

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: Encanto-Palmcroft Historic District (Boundary Increase)

Other names/site number: _____

Name of related multiple property listing: _____

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



2. Location

Street & number: 2700 North 15th Avenue

City or town: Phoenix State: AZ County: Maricopa

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

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


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

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

 national statewide X local

Applicable National Register Criteria:

X A B C D

 Signature of certifying official/Title: <u>AZ SHPO / Arizona State Parks and Trails</u> State or Federal agency/bureau or Tribal Government	<u>26 Sept 2017</u> Date
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In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
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) _____


Signature of the Keeper

11/3/17
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private ☐
Public – Local ☒
Public – State ☐
Public – Federal ☐

Category of Property

- Buildings ☐
District ☒
Site ☐
Structure ☐
Object ☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>5</u>	<u>4</u>	Buildings
<u>3</u>	<u> </u>	Sites
<u>3</u>	<u>31</u>	Structures
<u> </u>	<u> </u>	Objects
<u>11</u>	<u>35</u>	Total

Total Number of contributing resources previously listed in the National Register 334

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

6. Function or Use

Historic Functions

(Enter categories from instructions.)

RECREATION AND CULTURE/golf course

GOVERNMENT/municipal building (park headquarters)

Current Functions

LANDSCAPE/city park

RECREATION AND CULTURE/golf course

GOVERNMENT/municipal building (park headquarters)

7. Description

Architectural Classification

OTHER (golf courses, pool area buildings, pro shop)

LATE 19TH AND 20TH CENTURY REVIVALS/Mission Revival (park headquarters)

Materials:

Principal exterior material of the property: Concrete foundations, stucco and brick walls, ceramic tile and asphalt roll roofing.

Narrative Description

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

Summary Paragraph

This amendment to the Encanto-Palmcroft Historic District focuses on the expansion of the current boundaries of the historic district to encompass the entirety of Encanto Park. The Encanto-Palmcroft Historic District is located in Phoenix, Arizona, approximately one mile north of the city's downtown. The area covered by this amendment integrates the western half of the park's eighteen-hole golf course, executive nine-hole golf course, park headquarters, maintenance yard, and sports

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

activities complex and open multi-use area into the existing historic district. These areas, primarily located to the west of the existing district, includes features that contribute to the historic significance of the district.

Narrative Description

This augmentation of the Encanto-Palmcroft Historic District is designed to enlarge the boundaries of the district to include the remainder of Encanto Park within the district. Currently, only a portion of the historic park, located east of 15th Avenue and north of Encanto Boulevard, is included within the historic district boundaries. However, a section of the park west of 15th Avenue and an area south of Encanto Boulevard and east of 15th Avenue encompass features that, though overlooked or improperly evaluated by the original registration documentation and its subsequent amendments, contribute to the historic significance of the park, and to the historic district as a whole. The areas containing these heretofore unrecorded features include the back nine (last nine holes) of the eighteen-hole golf course, executive nine-hole golf course, park headquarters, maintenance yard, and sports activities and open multi-use area.

There are two golf courses within Encanto Park. Collectively known as the Encanto Municipal Golf Course, there is an eighteen-hole parkland course commonly referred to as Encanto 18 and a nine-hole executive course called Encanto 9. Only the front nine (holes 1 through 9) of Encanto 18 course are included within the current boundaries of the Encanto-Palmcroft Historic District. In the 1984 nomination, the “front nine” was inaccurately referred to as a “nine-hole golf course” residing east of 15th Avenue.



Figure 1. The Encanto Municipal Golf Course. Maricopa County Assessor's Office. Edited by Vincent Murray.

The 1984 nomination also noted two golf courses located to the west of the street, but did not provide any additional details. However, the entire eighteen-hole course is located on both sides of

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

15th Avenue, therefore the other two courses referred to are the back nine (holes 10 through 18) of Encanto 18 and Encanto 9.¹ In another location within Section 7 of the 1984 nomination the front nine of Encanto 18 is described as, "An eight-hole course wraps around the lagoon from the northwest to the south."² This boundary expansion will remedy that erroneous description.

Encanto 18 is a returning nine course design with two loops that begin and end at the clubhouse. The eastern half of the Encanto 18 golf course is bounded on the north by the Encanto Manor Historic District, on the east by the Encanto Vista Historic District, and on the south by Encanto Boulevard; and is primarily delineated from the rest of the park by the lagoon.

Hole 1. The first hole is a par 5 dogleg to the left which leaves the tee near the clubhouse. The fairway is 502-yard long and runs eastward between the driving range on the left and the lagoon on the right for approximately 220 yards to the turning point before taking a northeast heading to a green flanked by sand bunkers.



Figure 2. Hole 1. Photograph by Vincent Murray.

Hole 2. The second hole is par 4. It has a straight, 319-yard fairway with a sand bunker and a lagoon cove on its left flank about half way to the green. The green is flanked on both sides by sand bunkers.

¹ Woodruff Minor, "Encanto-Palmcroft Historic District," *National Register of Historic Places Inventory-Nomination Form* (San Francisco: Page, Anderson, & Turnbull, Inc., 1983), 7.1.

² *Ibid.*, 7.61.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



Figure 3. Hole 2. Photograph by Vincent Murray.

Hole 3. The par three third hole parallels the second in reverse, with a 190-yard fairway flanked on both sides by trees to an offset green.



Figure 4. Hole 3. Photograph by Vincent Murray.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

Hole 4. The fourth hole is par 4 and has a 409-yard fairway with a dogleg to the left. The turning point is at about 167 yards. A sand bunker is located adjacent to the green.



Figure 5. Hole 4. Photograph by Vincent Murray.

Hole 5. The par 3 fifth hole tees off over a lagoon cove. The fairway is 194 yards long and a sand bunker is located next to the green.



Figure 6. Hole 5. Photograph by Vincent Murray.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

Hole 6. The sixth hole tees from near the southern end of the park. It is a par 4, with a 374-yard fairway that doglegs to the left. The turning point is at about 232 yards and the green, flanked by sand bunkers, is at the east edge of the park.



Figure 7. Hole 6. Photograph by Vincent Murray.

Hole 7. At 129 yards, the par 3 seventh hole is the shortest of the course and its tees off from the eastern edge of course with a green next to an arm of the lagoon.



Figure 8. Hole 7. Photograph by Vincent Murray.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

Hole 8. The eighth hole is a par 5 with a 550-yard long curved fairway running along the eastern boundary of the park.



Figure 9. Hole 8. Photograph by Vincent Murray.

Hole 9. The ninth hole is par 4 with a 440-yard fairway running between the driving range and the northern boundary of the park. The green has a sand bunker on the right.



Figure 10. Hole 9. Photograph by Vincent Murray.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

A driving range is located between the first and ninth fairways and a putting green and clubhouse are located just beyond the ninth green. The driving range dates to the 1978 and the putting green and clubhouse were built in 1992. The three features are non-contributors to the district, though not included in the boundary expansion.³

The back nine of Encanto 18, which is included in the boundary expansion, is located on the west side of 15th Avenue. This section of the park is bounded by 15th Avenue on the east, 19th Avenue and the Encanto Heights subdivision on the west, the Encanto 9 executive course and the Del Norte Place Historic District on the south, and by Thomas Road, and the Margarita Place Historic District on the north.

Hole 10. The tenth hole tee box is opposite the clubhouse and west of 15th Avenue. It is par 4 with a 298-yard fairway running west and paralleling the park boundary with Margarita Place. The green is offset to the right with an adjacent sand trap.



Figure 11. Hole 10. Photograph by Vincent Murray.

Hole 11. The eleventh hole is par 3 and has the shortest fairway, 155 yards and almost parallel to the western boundary of Margarita Place. The green is located near the northern boundary of the park and is flanked by two sand traps.

³ "Renovated Encanto Golf Course to save city green," *Arizona Republic*, 15 December 1978, A3 and "Construction notice," 20 March 1992, B3.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



Figure 12. Hole 11. Photograph by Vincent Murray.

Hole 12. The twelfth hole is located near the northern boundary of the park and is par 5. It has the longest fairway in the back none, 532 yards with a dogleg to the right. The turning point is at 185 yards, adjacent to a water hazard. The green has an adjacent sand bunker and is near the northwest corner of the park.



Figure 13. Hole 12. Photograph by Vincent Murray

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

Hole 13. The thirteenth hole is par 4 and has a 391-yard fairway parallel to the western boundary of the park. There are two sand bunkers flanking the green.



Figure 14. Hole 13. Photograph by Vincent Murray.

Hole 14. The fourteenth hole is par 3 with a 209-yard fairway and a sand bunker adjacent to the green.



Figure 15. Hole 14. Photograph by Vincent Murray.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

Hole 15. The fifteenth hole is par 4. It has a 453-yard fairway with a dogleg to the left. The turning point is at 208 yards near a water hazard it shares with the twelfth hole. The green is flanked by sand bunkers.



Figure 16. Hole 15. Photograph by Vincent Murray.

Hole 16. The sixteenth hole has 417-yard fairway with a dogleg to the left. The turning point is at 238 yards and the green is flanked by sand bunkers



Figure 17. Hole 16. Photographed by Vincent Murray.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

Hole 17. The seventeenth hole has a 412-yard fairway with a dogleg to the right. The turning point is at 224 yards and the green, located at the northwest corner of the Del Norte Place Historic District, is flanked by sand bunkers.



Figure 18. The 18th Hole. Photograph by Vincent Murray.

Hole 18. The eighteenth hole has a 397-yard fairway with a dogleg to the left. The turning point is at 178 yards and the green, located just north of the Norton House and east of 15th Ave, is flanked by sand bunkers.



Figure 19. The 18th Hole. Photograph by Vincent Murray.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

Based on the combined length of the fairways (6,361 yards) and the level of difficulty (par 70), golf professionals consider Encanto 18 a “championship course,” capable of supporting a professional tournament.

Just south of the green of the Hole 18 are the park headquarters buildings. Referred to collectively as the Norton House, the park headquarters consists of a two-story house and single-story garage and laundry building, both designed in the Mission Revival Style. The main building is a former single-family residence converted by the City of Phoenix for park use subsequent to its purchase in 1934. The house has an irregular rectangular plan with a concrete foundation and basement. The walls are double brick, sheathed in stucco. The ceramic tile-clad roof is cross-hipped and truncated, with overhanging lattice-boxed eaves supported by paired ornate knee brackets. The windows are a combination of single- and multi-light, wood, fixed, double hung, and casement—except for a stained-glass window on the northern façade—with molded cornices connected by a stringcourse on the second floor. The stained-glass window is located within a first-floor bay with a hipped roof supported in the style of the house. A Queen Anne arch supported by Ionic columns covers paired arched entrance doorways. Positioned between the arches is a concrete bench. Concrete piers and a balustrade complete the front porch.



Figure 20. The Norton House. Photograph by Vincent Murray.

The casement windows are located on the second floor in the rear of the house and were installed soon after purchase by the City Parks Department to enclose sleeping porches, which were a common feature in Phoenix homes prior to the advent of air conditioning. Also on the rear of the building are metal stairs installed by the City to provide a fire escape from the second floor. Concrete ramps, located at the rear corners of the building, provide additional accessibility.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



Figure 21. The rear of the Norton House showing the ramp and stairs. Photograph by Vincent Murray

The combination garage and laundry room building is located behind (southwest of) the Norton House and is used as an annex for the park headquarters building. It has a rectangular plan, concrete foundation, and stucco-covered brick walls. The building also has Mission-parapeted side gables, and a high-pitched roof, clad in ceramic tiles, with wide, overhanging eaves and exposed rafters. Shortly after it was acquired by the City, the vehicle entry was enclosed and the building was converted for non-vehicular use.



Figure 22. Norton House Annex. Photograph by Vincent Murray.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



Figure 38. Greenspace along 12th Avenue Street in "Side B." Photograph by Vincent Murray.

The “unobstructed view” offered by the greenbelt was a selling point for homes along these streets in the West Encanto Amended subdivision during the late thirties and continues to be an amenity for current property owners.⁵

Alterations

Only minor modifications have been made to the Encanto Park 18-hole golf course including a dogleg of the 1st hole fairway to add the driving range and the addition of a water hazard on the back nine. These changes were made in 1978 and the remainder of the course layout has remained relatively unchanged since its development. A building referred to as the locker house or pro shop was replaced by a new club house in 1992. In the case of the fairway and club house, they are located within the current district and are not included in this boundary expansion.

