gross				
UTM Reference	es (Place additio	nal UTM references on	a continuation	n sheet)		
Zone	Easting	Northing		Zone	Easting	Northing
A 12	398660	3704450	C	12	398270	3704090
B 12	398660	3704080	D	12	398270	3704480
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Verbal Boundar	ry Description	Describe the boundaries	s of the prope	rty on a contin	nuation sheet)	
(see accompa	nying map)					
Boundary	Justificati	on (Explain why the bo	oundaries wer	e selected on	a continuation sheet [10-2])
11. Form Pr		das Abala Ilistani	o Desagness	ion Office	n. Donor Draves	unt Iliatania Duanamuntia
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organization	City of Pho	enix Historic Prese	rvation Of	fice		
street & num	ber 200 Wes	t Washington Street	t, Fourth F	loor		
city or town	Phoenix	state Arizona	1	zip code	85003	
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Additional I						
Submit the fo	ollowing item	s with the complete	ed form:			
Continuation SI	heets					
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A USG		15 minute series) indicate				
A sketo	ch map for histo	oric districts and properti	ies having lar	ge acreage or	numerous resources.	

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 10

Page 2

Del Norte Place Historic District Maricopa County, Arizona

GEOGRAPHIC DATA

Boundary Justification

The boundaries of the Del Norte Place Historic District correspond to the extent of contiguous historic resources which were built as part of the original Del Norte Place Subdivisions. Generally bounded by Virginia Avenue on the north; Encanto Boulevard on the south; 17th Avenue on the west; and 15th Avneue on the east.

CNOSTOBISMA

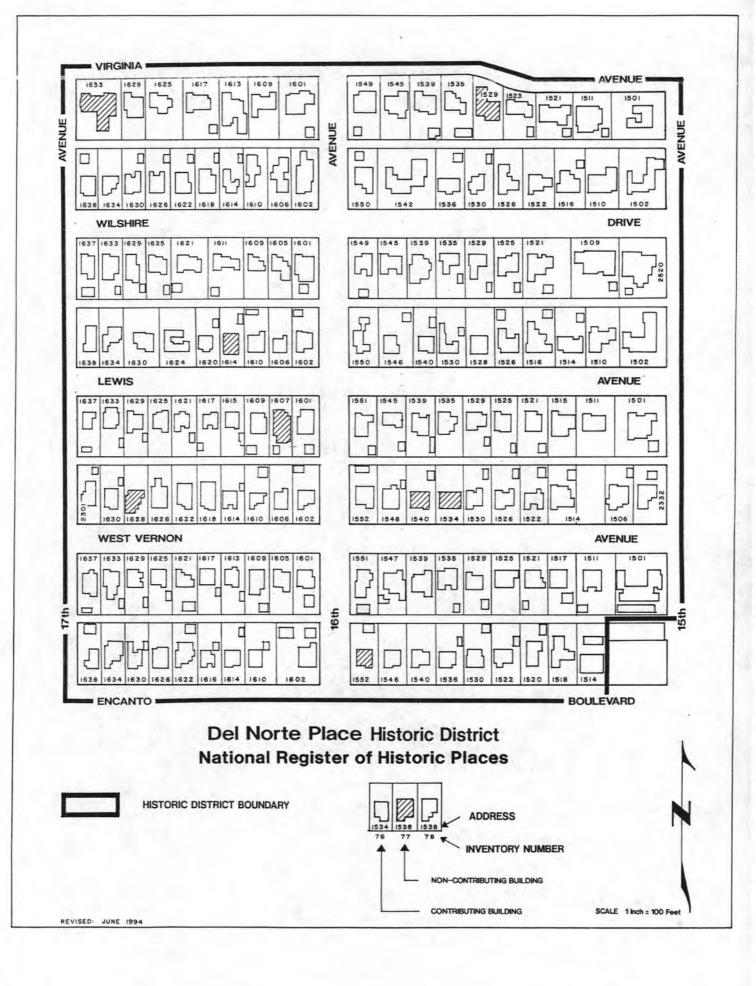
DEL NORTE PLACE HISTORIC DISTRICT

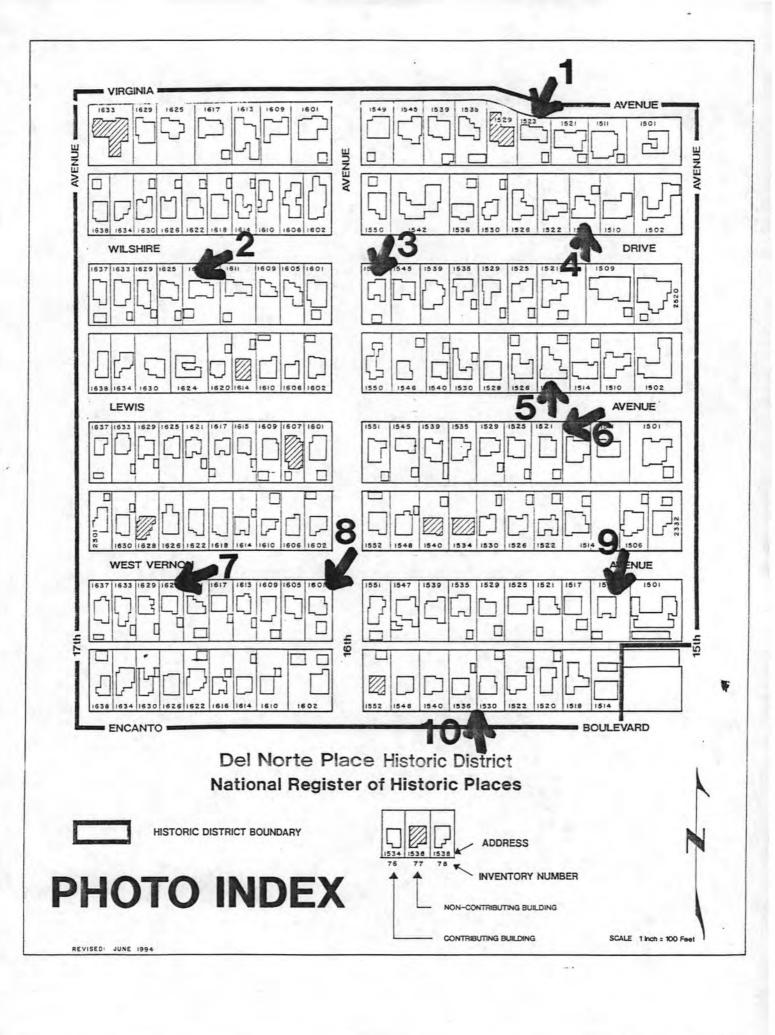
Phoenix, Maricopa County, Arizona

All photographs are by Bill Jacobson, Preservation Planner, City of Phoenix Historic Preservation Office. Taken during June 1994.

Negatives are on file at the Neighborhood Services Department, Historic Preservation Office, 200 West Washington Street, Fourth Floor, Phoenix, Arizona.

Photo No.	Description and Location
1	French Provincial Ranch. Streetscape view looking southwest. 1523 West Virginia Avenue
2	Streetscape view looking southwest. 1611 and 1621 West Wilshire Drive
3	Pueblo Revival. Main facade looking southwest. 1549 West Wilshire Drive
4	Spanish Colonial Ranch. View of main facade looking north. 1516 West Wilshire Drive
5	Spanish Colonial Revival. Main facade looking north. 1516 West Lewis Avenue
6	Streetscape view looking west-southwest. 1515 and 1521 West Lewis Avenue
7	Streetscape view looking southwest. 1625, 1629 and 1633 West Vernon Avenue
8	English Cottage. Corner view looking southwest. 1601 West Vernon Avenue
9	Southwest Style. View of main facade looking south. 1511 West Vernon Avenue
10	Streetscape view looking north. 1530 and 1536 West Encanto Boulevard