While a few changes have occurred to the park headquarters buildings, the majority for safety and accessibility (stairs and ramps) or adaptive reuse (office conversion of garage and laundry room building). In 1996, the City reconstructed the *porte cochère* on the south side of the building, to replace one demolished years earlier. These modifications have had little impact on the integrity of the building and it retains the majority of its Mission Revival Style elements, and continues to provide a widely recognized presence on 15th Avenue.

There are no apparent modifications to the park’s executive course, nor its pro shop; however, the maintenance yard has received a number of changes, with circa 1990 buildings replacing 1930s buildings. With the exception of the swimming pool complex, within Side B, the sports activity recreation area has changed since the period of significance, the majority of modifications occurring in the early 1980s. These changes, however, are limited to the northwest corner of the tract, which

⁵ “Encanto: Drive by Today,” *Arizona Republic*, 4 December 1938, 4.4; “New Modern Encanto,” *Arizona Republic*, 29 January 1939, 4.4.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

Encanto 9, the executive golf course, covers twenty-six acres and is bounded on the south by Encanto Boulevard and the city parks maintenance yard, on the west by 19th Avenue and the Encanto Heights subdivision, on the north by Encanto 18, and on the east by the Del Norte Place Historic District.



Figure 23. The Encanto Municipal Golf Course. Maricopa County Assessor's Office.

Hole 1. The first hole is par 4 and tees off from near the northwest corner of the pro shop to a 267-yard fairway with a green near the southeast corner of the Encanto Heights subdivision.



Figure 24. Hole 1 of Encanto 9. Photograph by Vincent Murray.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

Hole 2. The par 3 second hole is the shortest of the executive course with a 95-yard fairway. The green is located near the southern edge of the park and to the west of the maintenance yard.



Figure 25. Hole 2 of Encanto 9. Photograph by Vincent Murray.

Hole 3. The third hole is par 3 and tees off in the southwest corner of the park. It has a 150-yard fairway that runs in proximity to the western boundary of the park between Encanto Boulevard and the Encanto Heights subdivision.



Figure 26. Hole 3 of Encanto 9. Photograph by Vincent Murray.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

Hole 4. The fourth hole tees off from the southeast corner of the Encanto Heights subdivision to a 140-yard fairway for a par 3.



Figure 27. Hole 4 of Encanto 9. Photograph by Vincent Murray.

Hole 5. The fifth hole is par 4. It has a fairway that is 245 yards long.



Figure 28. Hole 5 of Encanto 9. Photograph by Vincent Murray.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

Hole 6. The sixth hole has a 156-yard fairway and is a par 3.



Figure 29. Hole 6 of Encanto 9. Photograph by Vincent Murray.

Hole 7. The seventh hole has a 180-yard fairway and is par 3.



Figure 30. Hole 7 of Encanto 9. Photograph by Vincent Murray.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

Hole 8. The eighth hole has a 165 yard fairway and is par 3.



Figure 31. Hole 8 of Encanto 9. Photograph by Vincent Murray.

Hole 9. The ninth hole has the longest fairway, which is curved, 312 yards, adjacent to the western boundary of the Del Norte Place Historic District, and par 4. The green is located near the putting green and pro shop.



Figure 32. Hole 9 of Encanto 9. Photograph by Vincent Murray.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

Located at the southeastern corner of Encanto 9 is the executive course's pro shop. Built around 1959. The building has rectangular plan, with a concrete foundation and brick walls. The roof is a low-pitch front gable, clad in asphalt roll roofing. The roof, supported by steel columns, extends over the front façade which faces the executive course. The windows on the side of the building are aluminum sliding; however, the windows facing the course are fixed and extend to the ceiling offering a clear view of the executive course and the Encanto 18 back nine in the distance.



Figure 33. Pro Shop at Encanto 9. Photograph by Vincent Murray.

The maintenance yard is located within the park boundaries, west of the Encanto 9 pro shop. Dating to the original creation of the park, the yard is irregular shaped, approximately eight hundred feet long, one hundred feet wide, and paved with asphalt. Within the yard are two, long, multi-bay garages aligned on an east-west axis, parallel to Encanto Boulevard. The northern garage building measures 445 feet long and fifty feet deep. The southern garage building measures 384 feet long and thirty-five feet deep. Both buildings were built circa 1990, after the period of significance and have concrete foundations, concrete block walls, and low-pitch flat metal roofs. The two buildings butt up against the northern and southern edges of the yard, respectively, and are incorporated into the perimeter enclosure.

A fueling station is located near the west end of the yard and has a flat metal roof supported by steel beams. Similar to commercial gas stations, it has fuel pumps on raised concrete pads. The station was likely built around the same time as the two garages.

To the east of the northern garage is a storage shed approximately twenty-five feet square, with a concrete foundation, wood-frame walls, and a metal-clad, low-pitch, side-gabled roof. Adjacent to the shed and in the northeast corner of the yard is warehouse building with one vehicle and to pedestrian bays. It has a concrete foundation, concrete block walls, and a flat built-up roof. These two buildings were built in the 1960s, after the period of significance.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



Figure 34. Maintenance Yard. Photograph by Vincent Murray.

The office for the yard is in a building located in the southeast corner. It has an L-shaped plan, concrete foundation, concrete block walls, and a low-pitched, flat, metal roof. The office building is similar in style and construction to the two multi-bay garage buildings and was likely built at or around the same time.

The maintenance yard is separated from the executive course by the back walls of the warehouse and north garage bay buildings, a tall oleander hedge, and a screened, chain link fence. The complex is also delineated from the right-of-way along Encanto Boulevard by a concrete block wall that incorporates the rear wall of the office and south garage buildings. It is entered by way of gates located at the west edge of the executive course parking lot, on Encanto Boulevard between the office and south garage buildings, and in the northwest corner of the yard to the golf course.

While the maintenance yard has been in its present location within the park boundaries since shortly after the City's acquisition of the property, the present buildings in the yard date from after the period of significance and therefore are noncontributing. These "newer" buildings replaced historic buildings that were recorded by Jim Woodward in June of 1986 as part of a survey of City-owned historic properties conducted by the City of Phoenix.

According to Woodward, the chlorine building was erected in 1935 by the Phoenix-Tempe Stone Company to store chlorine for maintaining the park's lagoon. The building was later used for storage and as a shop. That same year, the same company built the Encanto Golf Course Shop Building and, in February of 1936, erected the Encanto Golf Course Vehicle Maintenance Building. As noted by Woodward, these buildings were some of the first built at the park and they possessed a high degree

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

of historic integrity, but they were also overlooked in the 1984 National Register nomination and demolished a few years later.⁴

The sports activities complex and open multi-use recreation area is officially referred to as the Sports Complex, but locally named "Encanto Park - Side B." This area of the park is approximately twenty acres and is bounded by 12th Avenue on the east, 15th Avenue on the west, Holly Street on the south, and Encanto Boulevard on the north. The sports activities portion of "Side B" contains: an equipment room; six volleyball courts, two of which are sand; eight tennis courts; three pickleball courts; three basketball courts; eight, four-wall racquetball/handball courts; and a playground.

This portion of "Side B" is also the location of the Encanto Park swimming pool complex, built in 1951. The complex includes an adult and children's pools, a bathhouse, and a pool house. The adult pool measures 60' x 165' with a depth ranging from three to fourteen feet. The children's pool measures 60' x 30', with a depth of two to three feet. The bathhouse has an elongated (120') cruciform plan on a concrete foundation, with brick walls and a flat roof, over hanging eaves. While it has a single entrance from the parking lot, there are two gender-specific entrances from the pool, flanking a central office. Ribbons of aluminum fixed windows installed high on the wall allow light into the building while restricting visual access.



Figure 35. Pools and bathhouse. Photograph by Vincent Murray.

The pool house is a small brick structure of similar materials to the bathhouse. It is eight feet deep and twenty feet long with a flat roof, no windows, and a pair of doors for accessing equipment and supplies.

⁴ Jim Woodward, "City of Phoenix, City-Owned Property Survey: Encanto Golf Course, Vehicle Maintenance Building; Encanto Golf Course Maintenance Building; and Chlorine Building," *Arizona State Historic Property Inventory Form* (Phoenix: City of Phoenix, 1986), 144-1 through 144-3.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



Figure 36. Swimming pools (children's in foreground) and pool house. Photograph by Vincent Murray.
Twelve of the twenty acres of "Side B" are an open multiuse area, which wraps around the sports activity complex on the south and east sides, creating a greenbelt measuring over 1,400 feet long and over 300 feet wide, and visibly connecting the residential area south of Holly Street and east of 12th Avenue to the park.



Figure 37. Greenspace along Holly Street in "Side B." Photograph by Vincent Murray.

16000722

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



DATE: September 26, 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:

**Beadle House No. 11
Phoenix, Maricopa County, Arizona**

National Register Amendment (Resubmittal):

**Encanto-Palmercroft Historic District (Boundary Increase)
Phoenix, Maricopa County, Arizona**

National Register Amendment (New Submission)

**Barrio El Hoyo Historic District (Amendment)
Tucson, Pima 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.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

had once been an archery range. The remainder is still an open, multiuse area along Holly Street and 12th Avenue, which extends the park area harmoniously into the West Encanto Amended subdivision and is an important historic and visual component of the district.

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Areas of Significance

COMMUNITY PLANNING AND DEVELOPMENT
ENTERTAINMENT/RECREATION

Period of Significance

1927-1960

Significant Dates

1934 – purchase of Norton Property for park and golf course

1936 – Encanto Municipal Golf Course opens

1951 – Swimming pool complex opens

1952 – Executive nine-hole golf course opens

1959 – Pro Shop opens

Cultural Affiliation

n/a

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

Architect/Builder

William P. Bell

William F. Bell

Statement of Significance Summary Paragraph

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

Encanto Park is locally significant under Criterion A in the area of Community Planning and Development for its role in the City of Phoenix's early park development. It is also locally significant under Criterion A in the area of Entertainment/Recreation as the city's first Class A park (a park capable of offering a wide range of activities and amenities and which exhibits a high level of investment), which includes the city's first municipal golf courses. Under both areas of significance, the park is eligible for listing on the National Register of Historic Places as a contributing property to Encanto-Palmcroft Historic District. This nomination encompasses the portion of the park that was not previously included in earlier nominations.

Narrative Statement of Significance

(Provide at least one paragraph for each area of significance.)

History of Park Development in Phoenix

The history of park development in Phoenix dates to the city's nascent era. The site of the original townsite of Phoenix was chosen soon after the advent of the Public Land Survey of the Arizona Territory. The survey began in 1867 after the selection of an initial point at the junction of the Salt and Gila rivers. Drawn by the potential for homesteading, a small settlement sprouted in the Salt River Valley a few miles to the east of what is now downtown Phoenix (near present day 32nd and Van Buren streets) along an irrigation canal recently dug by the Swilling Irrigation and Canal Company. The name selected for the settlement was Phoenix, coined after the mythical bird that arises from its ashes. Ruins of a former civilization, abandoned centuries earlier, covered the valley and when pioneers began the process of reclaiming the area from the desert. Hence the name Phoenix was selected to represent a new civilization arising—like a Phoenix—from the ashes of a former civilization.

The land in the Salt River Valley proved to be very fertile and within a short time, settlers were applying to the federal government for land under the Homestead Act. This act allowed for the homesteading of a quarter section, 160 acres, of land if the homesteaders lived on and develop the property. With Arizona's survey beginning in the western part of the Salt River Valley, and canals being excavated to bring irrigation, the Salt River Valley, which is now home to the Phoenix-Mesa metropolis, quickly developed into a checkerboard of 160-acre agricultural lots, each laid out in an almost perfect grid. By 1870, the settlers wanted a more formally planned town and hired surveyor William Hancock, to layout the "Townsite of Phoenix" (figure 39).⁶

The location selected for the Phoenix townsite appeared to be ideal. It was two quarter sections located a mile north of the Salt River, placing it outside of the floodplain. The gradual sloping contour of the land facilitated construction of buildings, easy maintenance of streets, and natural drainage. Hancock's

⁶ John Tabor Alsap, "Resources of the Salt River Valley, 1872," *Arizona Historical Review*, 7:3 (July, 1936), 50-54.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

design divided the 320 acres, into 98 blocks, two of which were reserved for a city hall plaza and a county courthouse square. The plaza and the square were the first properties used by citizens for park activities.⁷



Figure 39. "Map of the Town of Phoenix." Maricopa County Recorder's Office.