DEL NORTE PLACE DISTRIF

1523 AND 1529 W. VIRGINIA

1 OF 10

NARKADA COUNTY, ARTZOXIA



DEL XICHE PLAKE DISTRICT
1611 AND 1621 NV. WILLSHIPE
2 OF 10
MARKORA COUNTY, ARIZONA



THE NORTH PLANE DISTRICT
1549 W. WILSHIRE
3 OF 10
XXADKOPA COONTY, ARIZDAG



DEL NORTE PLATE DISTRICT
156 W. WILSHIRE
4 OF 10
MARICOPA LOUNTY, ARIZONA



DEL NORTE PLACE DISTRICT
1516 W. LEWIS
5 OF 10
MARKORA COUNTY, ARIZONA



DEL NORTE PLACE DISTRICT
15/5 AND 1521 W. LEWIS
6 OF 10
MARKARA COUNTY, ARROWA



DEL MORTE PLACE DISTRICT
1625, 1629 AND 1633 W. VERNON
7 OF 10
WARKORA COUNTY, ARIZONA



DEL NOPTE PLACE DISTRICT
1601 W. VERNON
8 OF 10
MARKOPA COONTY ARVZZINA



DEL NORTE PLATE SUSTRUT 1511 W. VERNON # 9 OF 10 XMARKARA COUNTY, ARIZOXIA



DEL NOPTE PLACE DISTRICT
1530 AND 1536 W. EXHAVITO
10 OF 10
MARICOPA COUNTY, ABYZONA

Please refer to the map in the Multiple Property Cover Sheet for this property

Multiple Property Cover Sheet Reference Number: 64500047

National Register of Historic Places

Note to the record

Additional Documentation: 2005

NPS Form 10-900 (Rev. 10-90) OMB No. 1024-0018

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Pro	perty		
nistoric name	Del Norte Place Historic District (Amend	dment)	
other names/site	number		
2. Location			
street & number	Virginia Avenue to Encanto Boulevar	rd; 15 th Avenue to 17 th Avenue	not for publication
eity or town	Phoenix		vicinity
tate Arizona	code AZ county Mari	copa code 013	zip code <u>85007</u>
3. State/Federa	al Agency Certification		
The second second	ation sheet for additional comments.) Allie Departs Official State Parts and bureau	1110	9/28/05 Date
		National Register criteria. (See continuation sheet for additional comments.)
Signature of commenting	-		Date
State or Federal agency	and bureau		
4. National Pa	rk Service Certification	gnature of Keeper	Date of Action
entered i	that this property is: In the National Register See continuation sheet. In the National Register		
removed	from the National Register	00 A	\mathcal{A} \mathcal{A}
other (ex	plain):	Tolson 1/4.	Deall 9-28,8

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section	Addl.	Page	Name of Property	Del Norte Place Historic District
			County	Maricopa
			State	Arizona

The Del Norte Place Historic District was listed in the National Register on December 21, 1994. Del Norte Place, along with several other historic districts (such as the adjacent Fairview Place Historic District) was listed under the Multiple Property listing, "Historic Residential Subdivisions and Architecture in Central Phoenix, 1912-1950." The distinction between contributing and non-contributing buildings was thus framed around the dates of 1912-1950 as provided in the context of the MPA.

On December 28, 2000 an amendment to the adjacent Fairview Place Historic District was accepted by the Keeper of the National Register's Office in recognition that the previous end date of the period of significance at 1950 did not capture the true build-out of the district. Many more homes of identical architectural style had been constructed in this neighborhood between 1950-1953.

Similarly, this request to amend the period of significance for the adjacent Del Norte district seeks to include three residences constructed in 1952 and 1953 as contributors to the district. These residences are stylistically identical to other residences in the neighborhood currently considered contributors to the district.

Address	Proposed New Status	
1529 W. Virginia	Contributing	
1633 W. Virginia	Contributing	
1534 W. Vernon	Contributing	

The State Historic Preservation Office requests the Keeper of the National Register of Historic Places to amend the Del Norte Historic District to include these three properties as contributing resources.

National Register of Historic Places

Note to the record

Additional Documentation: 2017

AD94001482

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, coner only categories and subcategories from the instructions. 1. Name of Property AUG 3 1 2017 Historic name: Del Norte Place Historic District (Amendment) Other names/site number: Nati. Reg. of Alistonic Places National Park Service Name of related multiple property listing: (Enter "N/A" if property is not part of a multiple property listing 2. Location Street & number: Virginia Avenue to Encanto Boulevard; 15th Avenue to 17th Avenue City or town: Phoenix AZ County: Maricopa State: Not For Publication: Vicinity: 3. State/Federal Agency Certification As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: national statewide X local Applicable National Register Criteria: Signature of certifying official/Title: State or Federal agency/bureau or Tribal Government

In my opinion, the property meets	does not meet the National Register criteria
Signature of commenting official:	Date
Title:	State or Federal agency/bureau or Tribal Government

Del Norte Place Historic District Name of Property	Maricopa, AZ County and State
4. National Park Service Certification	
I hereby certify that this property is:	
entered in the National Register	
determined eligible for the National Register	
determined not eligible for the National Register	
removed from the National Register	
other (explain:)	
List Delie	10/16/17
Signature of the Keeper	Date of Action
5. Classification	
Ownership of Property	
(Check as many boxes as apply.) Private:	
Public – Local	
Public – State	
Public – Federal	
Category of Property	
(Check only one box.)	
Building(s)	
District	
Site	
Structure	
Object	

United States Department of the Interior National Park Service / National Register of Historic Places Registration Form NPS Form 10-900 OMB No. 1024-0018

Norte Place Historic District		Maricopa, AZ
e of Property		County and State
Number of Resources within Prop (Do not include previously listed res Contributing		buildings
		sites
		structures
-		objects
		buildings
144 Number of contributing resources pr	eviously listed in the Nation	Total nal Register 145
A CONTRACTOR OF THE CONTRACTOR	reviously listed in the Nation	

Del Norte Place Historic District

Name of Property

Maricopa, AZ County and State

The Del Norte Place Historic District in Phoenix, Maricopa County, Arizona, was listed in the National Register of Historic Places on December 21, 1994. An amendment reclassifying three properties within the district was approved September 28, 2005.

The first object of this amendment is to correct a typographical error in the 2005 amendment. That amendment expanded the district's period of significance from 1950 to 1953 and reclassified three properties as contributors. The property at **1534 West Vernon Avenue** was mistakenly typed as "1953 W. Vernon," when 1953 was the year the house was constructed, not its address number.

The second object of this amendment is to reclassify the property at **1610 West Wilshire Drive** from contributing to noncontributing. The Arizona State Historic Preservation Office has become aware of substantial alterations to this property that include the stuccoing of the exterior façade and the replacement of historic windows.