In 1881, the Territorial Legislature incorporated the townsite into the "City of Phoenix." According to the enabling legislation, the city's new governing body, the Common Council, could exercise control of streets, alleys, avenues, and sidewalks and provide for the bridging of the ditches and the planting of trees on public grounds and cemeteries. Though incorporated, Phoenix, remained bound within the original townsite for four years until the Territorial Legislature amended the 1881 act to include Neahr's Addition, a subdivision to the west of the townsite. The new legislation also contained language that gave Phoenix the ability to make future annexations.⁸

⁷ Robert Weworski, "Residential Landscape in Phoenix, Arizona: Past, Present, Future," MA thesis, Arizona State University, 1999, 18-19; "Map of the Town of Phoenix Maricopa County, A.T.," *Book of Maps* (Phoenix: Maricopa County Recorder's Office, 1870), 1:5.

⁸ Geoffrey Padraic Mawn, "Phoenix, Arizona: Central City of the Southwest, 1870-1920," MA thesis, Arizona State University, 1979, 60; George H. Kelly, comp., *Legislative History of Arizona, 1864-1912* (Phoenix: Manufacturing Stationers, Inc., 1926), 95; *Acts, Resolutions and Memorials of the Thirteenth Legislative Assembly of the Territory of Arizona* (Prescott: Arizona Miner Steam Printing Office, 1885), 101-107.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



Figure 40. Map of Neahr's Addition to Phoenix. Maricopa County Recorder's Office.

One year earlier, surveyor H. R. Patrick laid out Neahr's Addition in a quarter section directly west of the Phoenix townsite, creating a mixture of garden, residential, and commercial lots with a park in the center (figure 40). An irrigation canal ran along the north boundary of the subdivision, just below the section line and parallel with a county road (Van Buren Street). The park, was the first property designated specifically for recreational purposes, and the plat included curvilinear paths leading to a central fountain—a feature that existed solely on paper.⁹

The 1885 legislation seemingly could not have come at a better time. Just one year earlier, area residents were complaining about the lack of infrastructure maintenance, especially in regards to Neahr's Addition, which had become a dumping ground for dead animals. According to the *Phoenix Herald*, "A dead horse, a cartload or two of dead cats, dogs, and chickens and the like serve to make Neahr's Addition a delightful summer resort and render west Phoenix, which lies to the windward of it

⁹ "Map of the Neahr's Addition to Phoenix," *Book of Maps* (1880), 1:33.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

during the spring breezes, an odiferous section of the city."¹⁰ However, plans for developing the park did not come to fruition as planned.

In conjunction with new canals reclaiming more of the desert around Phoenix for agricultural development and the selling out of lots within the townsite, nearby property owners began creating subdivisions from their 160-acre homesteads. In 1886, a group of entrepreneurs completed construction of the Arizona Canal, opening up tens of thousands of acres for more agricultural development—a trend that would last for decades and lure investors and speculators to the Salt River Valley from California, the Midwest, and the East.

Two eastern entrepreneurs, Marcellus E. Collins and Moses H. Sherman, created a street railway in 1887 that ran the length of Washington Street and contributed to the further expansion of Phoenix's eastern and western boundaries. Sherman and Collins initially had a franchise from the Maricopa County Board of Supervisors to build a streetcar system along Washington Street from the eastern edge of Phoenix—at the time 7th Street—to 24th Street, the location of the soon-to-be built Territorial Asylum. John T. Dennis, who had recently subdivided his property for development, received the franchise for the streetcar within the townsite but was unable to put a plan together. Sherman and Collins stepped in and took over the franchise and soon the two were creating subdivisions serviced by their new public streetcar system and ushering an early suburbanization period.¹¹



Figure 41. *Arizona Republican*, 23 May 1893.

Around 1890, Phoenix Park (figure 41) was created at 16th Street and Jefferson Street, almost a mile outside of the townsite, but in close proximity to the streetcar system. The new, privately owned park included a theater, gymnasium, sports fields and a natatorium. Measuring 100 feet long, 30 feet wide,

¹⁰ *Phoenix Herald*, 22 April 1884, 3.

¹¹ Lawrence J. Fleming, *Ride a Mile and Smile the While: A History of the Phoenix Street Railway, 1887-1948* (Phoenix: Swaine Publications, 1977), 1-3; *The Code of Phoenix, Arizona* (Charlottesville: Michie City Publications, 1951), 7-8.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

and 6 ½ feet at the deep end, the indoor pool was quite popular with local residents, especially in the summer months.¹²

When the Territorial Legislature selected Phoenix as the capital of Arizona in 1889, Sherman and Collins made a convincing offer for the locating the capitol just west of Neahr's Addition. By donating ten acres for the capitol grounds, offering to landscape the lot, and extending the street car line, Sherman and Collins provided not only a prepared capitol location but additional park space. The two also owned the property surrounding the capitol grounds and profited from its development (figure 42).¹³

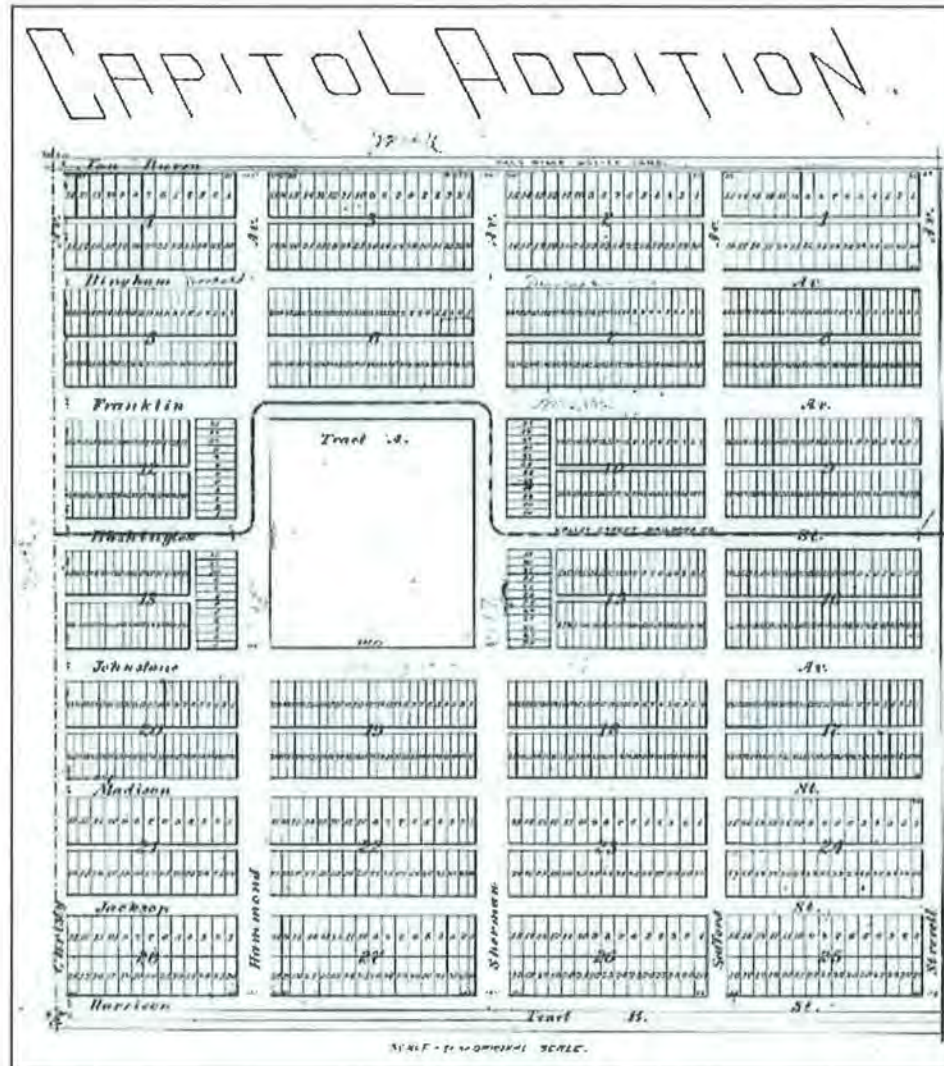


Figure 42. Capitol Addition. Maricopa County Recorder's Office.

The introduction of the horse-drawn streetcar changed the dynamics of residential settlement nationally by becoming an intracity form of early mass transit. Though streetcars were slow, they stopped at regular intervals and moved smoothly along rails. While they came through the heart of the

¹² "Phoenix Park," *Arizona Republican*, 2 May 1892, 1.

¹³ Bradford Luckingham, *Phoenix: The History of a Southwestern Metropolis* (Tucson: University of Arizona Press, 1989), 35-39.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

city, they also traveled out to peripheral areas, usually offering services to outlying hospitals, cemeteries, and parks. Housing developed along these lines with the construction of single-family dwellings within a five-minute walk and the resident providing support for the commuter system. The streetcar also encouraged the wealthy and middle class to abandon the central core of the city to live in neighborhoods with people of a similar class and build houses of a similar style.¹⁴



Figure 43. Phoenix street cars on the Washington Street Line. ca. 1890. azcentral.com.

In Phoenix, the streetcar had the same effect. The affluent were already moving to Center Street (Central Avenue) above Adams Street and an additional streetcar line along Center Street started on December 30, 1889, facilitated more migration north of the business district. However, horse-drawn lines were limited in the distance they could cover. Horses required feeding and rest, and could be stubborn or spooked; not so with electric streetcars.¹⁵ As Carol A. Christensen states in *The American Garden City and the New Towns Movement*, "With the electrification of the trolley and the extension

¹⁴ Zane L. Miller and Patricia M. Melvin, *The Urbanization of Modern America: A Brief History* (San Diego: Harcourt Brace Jovanovich, 1987), 51; Raymond A. Mohl, *The New City: Urban America in the Industrial Age, 1860-1920* (Arlington Heights: Harlan Davidson, 1985), 32, 37, 39.

¹⁵ Raymond A. Mohl, *The New City*, 29; *The Code of Phoenix, Arizona*, 8; Zane L. Miller and Patricia M. Melvin, *The Urbanization of Modern America*, 51.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

of the tracks and service into peripheral areas, late nineteenth century Americans were moving out of the city almost as fast as they were moving into it.¹⁶

Early Phoenix was a walking city; everything within the town was within two miles. As a result, housing options were limited and there was a short distance between wealthy and poor. Land usage had not been functionally specialized; residential, industrial, and commercial properties all shared the same limited space. With legislation allowing the city to annex subdivisions and the streetcar to provide transportation, the spatial relationship within and adjacent to the city quickly changed.¹⁷

The electric streetcar replaced Phoenix's horse cars in 1893 allowing the trolleys a wider range which worked well with the plans of the builders of the Arizona Canal, who created the Arizona Improvement Company and specialized in water and land development. These speculators brought new homesteaders to the area to settle on lands watered by the canal. Part of the company's speculation scheme also included the creation of the townsites of Alhambra, Glendale, and Peoria that were connected to Phoenix by a 100-foot wide diagonal road named Grand Avenue.¹⁸

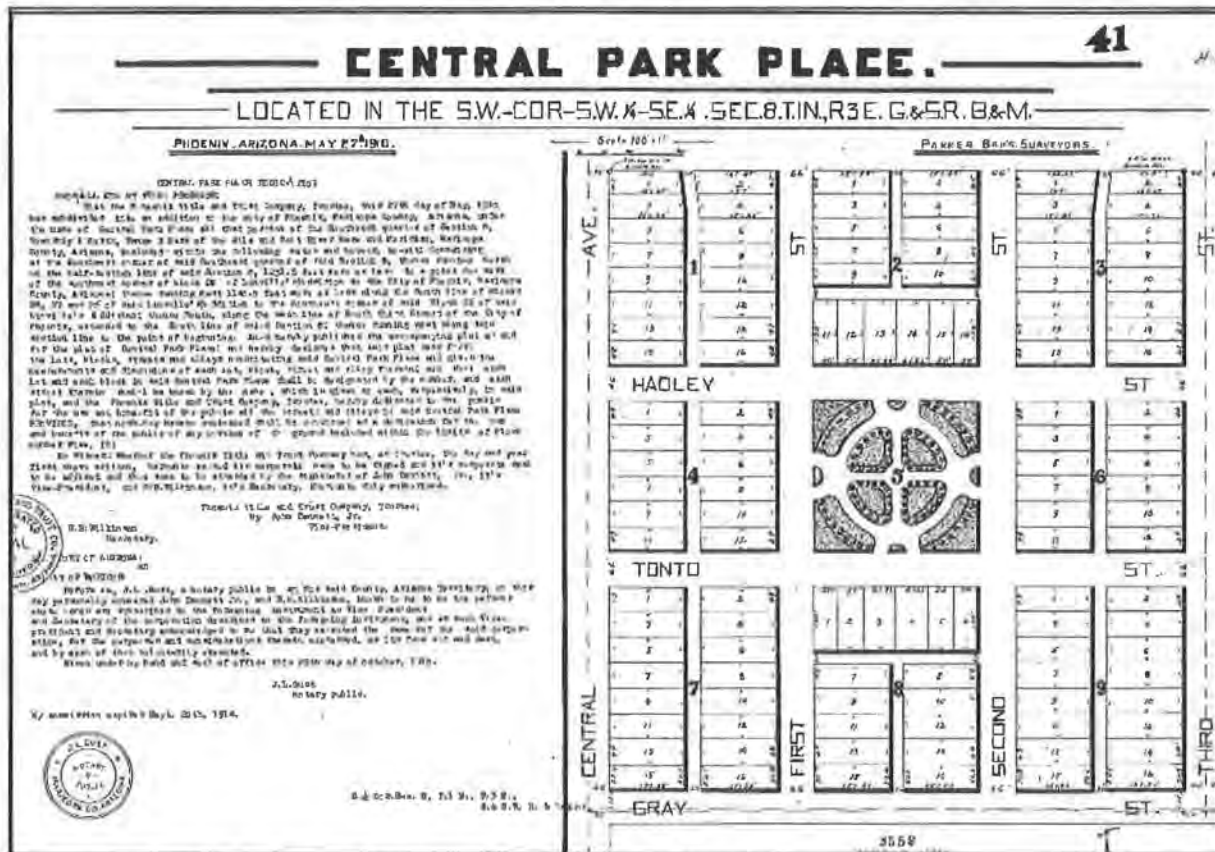


Figure 44. Central Park Place. Maricopa County Recorder's Office.