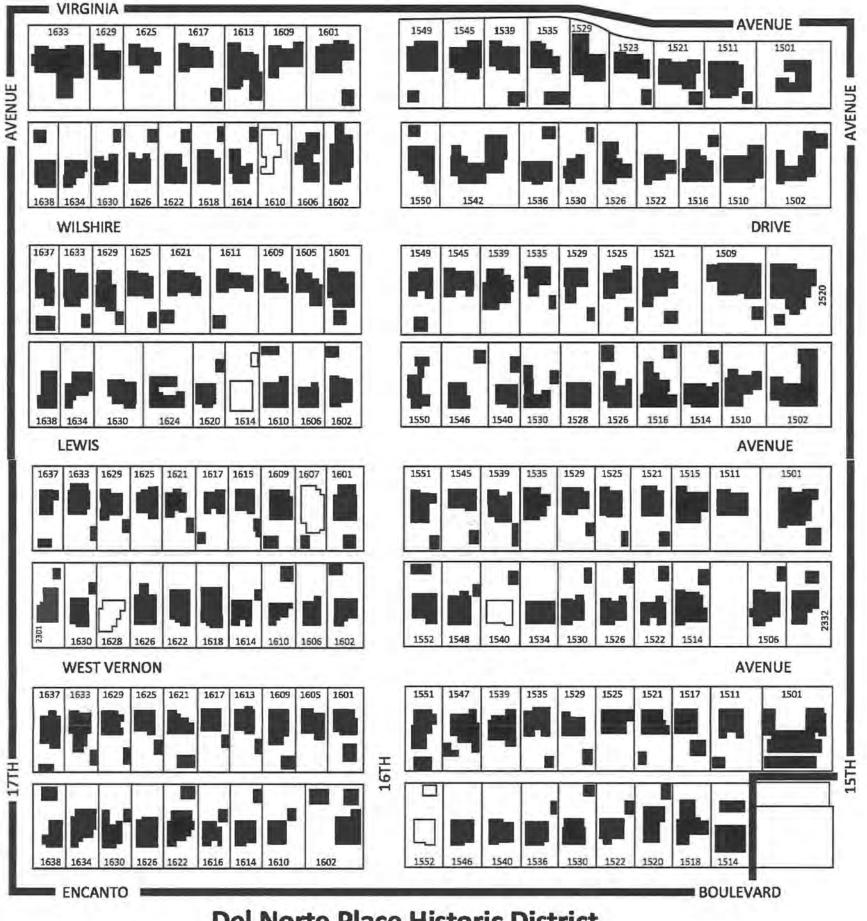


1610 W. Wilshire Drive (1992)

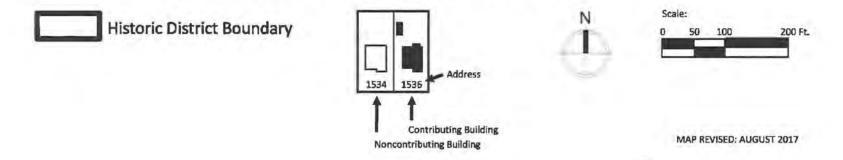


1610 W. Wilshire Drive (2017)

The number of contributing/noncontributing resources has been updated on the previous page and a revised historic district map is attached.



Del Norte Place Historic District



National Register of Historic Places Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION
PROPERTY Del Norte Place Historic District NAME:
MULTIPLE Residential Subdivisions and Architecture in Phoenix MPS NAME:
STATE & COUNTY: ARIZONA, Maricopa
DATE RECEIVED: 11/15/94 DATE OF PENDING LIST: 11/30/94 DATE OF 16TH DAY: 12/16/94 DATE OF 45TH DAY: 12/30/94 DATE OF WEEKLY LIST:
REFERENCE NUMBER: 94001482
NOMINATOR: STATE
REASONS FOR REVIEW:
APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: Y OTHER: N PDIL: N PERIOD: Y PROGRAM UNAPPROVED: N REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N
COMMENT WAIVER: N
✓ACCEPTRETURNREJECTDATE
ABSTRACT/SUMMARY COMMENTS:
The Del Norte Place thistoric District is nowificant as representative
of the range of architectural styles popular dekueen the world wars
and the transition of the substitution according to FHA design
standards. The property needs the registration requirements outlined
Wi the Revidential Subdinision and architecture in Phoenix MPS.
RECOM./CRITERIA (lecent / 4 + c REVIEWER QUI DUNCON A COC.
DATE 12 19 194
DATE 12 19 1944

DOCUMENTATION see attached comments Y/N see attached SLR(Y/N

CLASSIFICATION
countresource type
STATE/FEDERAL AGENCY CERTIFICATION
FUNCTION
historiccurrent
DESCRIPTION
architectural classification materials descriptive text
SIGNIFICANCE
Period . Areas of SignificanceCheck and justify below
Specific dates Builder/Architect - Statement of Significance (in one paragraph)
completeness clarity applicable criteria justification of areas checked relating significance to the resource context relationship of integrity to significance justification of exception other
California
BIBLIOGRAPHY
GEOGRAPHICAL DATA
acreageverbal boundary descriptionboundary justification
ACCOMPANYING DOCUMENTATION/PRESENTATION
sketch mapsUSGS mapsphotographspresentation
OTHER COMMENTS
Questions concerning this nomination may be directed to
Signed Phone Date



August 2, 2005

Janet Matthews Keeper of the National Register National Park Service 1201 Eye Street, NW 8th Floor Washington, D.C. 20005