The original townsite set the precedent for the design and layout of adjacent subdivisions. The town's rectangular shape was based on the Public Land Survey, with its north, east, and west boundaries located on section lines and its southern boundary and central north-south road at the quarter section

¹⁶ Carol A. Christensen, *The American Garden City and the New Towns Movement* (Ann Arbor: UMI Research Press, 1986), 30.

¹⁷ Raymond A. Mohl, *The New City*: 29.

¹⁸ Ibid.; *The Code of Phoenix, Arizona*, 7-8; Bradford Luckingham, *Phoenix*, 29.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

lines. The streets and blocks were symmetrical, laid out on a rectilinear grid system oriented to the same cardinal directions—an alignment which then extended into the streets of adjacent subdivisions, reinforcing the original townsite planning concept. This de facto remained in place until the 1930s, though some of the more distant subdivisions were platted before there was a need for dense residential development; hence, remote lots were larger and more appropriate for a rural lifestyle than those within the center of the town. Water was plentiful from the irrigation system and the introduction of electric cars to the street railway allowed for the continued development outside of the town.

However, unlike the Neahr's Addition—the government plazas of the Phoenix townsite and Capitol Addition excluded—the majority of subdivisions platted through the turn of the twentieth century were without park amenities. The City of Phoenix made no prerequisites of parks as part of its annexation requirements, so the few parks laid out in subdivisions during that time were linear, decorative features—planting strips and islands—and not recreational spaces. The Central Park Place subdivision (figure 44) created south of Phoenix in 1910 was one of the first forays by a developer into the inclusion of recreational space as a subdivision amenity since the creation of Neahr's Addition three decades earlier.¹⁹

As neighborhoods evolved, they were shaped by various city aesthetic movements taking place nationally. The Parks Movement (1830-1920) grew from the aesthetic tradition of idealizing the rural past that transformed middle class tastes from the inner city to suburban homes on detached lots. Derived from the romantic English landscape architecture of the early nineteenth century, the movement emphasized irregular, curvilinear shapes, which supposedly imitated nature. Scenery was preferred to nature and nature was viewed as scenery, concepts introduced by Andrew Jackson Downing, America's first landscape architect, in his *Horticulturist* magazine during the 1830s and 1840s.²⁰

The Parks Movement also promoted the creation or preservation of open space for public use. In the wilderness, this meant creating national parks such as Yellowstone and the Grand Canyon. In cities, however, it meant the development of parks within the city which would provide an antidote to the accelerated pace of urban life. Between 1865 and 1910, many supported the Parks Movement in the belief that open space and trees had therapeutic as well as aesthetic value. Consequently, parks were created that ranged in size and scope from small lots to large-scale projects such as Frederick Law Olmstead's Central Park in New York City and Horace S. W. Cleveland's Grand Rounds in Minneapolis. While the idea of planting cottonwood trees along Phoenix's streets by early city pioneers may have been more from necessity than aesthetics, the later introduction of parks into subdivisions, such as Neahr's Addition and Central Park Place, and the introduction of palms trees to the streetscape in 1890 by early subdivision speculators, assisted in showcasing Phoenix as an oasis in the desert.²¹

In 1905, Phoenix created Woodland Park from an undevelopable strip of land between the Town Ditch (Salt River Valley Canal) on the north end of Neahr's Addition. While the city council considered

¹⁹ "North Capital Addition," *Book of Maps* (1893), 2:25, "Simms Addition," (1893), 2:27, "Evergreen Place," (1907), 3:15, and "Central Park Place," (1910), 4:41; "Central Park Place Annexed to City," *Arizona Republican*, 17 November 1910, 5; James Woodward and Kathleen Palmer, *City of Phoenix Historical-Architectural Resource Survey of the Government Mall-Capitol-Longview Redevelopment Areas* (Phoenix: Janus Associates, Inc., 1987), 20.

²⁰ Carol A. Christensen, *The American Garden City and the New Towns Movement*, 31;

²¹ *Ibid.*; Marietta J. Sokal, "From Wasteland to Oasis: Promotional Images of Arizona, 1870-1912," *Journal of Arizona History*, 34:4 (Winter, 1993), 372-373; Ruthford H. Platt, *Land Use and Society: Geography, Law, and Public Policy* (Washington: Island Press, 2004), 132; *Phoenix Herald* 25 February 1890; Clay McShane, *Down the Asphalt Path: The Automobile and the American City* (New York: Columbia University, 1994), 31-32; "Central Park Place," *Book of Maps* (1910), 4:41.

Amendment to the Encanto-Palmercroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

plans for adding additional city parks, it was nine years before they approved the purchase of land for such a purpose. When they did so, it was for three parcels—two of which were combined to create Christy Park on the west side of town. The third parcel purchased was Eastlake Park—the former privately-owned Phoenix Park located on the east side of town.²²

When the automobile was introduced to Phoenix streets just after the turn of the twentieth century, those who could afford them became even more mobile and the ease of commuting led to the infill of suburbs. After the mass-production and decreased costs of the Ford Model T, more new neighborhoods were created and annexed. By 1913, the city boundaries stretched from 23rd Avenue to 16th Street between Van Buren and Harrison Streets and north to McDowell Road between Seventh Avenue and Twelfth Street and south to Yavapai Street between Seventh and Central Avenues. The post reclamation building boom continued around the city with twenty-one new subdivisions created between 1909 and 1914; by 1920, there were eighty real estate offices in Phoenix.²³

While builders and boosters promoted their development schemes, another urban tradition was emerging, a way in which urban land use could be determined scientifically—planning. Initially city planning seemed controversial because it contradicted the deeply held idea of private property ownership. Yet, it slowly and stealthily moved into developers' designs for their subdivisions. Since the 1880s, in an attempt to attract people of preferred socioeconomic and ethnic groups, Phoenix developers had been including clauses, covenants, and deed restrictions in their subdivisions. Some of these were as simple as deeding the streets as public highways. Others were more involved, limiting the types of the vehicles allowed on the streets, delineating right-of-ways for parks and utilities, and specifying the type and costs of homes as well as the ethnicity of their occupants.²⁴

Other subdivisions were perhaps influenced by the Garden City Movement, an early twentieth century approach to urban design in which the suburban area was a planned, self-contained community, with carefully balanced residential, agricultural, and industrial areas, surrounded by a greenbelt. While no community in Phoenix evolved in precisely such a manner, early subdivisions, such as Neahr's Addition, Orangewood, and Ingleside, contained such Garden City elements as large, multi-acre lots, tree-lined streets, and large personal gardens and orchards. In the 1930s, federal programs promoted partial agricultural self-sufficiency in large-lot subdivisions such as the Phoenix Homesteads. In that same decade, the city became active in the planning and development of municipal parks.²⁵

In 1898, an attempt was made at integrating Phoenix's urban expansion and real estate promotion with City Beautiful principles four miles north of the Phoenix townsite. Planned by cousins William J. Rainey of Cleveland and Jesse Hoyt Smith of Milwaukee, Las Palmas (figure 45) was based on developments in the Midwest and California. Enlisting the assistance of Boston landscape gardener Ernest W. Bowditch, Rainey and Smith planned a residential suburb with wide, curved, tree-lined boulevards, a central park, and oversized lots providing room for barns, gardens, and orchards. Work began in earnest with the grading of roads and the planting of hundreds of palms, but a drought derailed the project and the partnership collapsed amid lawsuits. Though some small real estate projects were more successful, such as Simm's Addition which placed small parks within the roadway,

²² "A New City Park," *Arizona Republican*, 16 January 1905, 8; "Fire Wagons; Public Parks," 8 March 1914, 5.

²³ Bradford and Barbara Luckingham, *Discovering Greater Phoenix: An Illustrated History* (Carlsbad: Heritage Media Corporation, 1998), 25-26.

²⁴ Raymond A. Mohl, *The New City*, 73; "Collins Addition," *Book of Maps* (1887), 1:11, "North Grand Avenue Addition," (1889), 1:23, and "North Capitol Addition," (1893), 2:25; *Encanto: The Enchanted* (n.p., n.d), 3, State Historic Preservation Office.

²⁵ "Orangewood," *Book of Maps* (1895), 2:50, "Map of Neahr's Addition to Phoenix," (1880), 1:33; "Ingleside," (1909), 3:51, and "Phoenix Homestead Tract 1," (1943), 29:7. William S. Collins, *The New Deal in Arizona* (Phoenix: Arizona State Parks Board, 1999), 339.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

the next major endeavor at implementing City Beautiful into Phoenix came in 1921, when the city chose the firm Bennett, Parsons, and Frost to prepare a city plan for Phoenix.²⁶

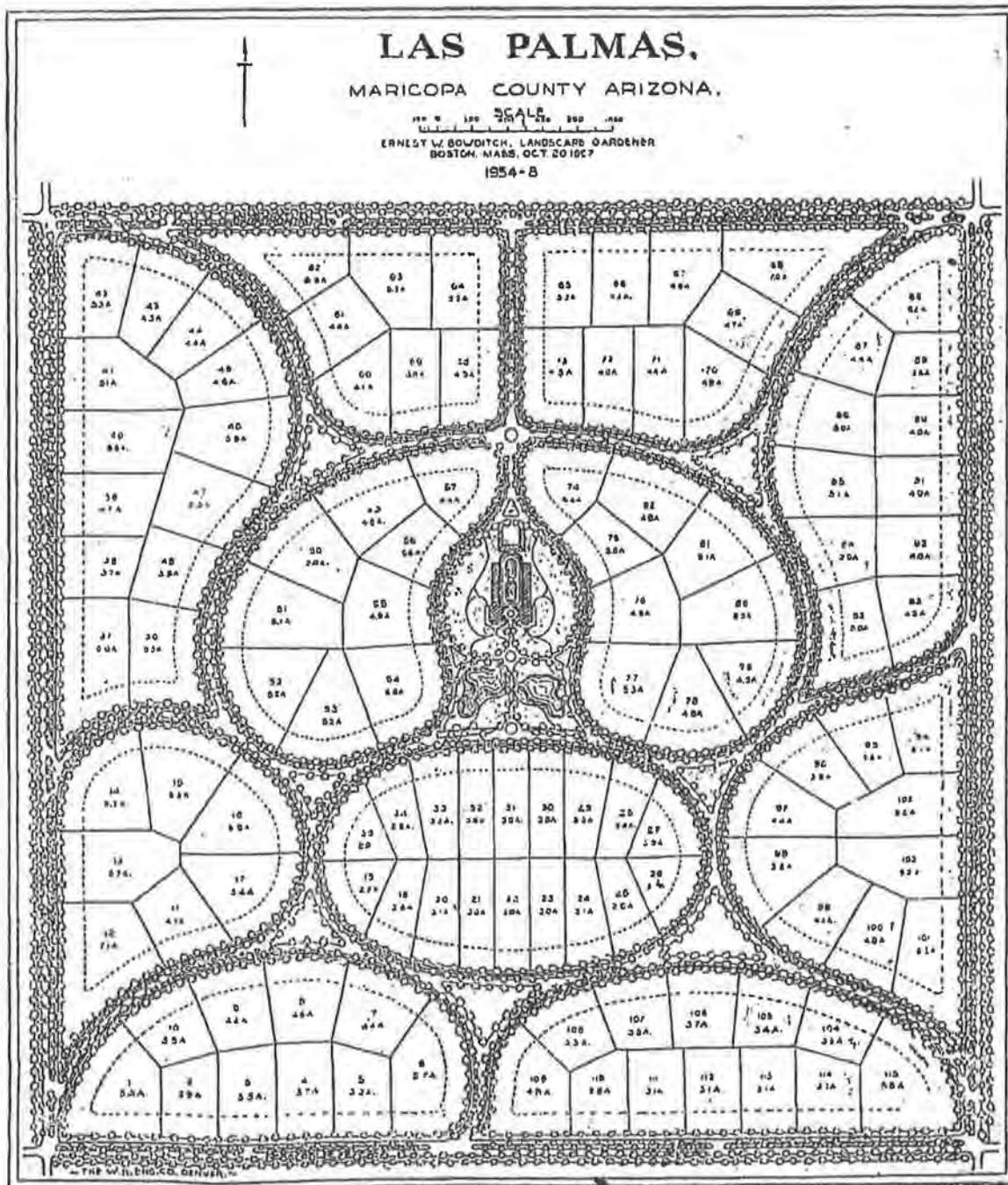


Figure 45. Las Palmas. Arizona Republic.

²⁶ Geoffrey Padraic Mawn, "Phoenix, Arizona," 192; *Book of Miscellaneous* (Phoenix: Maricopa County Recorder's Office, 1909)13:274 and (1913), 15:250; "Simm's Addition," *Book of Maps* (1893), 2:27; Bradford Luckingham, *Phoenix*, 39-40; "The Cost of Las Palmas," *Arizona Republican*, 19 July 1903, 3.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

In 1920, the Phoenix Chamber of Commerce's Civic Committee proposed that Phoenix create a city planning commission and provided a list of tasks so the new commission could begin the process of planning. This list included selecting the location of a new armory building, creating new parks and playgrounds, reorganizing the streetcar system, a new landing field for airplanes, a union station, and a manufacturing district. To do so, they needed an expert and Edward H. Bennett fit the role perfectly. Bennett, a graduate of the École des Beaux-Arts in Paris, had assisted Daniel Burnham in creating the *Chicago Plan* in 1909—the first comprehensive plan created for an American city and the basis for plans in Minneapolis, Denver, Seattle, and Kansas City. Burnham and Olmstead designed the World Exposition in Chicago in 1893, which gave form to the City Beautiful ideas of the time. The *Chicago Plan*, with its provisions for parks and parkways, tied together the suburbs and the downtown area.²⁷ According to Princeton professor M. Christine Boyer, “The architects and landscape designers laid down a system of circumferential parkways, lakeshore drives, and local community parks threaded across the plains of Illinois.”²⁸

The elements of the *Plan of Phoenix* included an administration and a community center, a principal avenue at the city core, parks, expanded state capitol grounds, an improved street system and railroads, and a new Union Station. The plan placed the administrative and community centers north of Van Buren Street at 3rd Avenue and 3rd Street, respectively, and connected by a mall along Taylor Street (figure 46). The mall would have gardens, lagoons, pools, and fountains. Envisioning future city expansion, the plan also suggested parks of various sizes and shapes spread throughout the area.²⁹

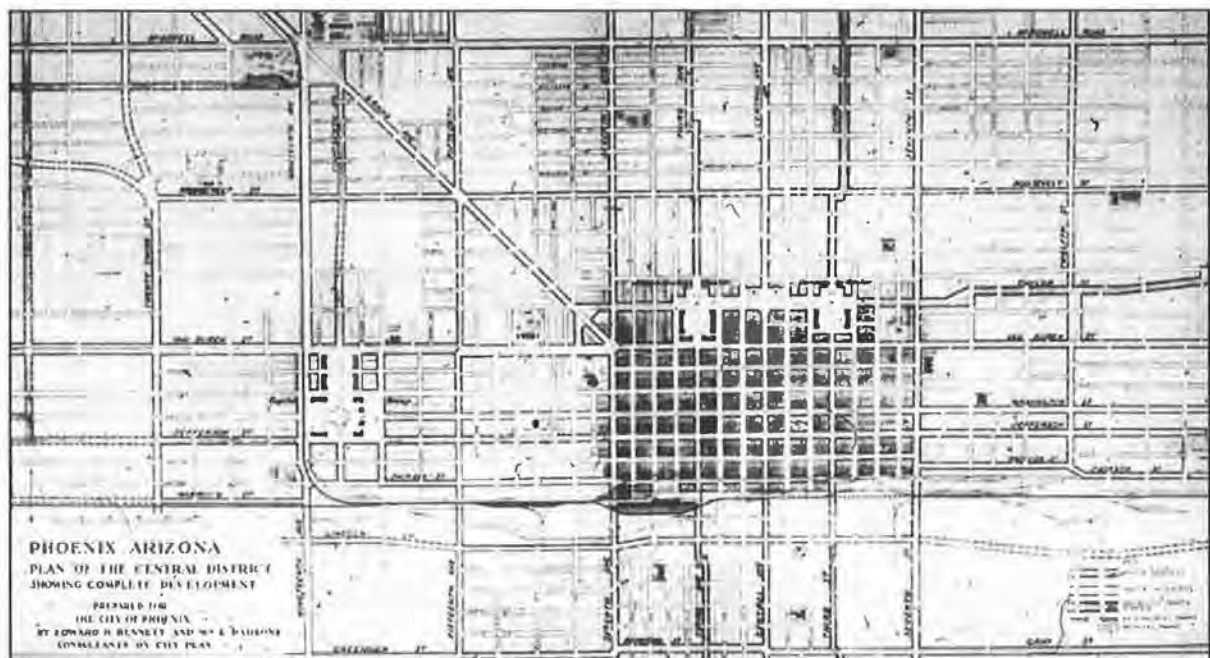


Figure 46. The City of Phoenix Central District. From Edward H. Bennett, *The Plan of Phoenix: A Report to the Mayor, the City Commission and the Plan Commission*, ca. 1921.

²⁷ David J. Alameddini, “Comparing the 1909 Plan of Chicago and the 1921 Plan of Phoenix,” MEP Thesis, ASU, 2004, 1, 9; Larissa Larsen and David Alameddini, “The Evolution of Early Phoenix: Valley Business Elite, Land Speculation, and the Emergence of Planning,” *The Journal of Planning History* 6(2), 102-103.

²⁸ M. Christine Boyer, *Dreaming the Rational City: The Myth of American City Planning* (Cambridge: MIT Press, 1983), 40.

²⁹ David J. Alameddini, “Comparing the 1909 Plan of Chicago and the 1921 Plan of Phoenix,” 23-28; “North Capitol Addition,” *Book of Maps*, 2:25.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

The aesthetic portions of the *Plan of Phoenix* never came to fruition. The majority of components that did were from the same recommendations the Chamber of Commerce Civic Committee made in 1920. The Union Station was built in 1923, between 4th and 5th Avenues, combining the stations of the Santa Fe and Southern Pacific railroads, though without the *Plan*'s envisioned plaza. The city and county built an administrative center in 1929, but without the *Plan*'s community center and the opulent mall. Phoenix Sky Harbor also opened in 1929. Parks were built, but they paled in comparison to those visualized by Bennett and Parsons. What the *Plan* offered, and the city eventually implemented, was a guide for zoning and future planning. While it did not accommodate the post WWII boom, and was not executed with success of the *Chicago Plan*, it did lay the groundwork for the city's zoning ordinances and related legislation.³⁰

The development of parks were all but stalled. By 1921, Christy Park, just west of the fairgrounds had yet to materialized; instead continuing its pre-municipal status as farmland. The city then leased the property, allowing it to be used as an autocamp. A portion of Eastlake was also set aside for that purpose. Two years later, construction at Christy Park had still not taken place, and Phoenix allocated funds for improvements. While construction at Christy Park was important, prompted by local booster organizations, the city gave great consideration to the acquisition of a summer retreat in the Bradshaw Mountains, over seventy miles from the city. The following year, the city acquired what was then called the Salt River Mountains south of the city. Over 14,000 acres and renamed South Mountain Park, it became the largest municipal park in the nation.³¹

Until the 1930s, with no public regulation of land use, urban planning was accomplished through the efforts of the real estate and home construction industry in an effort to protect property values. Land developers and builders set standards for house size as a function of construction costs, required common setbacks and stipulated the location of garages on the lot, and sometimes guided the style of house design. Deed restrictions, utility installations, housing design recommendations, amenities such as sidewalks, curbs, paved streets, and planting strips with trees and palms were all incentives offered by developers to entice potential buyers to their subdivisions.

Subdividers such as Dwight B. Heard, H. I. Latham, William G. Hartranft, Gordon Tweed, James S. Griffin, and R. H. Greene evolved as developers. Heard began with the Los Olivos subdivision, which he continued to change over time, subdividing into smaller lots and creating new subdivisions to address market needs. Likewise with Latham, whose Latham Place and Latham's Addition became Chelsea Place and North Chelsea, respectively, with the assistance of Hartranft and Tweed. This trio also partnered on the upscale Kenilworth subdivision. Griffin and Greene created Home Builders, a company which developed subdivisions, sold real estate, and built homes. In all of these endeavors, and many others, the developers included signature trees, such as ash and olive, or palms in planting strips.³²

The history of the Encanto and Palmcroft Subdivisions

While the Encanto and Palmcroft subdivisions have become figuratively symbiotic, there are marked differences in their origins. Palmcroft came first, beginning with the development of a forty-acre

³⁰ David J. Alameddini, "Comparing the 1909 Plan of Chicago and the 1921 Plan of Phoenix," 31-33.

³¹ "Christy Park To Be Sold By City," *Arizona Republican*, 4 August 1921, 10, "Christy Park to be used as auto camp," 27 October 1921, 2:8, "City Devotes \$2,500 For Improvements On New Motor Camp Park," 11 October 1923, 14.

³² James Woodward, National Register of Historic Places, "Willo Historic District," 1990; "Los Olivos," *Book of Maps*, (1909), 3:17, "Los Olivos Amended," (1909), 4:2, "Latham Place," (1907), 3:18, "Las Palmas," (1910), 4:15, "Kenilworth Place," (1910), 4:43 and 4:48, "Chelsea Place," (1912), 5:24, "North Kenilworth Place," (1912), 5:37 and (1913), 6:10, "Latham Addition," (1914), 8:2, "Kenilworth," (1919), 8:39, and "North Chelsea," (1920), 9:29; *Book of Articles of Incorporation*, (1910), 59:348-350 and (1927), 90:273-275.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