Janet Napolitano Governor Re: Amendment to the Del Norte Historic District, Phoenix Arizona

State Parks Board Members

Chair Elizabeth Stewart

Tempe

William C. Porter Kingman

William Cordasco Flagstaff

> Janice Chilton Payson

William C. Scalzo Phoenix

> John U. Hays Yarnell

Mark Winkleman State Land Commissioner

Kenneth E. Travous Executive Director

Arizona State Parks 1300 W. Washington Phoenix, AZ 85007

Tel & TTY: 602.542.4174 www.azstateparks.com

800.285.3703 from (520 & 928) area codes

General Fax: 602.542.4180

Director's Office Fax: 602.542.4188

Dear Ms. Matthews:

It is my pleasure to submit an amendment to the Del Norte Historic District, located in Phoenix, Arizona.

The Del Norte Place Historic District was listed in the National Register along with several other historic districts under the Multiple Property listing, "Historic Residential Subdivisions in Phoenix, 1912-1950. Since that time, the State Historic Preservation Office has recognized that the period of Significance covered by the MPS did not fully address the true build-out of several of the nominated districts.

In the case of Del Norte, several residences constructed in 1952 and 1953 are stylistically identical to other residences currently considered contributors to the district. As such, the State Historic Preservation Office requests to extend the Period of Significance for the district to include these homes.

Required documentation accompanies this letter.

Please feel free to call me at (602) 542-7136 if you have any questions.

Sincerely,

Kathryn Leonard

National Register Coordinator

Arizona State Historic Preservation Office

enclosures



Memorandum

Partnerships Division

• Grants • SHPO •

Planning and Recreational Trails

To:

Edson Beale, National Register Office

From:

Kathryn Leonard

National Register Coordinator

Date:

September 30, 2005

1300 W. Washington Phoenix, AZ 85007

Fax: 602-542-4180

RE: Del Norte Place Historic District Amendment

Enclosed please find the original nomination for the Del Norte Place Historic District Amendment, which was accepted by your office on September 28, 2005.

As I could not locate the first page of the form, I printed up another original which was signed by Dr. William Collins, Deputy Historic Preservation Officer for the State of Arizona.

If you have any questions, please feel free to contact me.

Data Collector Recommendation: VSLR	Clarification/Return	lewer Action: SLR FinalReturnNone
i i	DOCUMENTATION ISSUESDISCUSSI	ON SHEET
State Name AZ County Name Maricopa Reference No. 94001482	Resource Name DU North	e Place H.D.
Section of Nomination: Classification State/Agency Certification Function	Description Significance Bibliographical Refe	Geographical Data Accompanying Documentation rences Other
See Page Paragraph		
Cuteva Counderation 6- 15 added,	but not counted as	au evor again the Hate.
NR Staff: Gulowight Alue	Date: (2/2)	194
Data Collector's Explanation of Problem:		
period of sig. to 1950,	but Crit. con "G"	not checked
. (did not enter	6 in NRIS	
Data Collector: Kell	Date: //. 27	. 94
Resolution in Data Base:		

Date:

D.B. Corrected:

DATE TUE, NOV 29, 1994, 1:51 PM Page: 15 NATIONAL REGISTER OF HISTORIC PLACES PROPERTY REPORT REFERENCE No.: 94001482 Control No.: 941122/mmk PROPERTY NAME: Del Norte Place Historic District OTHER NAME/ Del Norte Place Subdivision SITE No. MULTIPLE NAME: Residential Subdivisions and Architecture in Phoenix MPS ADDRESS/ Virginia Ave. to Encanto Blvd, and 15th to 17th Aves. BOUNDARY CITY: Phoenix COUNTY: Maricopa STATE: ARIZONA Restricted Location Information: Owner: PRIVATE Resource Type: DISTRICT Contributing Noncontributing Buildings 142 Sites Structures 0 Objects Nomination/Determination Type: MULTIPLE RESOURCE Nominator: STATE GOVERNMENT Nominator Name: NOT APPLICABLE Federal NOT APPLICABLE Agency: NPS Park Name: NOT APPLICABLE Certification: DATE RECEIVED/PENDING NOMINATION Date: 11/15/94 Other NOT APPLICABLE ertification: Historic DOMESTIC inctions: istoric SINGLE DWELLING Subfunctions: MULTIPLE DWELLING Current DOMESTIC Functions: Current SINGLE DWELLING Subfunctions: MULTIPLE DWELLING Level of LOCAL Applicable Criteria: EVENT Significance: ARCHITECTURE/ENGINEERING Significant Person's Name: NOT APPLICABLE Criteria Considerations: NOT APPLICABLE Area of Significance: ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Circa: Specific Sig. Years:

POLITICS/GOVERNMENT

1950-1974

Periods of:

1925-1949

Significance: 1927 1929 Architect/Builder/Engineer/ Cultural Affiliation: Designer: NOT APPLICABLE Gilmore and Eckman et al. Other Documentation: NOT APPLICABLE HABS No. N/A HAER No. N/A Architectural BUNGALOW/CRAFTSMAN MISSION/SPANISH REVIVAL Styles: TUDOR REVIVAL Describe Other Style: NOT APPLICABLE Foundation Materials: CONCRETE Wall Materials: BRICK STUCCO Roof Materials: ASPHALT Other Materials: SHINGLE ADOBE 37.8 Acreage: UTM Zone Easting Northing Zone Easting Coordinates: 12/ /3 98 660/ /37 04 450 12/ /3 98 660/ /37 04 080 12/ /3 98 270/ /37 04 090 12/ /3 98 270/ /37 04 480

Northing

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Del Norte Place Historic District NAME:	
MULTIPLE Residential Subdivisions and Architecture in Phoenix ME NAME:	S
STATE & COUNTY: ARIZONA, Maricopa	
DATE RECEIVED: 9/28/05 DATE OF PENDING LIST: DATE OF 16TH DAY: DATE OF WEEKLY LIST:	;
REFERENCE NUMBER: 94001482	
NOMINATOR: STATE	
REASONS FOR REVIEW:	
APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N	
COMMENT WAIVER: N	
ACCEPT RETURN REJECT 9.28.05DATE	
ABSTRACT/SUMMARY COMMENTS:	
additional Documentation Accepted	
RECOM./CRITERIA	
REVIEWERDISCIPLINE	
TELEPHONE DATE	
DOCUMENTATION see attached comments Y/N see attached SLR Y/N	
If a nomination is returned to the nominating authority, the	
nomination is no longer under consideration by the NPS.	

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

Requested Action:	Action: Additional Documentation		
Property Name:	Del Norte Place Historic District		
Multiple Name:	Residential Subdivisions and Architecture in Phoenix MPS		
State & County:	ARIZONA, Maricopa		
Date Rece 8/31/20			
Reference number:	AD94001482		
Nominator:	State		
Reason For Review			
X Accept Abstract/Summary Comments:	ReturnReject10/16/2017Date		
Recommendation/ Criteria			
Reviewer Lisa De	The state of the s		
Telephone (202)3	54-2239 Date 10/16/17		
DOCUMENTATION	see attached comments : No see attached SLR : No		

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the

National Park Service.

ARIZONA STATE HISTORIC PRESERVATION OFFICE (SHPO) NATIONAL REGISTER NOMINATION TRANSMITTAL FORM **FEDERAL EXPRESS**

DATE: August 29, 2017

TO:

Edson Beall National Register of Historic Places 1849 C Street NW, Mail Stop 7228 Washington, D.C. 20240

FROM:

William Collins National Register Coordinator State Historic Preservation Office 1100 West Washington Street Phoenix AZ 85007

National Register Nomination:

Fourth Avenue Commercial Historic District Tucson, Pima County, Arizona

National Register Amendment:

Del Norte Place Historic District Phoenix, Maricopa County, Arizona

Accompanying documentation for each National Register nomination and amendment is enclosed, as required. Should you have any questions or concerns, please contact me at wcollins@azstateparks.gov or 602.542.7159.