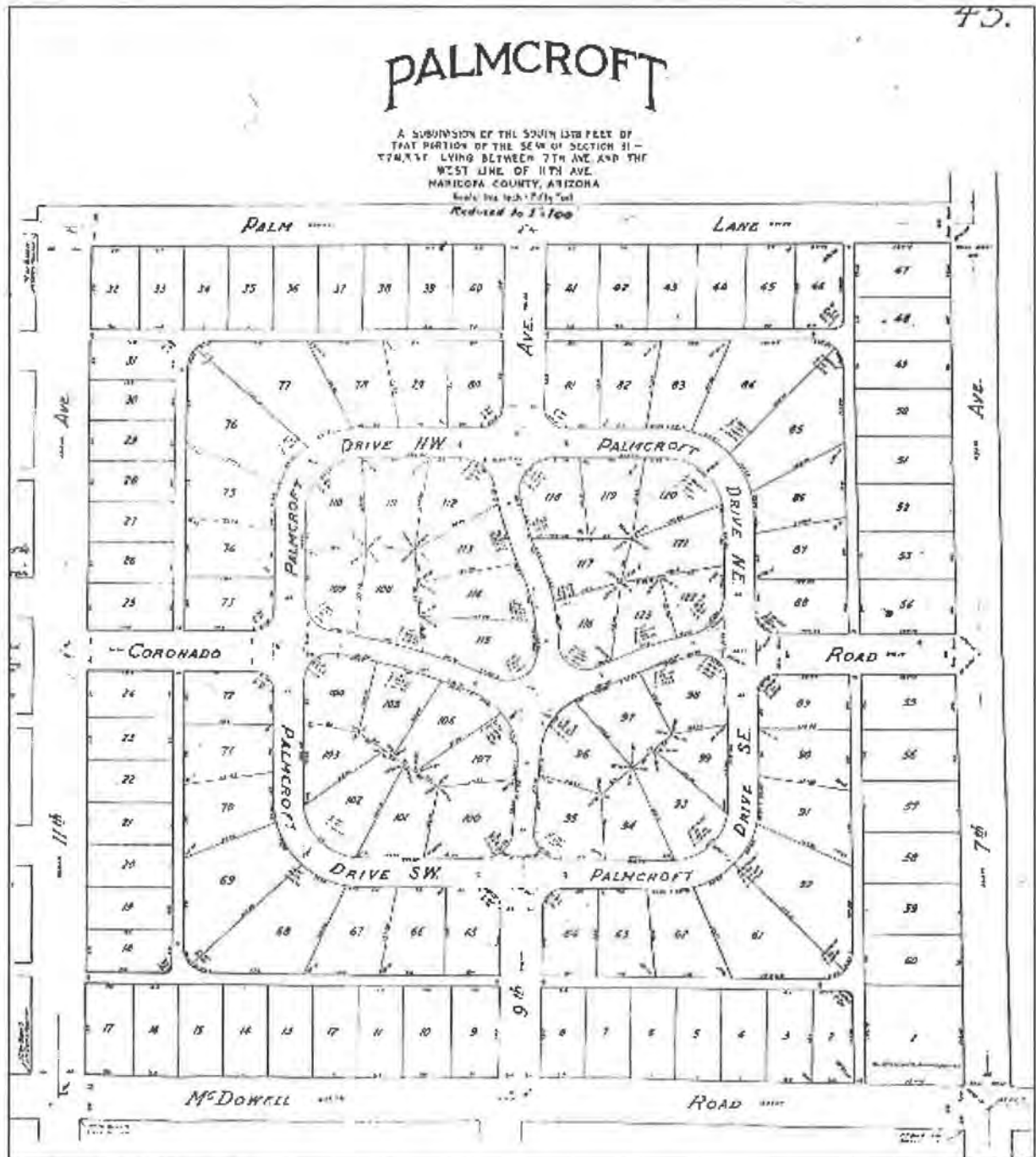


Figure 48. Palmcroft. Maricopa County Recorder's Office.

Grocery magnates and cattle ranching partners Lloyd C. Lakin and George T. Peter acquired the eighty acres directly north of Palmcroft from Dorris in 1928. Forming a series of investment companies, Lakin and Peter attempted to emulate and improve upon Palmcroft with their adjacent Encanto subdivision using state-of-the-art rolled curbs to allow flexible positioning of homes on the lots. As

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

parcel. The property was the east half of an existing subdivision, the J. W. Dorris Addition (figure 47), acquired by the Dwight B. Heard Investment Company from the Phoenix Title and Trust Company in April 1927. A few months earlier, local merchant Joseph W. Dorris, and his wife Sallie, deeded eighty acres of the couple's 320-acre property to the title company to be subdivided into 16 blocks of 6 to 16 lots. After vacating the public right of ways created by Dorris, the investment company filed a new plat called Palmcroft, with curvilinear streets on the interior. A year later, the Palmcroft Development Company created a second Palmcroft subdivision in the western half of Dorris's subdivision, identical in layout to the first, the only change being the street names. Though the two tracts were filed separately with the county recorder, they were marketed as singular entity under the Palmcroft label.³³

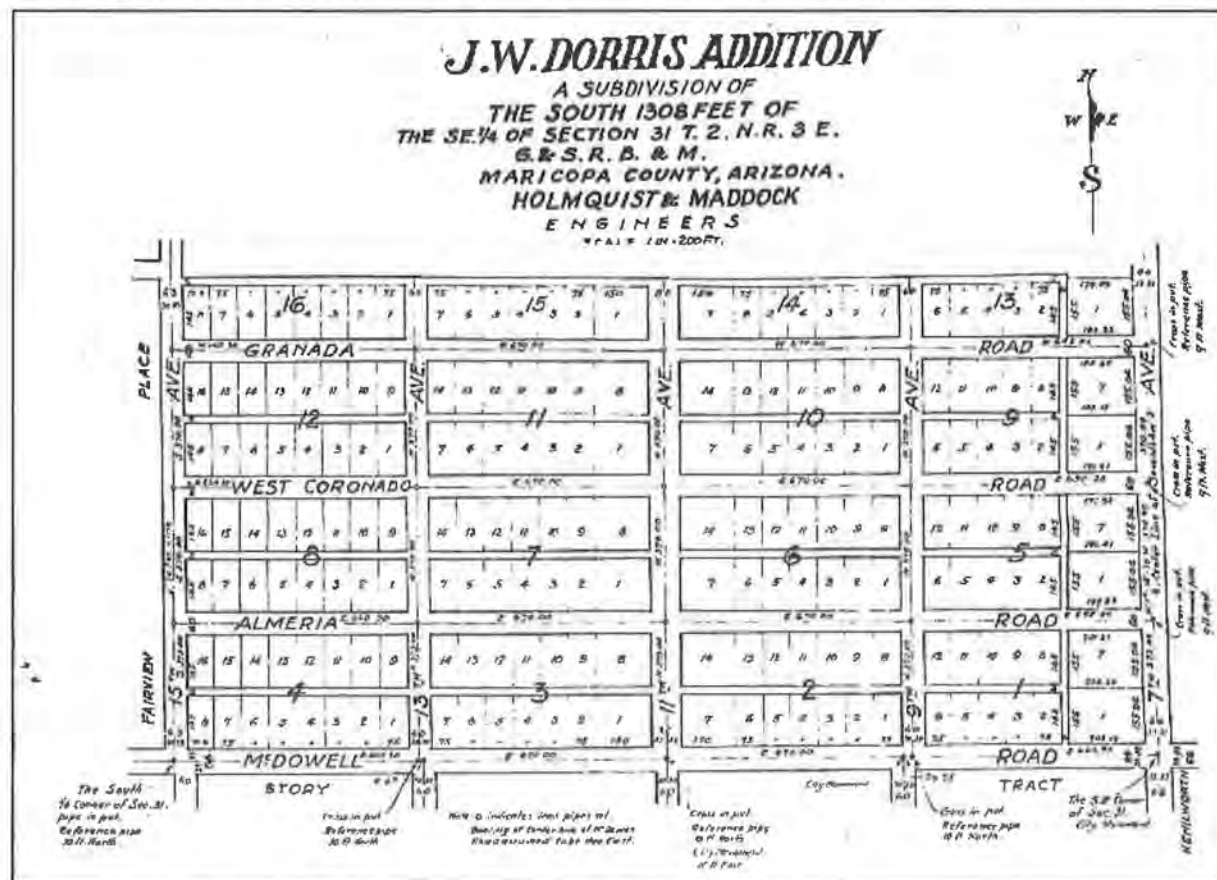


Figure 47. J. W. Dorris Addition. Maricopa County Recorder's Office.

Palmcroft (figure 48) was a well-planned and successful endeavor. The Palmcroft Development Company, as its name suggested, managed the development of the two subdivisions and the Dwight B. Heard Investment Company managed the sales and mortgages. Dwight Bancroft Heard incorporated the investment company in 1919 along with his wife, Mae Bartlett Heard, and George E. Lilley, his chief clerk. When Heard formed the development company, he again enlisted Lilley but also fellow developer William Garrigues Hartranft³⁴

³³ "J. W. Dorris Addition," *Book of Maps*, (1926), 16:14; "Palmcroft," (1927), and 16:45; "Palmcroft," (1928), 19:32; "Warranty Deed," *Book of Deeds* (1926), 205:380 and "Quit Claim Deed," (1927), 210:270-271; "Vacation of the East One-Half of the J. W. Dorris Addition Plat," *Book of Miscellaneous* (1927), 34:407; "Remaining 40 Acres in Palmcroft Tract On Homesite Market," *Arizona Republican*, 22 April 1928, 3.3.

³⁴ "Articles of Incorporation," *Book of Articles of Incorporation* (1919), 82:279-282 and (1927), 90:273-275.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

with Palmcroft, the partners used palms to line the streets, which by this time were so widely used, the plant became a distinguishing feature citywide (figure 49).³⁵



Figure 48. Palm-lined Central Avenue, North of McDowell Road. Frasher's Photos. Pomona Public Library.

Unlike Palmcroft, the partners recorded Encanto (figure 50) as a single subdivision (and it included two tracts, totaling approximately six-acres, which were to be jointly owned by the subdivision residents. The tracts were to include a shared recreation area with a playground, wading pool, and quoit, croquet, and tennis courts. After meeting with course architect William P. Bell, in California in the fall of 1929, developer Lakin and realtor Eben E. Lane hired the noted golf course architect to design a pitch and putt course. The following January, the two tracts were deeded to the Encanto Club, an entity created by the partners for managing the property.³⁶

Pitch and putt is a scaled down version of golf, the name coming from the short distance from the tee to the green, usually 40 to 250 yards. With such a reduced fairway, a golfer could pitch, that is hit a golf ball in a high arc with a backspin reducing the roll on the green—and then

³⁵ "Warranty Deed," *Book of Deeds* (1928), 218:592; "Articles of Incorporation," *Book of Articles of Incorporation* (1928), 91:248-250 and 345-348; "Local Brevities," *Arizona Republican*, 16 May 1928, 4.

³⁶ "Encanto," *Book of Maps* (1928), 19:41; "Miniature Golf Course Planned on Subdivision," *Arizona Republican*, 23 October 1929, 8; "Articles of Incorporation," *Book of Articles of Incorporation* (1929), 93:399-401.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

putt. This allowed for the use of fewer golf clubs, the mashie for the pitch and a putter. Pitch and putt golf courses are usually nine, par 3 holes, the par being based on one pitch and two putts.³⁷



Figure 50. Encanto. Maricopa County Recorder's Office.

The two developments occurred while Phoenix was experiencing an urban expansion boom which lasted into the 1930s when the city began to feel the effects of the Great Depression, especially between 1931 and 1935, when development all but ceased in the Phoenix area. However, from 1933 through 1941, Arizona was able to acquire huge expenditures of public funds from New Deal federal agencies such as the Emergency Relief Agency (ERA), the Civil Works Agency (CWA), and particularly the Public Works Administration (PWA), and Works Progress Administration/Works Projects Administration (WPA). These funds sponsored construction of government buildings, highways, bridges, schools, playgrounds, and parks such as Encanto Park.³⁸

In 1929, there were less than a dozen parks in Phoenix: University Park, a ten-acre parcel which was originally planned for a Methodist University, hence the name; Central Park in the center of the subdivision of the same name a mile south of downtown; Woodland, on the north edge of Neahr's Addition; Library Park in the center of Neahr's Addition, Eastlake, a mile east of downtown. Townsend Park, a mile north of downtown, and the Harmon Playfield, a

³⁷ M. Alexander Gabrielsen and Caswell M. Miles, eds., *Sports and Recreation Facilities for School and Community* (Englewood Cliffs: Prentice-Hall, 1958), 294.

³⁸ *Summary of Inventory of Physical Accomplishments by the Works Projects Administration: from July 1 1935 to January 1, 1940* (Phoenix: Federal Works Agency, 1940), 21-22; *Report, Work Division Activities: April 1, 1934 to July 1, 1935* / *Emergency Relief Administration* (Phoenix: Emergency Relief Administration of Arizona, Work Division, 1935), 7-8; *Outstanding Projects of Arizona, C.W.A., E.R.A.* (Phoenix: Emergency Relief Administration of Arizona, 1935), 1:6.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

half mile south of downtown. Christy Park was sold in 1925, but the city also included, and maintained, the grounds of the federal building and the American Legion Hall, the street island parks of the Simms Addition, and Phoenix Mountain Park south of the city.³⁹

In 1933, the city planning commission put forth a program to the federal Public Works Administration for "the most modern parks system of any city in the West." In addition to upgrading and expanding existing parks, the propose system in the proposed program was a large "Class A" park, designed to offer amusement, recreation, and sports activities for all ages. The new park would cover approximately 320 acres and include tennis courts, baseball field, swimming pool, green multi-use sports area, playgrounds, an amphitheater, lagoon, concrete grandstand, and a coveted amenity, a golf course.⁴⁰

Golf was popular in the Salt River Valley, the climate being conducive to year-round play. However, a truly public course in the Phoenix area was a rarity. The Phoenix Country Club was private, and the courses at the San Marcos, Arizona Biltmore, Wigwam, and Ingleside all catered to their respective clientele. When the Hollywood Golf Course, located two miles east of downtown Phoenix, opened on December 17, 1922, it was hailed as a public course. However, it soon required membership fees, placing it out of reach to many golfers.⁴¹

Another public course opened in 1927 near the unincorporated community of Cactus approximately eleven miles north of downtown Phoenix. The short-lived (two years) Foothills Golf Course opened with nine-holes and oiled greens. Though a club was organized for playing at the course, golfing privileges were available to "any Phoenix golfer with the inclination and a small green fee..."⁴² In 1924, the "El Molino Golf Club" took over the Hollywood Golf Course. Though initially private, the course became public by the end of the decade. This was likely due to necessity as the club was experiencing financial issues in 1931. Within a few years, the course was closed.⁴³

By May 1934, the city had received more than 150 offers of parcels of land for its parks program. Of these, only a half-dozen were given consideration based on sale price and size. For the "Class A" park, the cost of the land was limited to \$80,000 and the size needed to be around 300 acres. At a meeting with the Don's Club, a local booster organization, city engineer James Girand stated that the park would probably be located northwest of Phoenix, near the Encanto subdivision; a statement that proved true. The property recommended the city's parks board was northwest of Phoenix and consisted of a combination of land owned by John and Sallie Dorris and Dr. James Collier along with parcels from the Palmcroft and Encanto subdivisions.⁴⁴

The Dorris property was north of the Encanto subdivision, 160 acres remaining from a larger 320 acres acquired by the couple in 1907. The southern half of the property, which became the Palmcroft and Encanto subdivisions was originally the homestead of Peter Nilsen in 1877 and then the ranch of

³⁹ "Phoenix Has Park Facilities Unsurpassed Over Southwest," *Arizona Republican*, 29 December 1929, 1.8 and "Harmon Award For Playground Made To Phoenix," 6 December 1927, 6.

⁴⁰ "Modern Park System Planned In City Public Works Program," *Arizona Republic*, 21 November 1933, 2.1.

⁴¹ "Work on Phoenix Public Golf Course to Start in Fortnight," *Arizona Republican*, 10 October 1922, 3; "Lovers of Golf Invited to Visit New Links Today," *Arizona Republican*, 17 December 1922, 2.5.

⁴² "Finish First Nine Holes at Foothills Club," *Arizona Republican*, 13 February 1927, 2.3.

⁴³ "Group of Local Players Completes Plans For El Molino Golf Club to Operate Hollywood Course Near City," 12 December 1924, 2.1, 18 December 1924, 10; "Bill of Sale," *Book of Miscellaneous* (1931), 44:568-569.

⁴⁴ "City Studies Parks Offers," *Arizona Republic*, 13 May 1934, 2, "Many Park Site Offers Received," 18 May 1934, 3, and "Recommendations Submitted For Park, Playground Sites," 7 June 1934, 7.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

James Flaherty less than a decade later. Flaherty attempted to subdivide the property in 1887 into sixteen blocks of two-acre lots, but had little success.⁴⁵

Emanuel Slocum homesteaded the northern half in 1890 and used it as a ranch, as well. Within a few years of purchasing the two ranches, the Dorrises laid out their property into ten-acre parcels, but it continued to be used for agricultural purposes until selling it off for the subdivisions and the park. However, the couple retained a wide strip on the north and east boundaries, which were later developed.⁴⁶

In 1909, Dr. James Collier Norton purchased all but ten acres of the quarter section directly east of the Dorris nee Slocum Ranch. Anna Adams, the seller, retained the remaining ten acres where she owned a home; it was later subdivided to create Margarita Place. Norton was the Arizona Territorial Veterinarian until Arizona became a state in 1912, when he left the practice to start a dairy on the 150 acres that he acquired from Adams. The house, which became the park headquarters, was built in the fall of that year for the doctor and his family.⁴⁷

According to the *Arizona Republican* newspaper, when Dr. Norton purchased the property from Mrs. Adams, he already had plans for its future residential development. In 1927, he began his transition from dairy farmer to real estate developer with the creation of the Del Norte Place subdivision. The following year, Norton added Del Norte-Plat B, doubling the size of the development. He also carved off six acres along the western edge of the property for the dairy, which by 1929 was managed by Norton's son Oakley.⁴⁸

The portion of the Encanto subdivision added to the park was once part of the original subdivision as platted in 1928 by Peter and Lakin. Four years later, the western half of the subdivision was replatted as West Encanto subdivision, changing the lot configurations, but leaving the street configuration and most of the alley layouts intact.⁴⁹

These changes were short-lived and, in 1934, the subdivision was replatted again, creating West Encanto Amended (figure 51). The new plat changed almost the entire configuration of the subdivision, with the exception of the lots along 11th Avenue and Palm Lane. Holly Street and 12th Avenue were introduced to the then-new subdivision creating a boundary between the residential properties and an approximately eighteen-acre tract dedicated to the City of Phoenix for use as part of the larger park to the north of Encanto Boulevard. Also included in the deal was the former private park area and its pitch and putt course.⁵⁰

The lots from the Palmcroft subdivision added to the park were located along 15th Avenue which had yet to be developed. The Palmcroft Development Company provided the lots to the city in exchange for back taxes and other fees. When the Palmcroft and Encanto subdivisions were first platted, the

⁴⁵ Serial Patent (Washington: Bureau of Land Management, 1877), Arizona 49 and (1890) Arizona, 177; "Salt River Valley News by Republican's Rural Route Correspondents," *Arizona Republican*, 23 January 1909, 1; "Flaherty Tract," *Book of Maps* (1887), 1:50.

⁴⁶ "Warranty Deed," *Book of Deeds* (1926), 205:380 and (1934), 287:87-88; "J. W. Dorris Addition," *Book of Maps* (1926), 16:14; "Mayor Starts Park Area Clearing," *Arizona Republic*, 4 September 1935, 1 and "A Heavy Movement In Valley Realty," 4 June 1907, 5.

⁴⁷ *Daily Arizona Silver Belt*, 13 April 1909, 4; *Arizona Republican*, 28 August 1912, 2 and 19 September 1912, 12; *Phoenix City and Salt River Valley Directory* (Los Angeles: Arizona Directory Company, 1912), 177; (1917), 181.

⁴⁸ *Arizona Republic*, 8 April 1909, 1; "Del Norte Place," *Book of Maps* (1927), 16:38 and "Del Norte Place, Plat B," (1928), 20:43; "Warranty Deed," *Book of Deeds* (1927), 210:149-150 and (1928), 217:342; "Certificate of Increase of Capital Stock and Amendment to Articles of Incorporation of Norton Dairy, Inc.," *Book of Articles of Incorporation* (1929), 92:566-567.

⁴⁹ "Encanto," *Book of Maps* (1928), 19:41; "West Encanto," (1932), 23:35.

⁵⁰ "West Encanto Amended," *Book of Maps* (1934), 24:4.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

widest road through the two developments was 11th Avenue. The new route planned for along 15th Avenue was to provide a "beautiful parkway into the park."⁵¹

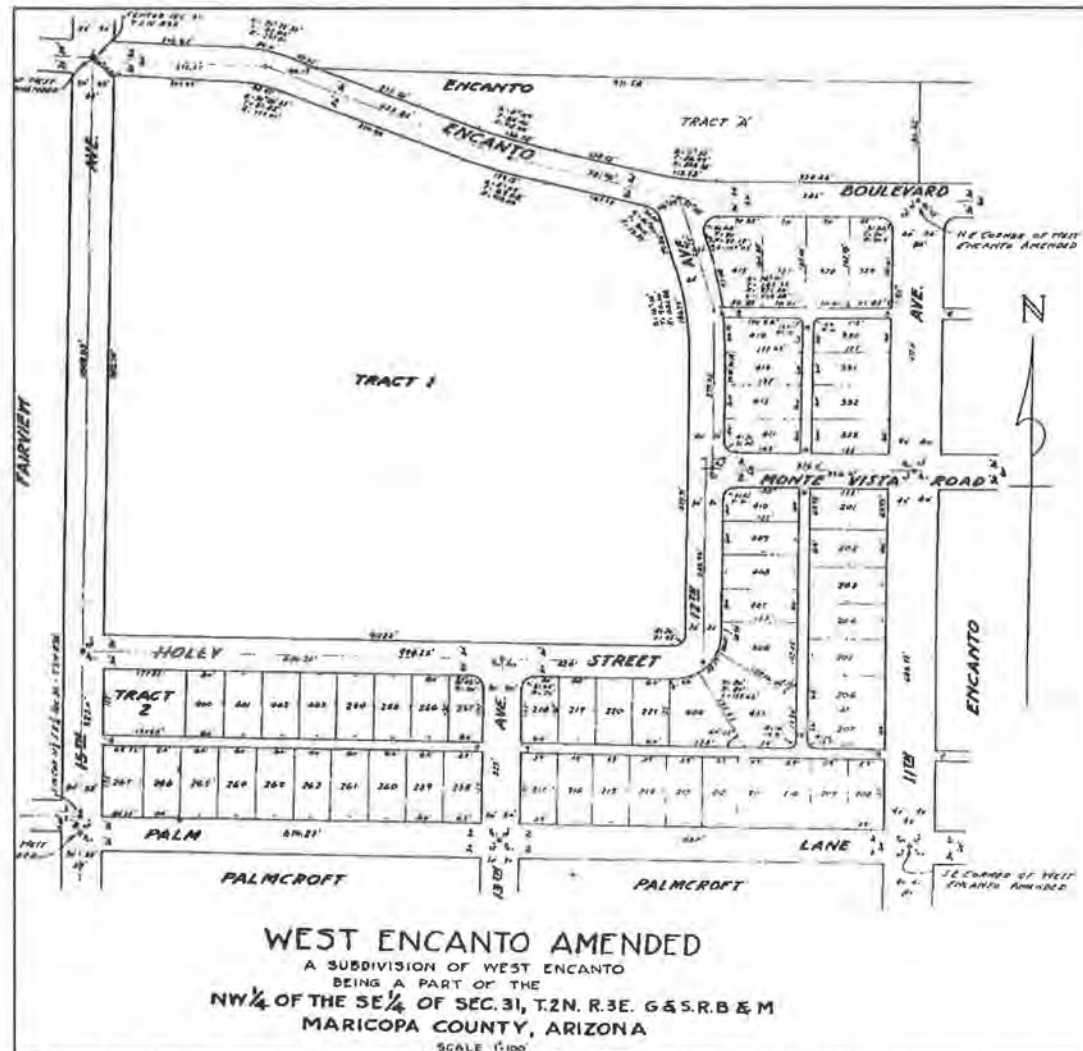


Figure 51. West Encanto Amended. Maricopa County Recorder's Office.

The city paid \$40,400 for the Dorris property (101 acres), \$36,400 for the Norton property (104 acres), and \$18,595.30 for the West Encanto property and pitch and put course (30 acres and paying improvements). The back taxes and improvement fees for the donated lots along 15th Avenue—called the Palmcroft Strip—was \$1,917.05 for the lots along 15th Avenue. An attempt to purchase the dairy property (6 acres) was not successful and while consideration was given for condemnation, it did not become part of the park.⁵²

In 1935, after acquiring the lots, with substantial assistance from the Public Works Administration, the city began accepting bids but discovered that they needed to change their plans; the bid amounts proved to be higher than budgeted. Changes were considered and the concrete grandstand was removed to the fairgrounds to replace the one that burned down a decade earlier. The federal support

⁵¹ "Recommendations Submitted for For Park, Playground Sites," *Arizona Republic*, 7 June 1934, 7.

⁵² *Ibid.*

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

switched from the PWA to the Works Progress Administration (WPA) and a change in mayoral administration at the city in 1936 led to more scrutiny in parks contracts. Consideration was made to eliminate the lagoon and use the former Norton House for the clubhouse. No mention was made of doing away with the golf course which opened by Thanksgiving, as planned.⁵³

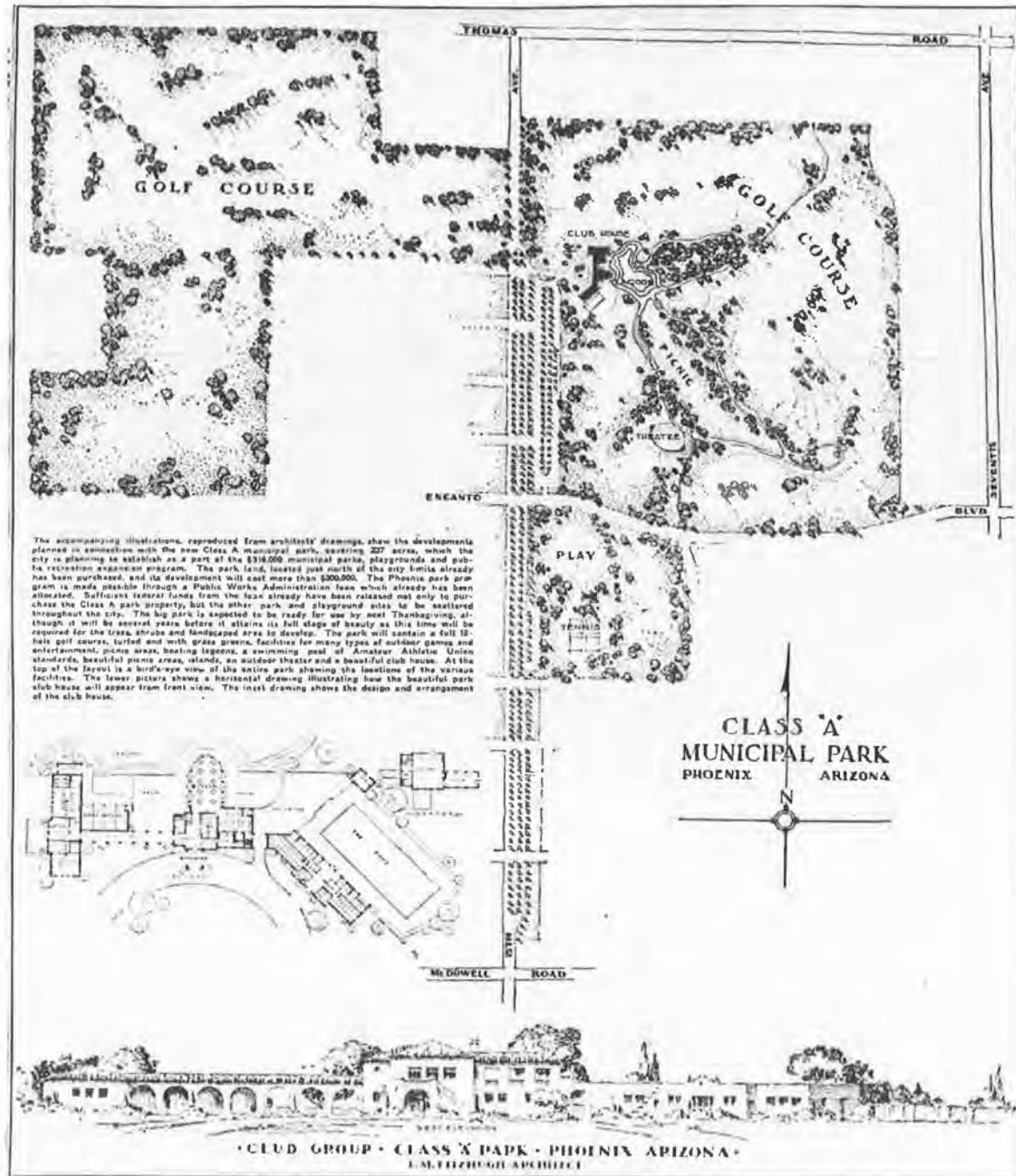


Figure 49. Plan of Class A Park. Arizona Republic.

⁵³ *Arizona Republic*, 30 June 1934, 4.1 and "Text of Address Of Mayor John Udall," 7 October 1936, 2.

Amendment to the Encanto-Palmercroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

The name chosen for the park by the city administration was Jenckes Park, in honor of former mayor Joseph S. Jenckes. Others, however, preferred the name Dorris-Norton Park for the previous property owners. However, Arizona State PWA Director Howard S. Reed pointed out the PWA ruling that stipulated that parks and buildings built with public federal funds could not be named for a living person. So the name Encanto was selected.⁵⁴

The private pitch and putt course was replaced in 1935 by Encanto Park's municipal eighteen-hole course, was designed by William P. Bell. Bell, who also designed the pitch and putt course, was a renowned architect of golf courses in the West during the 1920s and 1930s, and was involved in the design of a number of well-known courses including the Adobe course at the Arizona Biltmore, Bel-Air Country Club course in Los Angeles, and the Kaneohe Klipper course in Hawaii, to name but a few. Not only was the new public course an important amenity for the park, it also stimulated development within the adjacent residential subdivisions.⁵⁵

Though the platting of the two Del Norte Place subdivisions in 1927 and 1928 preceded the development of the park, the advent of the park, and more so the public golf course, made the subdivisions more attractive. Of the 150 properties within the Del Norte Place, only twenty-five were built prior to the purchase of the Norton property by the City of Phoenix, and only fourteen more before completion of the golf course. In anticipation of the Encanto Park Municipal Golf Course's opening in late 1936, promotional materials referred to the subdivision as "In the Heart of the Park," and sixty-six homes were built within the subsequent five years.⁵⁶

The Margarita Place subdivision, located to the northeast of the back nine and platted in 1927, was created on the ten acres that Anna Adams retained after selling the rest of her property to James Norton in 1909. Similar to its contemporary, Del Norte Place, Margarita Place also benefitted from its location in proximity to the golf course; the majority of its homes were erected subsequent to the creation of the park. The Encanto Vista and Encanto Manor subdivisions, platted in 1943 and 1945, respectively, also benefitted from their location adjacent to the eighteen-hole Encanto Park Municipal Golf Course and quickly filled during the decades following World War II, as did a dozen more developments in the nearby area including the former Dorris along the northern and eastern edges of the park.⁵⁷

South of Encanto Boulevard, the area of the park that was formerly Tract 1 of West Encanto Amended and came to be known as Side B, became a multiuse space used for various outdoor competitive sports including archery, horseshoes, and tennis. While there were some expansion and landscaping upgrades during the late 1930s and 1940s, the recreation area remained

⁵⁴ "Reed Again Demands Name Of City Park Be Changed," 19 May 1937, 7; "Residents Persist In Using Wrong Names For City Parks," *Arizona Republic*, 17 October 1938, 3.

⁵⁵ Geoffrey S. Cornish and Ronald E. Whitton, *The Golf Course* (New York: The Rutledge Press, 1981), 166.

⁵⁶ Deborah Abele, Roger Brevoort, Bill Jacobson, and Vicky Vanhoy, "Del Norte Place," *National Register of Historic Places Registration Form* (Phoenix: City of Phoenix, Historic Preservation Office, 1994), 7.3-7.5; Del Norte Place advertisement, *Arizona Republic*, 15 November 1936, 1.

⁵⁷ Julie Leidel, "Margarita Place Historic District," *National Register of Historic Places Registration Form* (Phoenix: Margarita Place Neighborhood Association, 1994), 8.14; "Encanto Vista," *Book of Maps* (1943), 28:47; "Encanto Manor," (1945), 32:26; Thomas Denny, "North Encanto Historic District," *National Register of Historic Places Registration Form* (Phoenix: North Encanto Neighborhood Association, 2007), 8.22; Terri Myers, Kristen Brown, and Karen Thompson, "Campus Vista Historic District," *National Register of Historic Places Registration Form* (Austin: Preservation Central, Inc., 2010), 8.20.

Amendment to the Encanto-Palmercroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

primarily an open grassy area and an amenity to the nearby homes. A 1948 bond election led to the development of the current swimming pool complex.⁵⁸

In the early 1980s, Side B received an upgrade courtesy of another bond. The archery range was replaced by eight new tennis courts, three youth tennis/pickleball courts, eight four-wall handball/racquetball courts (one lined for squash), three full basketball courts, and six volleyball courts (two sand). Side B also received a playground and a ballfield. The grassy area along Holly Street and 12th Avenue remained open, with the exception of a new ballfield. No other significant changes have occurred since.⁵⁹

In 1939, a group of local gardening aficionados formed the Valley Garden Center as a meeting place for the two dozen plus garden clubs that existed in the valley, and as a clearinghouse for gardening-related information. The newly formed center then entered into an agreement with the City's Parks, Playgrounds, and Recreational Board to lease the former Norton House for one dollar per year, having full use of the house except for two rooms and a porch, which were reserved for the use by the parks board. The center remained in the house until 1949, when they moved to their present facility.⁶⁰

While residing at the Norton House, the Valley Garden Center sublet the garage and laundry room building to the Junior League of Phoenix under a five-year lease at \$100 per annum. The Junior League initially remodeled the building for use as a clubhouse. Later, the organization used the building to conduct classes for hearing-impaired preschoolers.⁶¹

A year after the Valley Garden Center moved out, the City Parks and Recreation Department moved from Phoenix City Hall into the Norton House, utilizing the two rooms and the porch, enclosing the latter for office space. By 1961, the department was occupying the entire building and the building continues to be used in this capacity.⁶²

Though the eighteen-hole golf course was completed in November 1936, the executive course came later. Initially planned for a polo field, the land southeast of the Encanto Park Municipal Golf Course was underutilized through the 1940s with only the southern portion in use as a maintenance yard. By 1944, the six-acre dairy property along 19th Avenue was sold to Matthew and Gladys Makaus, who created the Encanto Heights subdivision the following year. The City of Phoenix initially followed the Makauses' lead and subdivided fourteen acres between Encanto Heights and Del Norte Place to create the Encanto Park residential tract.⁶³

Funds from a 1948 bond election provided the City and alternative to subdividing that portion of the park, an executive nine-hole golf course. To design the course, the city enlisted a well-known golf course architect, and the son of the designer of the eighteen-hole course, William F. Bell. Located between the park maintenance yard on Encanto Boulevard and between Del

⁵⁸ *Arizona Republic*, 19 September 1935, 1 and "Encanto Pool Open April 19," 12 April 1952, 1; *The Municipal Journal* (Great Britain: Ministry of Housing and Local Government, 1963), 71:3624.

⁵⁹ "New Courts Planned for Encanto Park," *Arizona Republic*, 5 August 1983, E8.

⁶⁰ "Lease," *Book of Leases* (Phoenix: Maricopa County Recorder's Office, 1939), 15:242-245; "Gardeners of Valley Schedule Busy Season at Center Meeting," *Arizona Republic*, 6 October 1939, 10; "Garden Center is Established," 19 November 1939, 10.9; "The History of the Valley Garden Center."

⁶¹ "Lease," *Book of Leases* (1939), 15:118-119; *Arizona Republic*, 6 October 1939, 10; "Gardeners of Valley Schedule Busy Season at Center Meeting," 6 October 1939, 10, and "Norton Home is Still One of City's Landmarks," 30 July 1961, FA-17.

⁶² "Offices of Parks Board Moved," *Arizona Republic*, 18 June 1940, 5; "Norton Home is Still One of City's Landmarks," 30 July 1961, FA-17.

⁶³ "Del Norte Section Opening is Scheduled for Today," *Arizona Republic*, 8 November 1936, 9.1; "Warranty Deed" *Book of Deeds* (1944), 414:236; "Encanto Heights" and "Encanto Park," *Book of Maps* (1945), 31:8 and 9, respectively.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

Norte Place and 19th Avenue, the City opened the course in 1952 and the pro shop around 1959.⁶⁴ History of Encanto-Palmcroft Historical District

In February 1984, the first version of the Encanto-Palmcroft Historic District came to fruition with its approval by the Keeper. The historic district encompassed 208 acres, incorporating portions of four residential subdivisions. Specifically:

...all those portions of the two Palmcroft subdivisions and the Encanto subdivision, except the frontages along North 15th Avenue, West McDowell Road, and North 7th Avenue (clearly separated from the subdivisions by alleys) which have been excluded because of a preponderance of higher density and newer residential development, some commercial uses, and a number of vacant lots. The frontages along West Palm Lane and North 11th Avenue of the Western Encanto Amended subdivision also separated from the remainder of the subdivision by alleys) are included because they contribute integrally to the visual coherence and streetscape qualities of the district.⁶⁵

The new district also included the area of park to the north of Encanto Boulevard and east of 15th Avenue containing "ornamental landscaping, lagoons, original park buildings, and a nine-hole golf course."⁶⁶ According to the nomination, the two golf courses to the west of 15th Avenue and the sports facility area south of Encanto Boulevard ("Side B") were not included in the district as the preparer had deemed those spaces to be "unexceptional in character" as compared to the remainder of the park which provides a "harmonious continuity with the adjoining subdivisions to the south."⁶⁷

However, the nomination was in error; the nine-hole golf course included within the district was actually the front nine of the park's eighteen-hole golf course, which opened to the public in 1936. The other "two courses," mentioned and disregarded by the nomination, were actually the back nine of the eighteen-hole course and the executive nine-hole course. The nomination also overlooked the park headquarters and the maintenance yard which, at the time, included historic buildings.

In 1992, an amendment to the nomination expanded the historic district boundaries to include twenty-four residential properties along Holly Street and 12th Avenue, which "provide continuity to the district both in terms of historic association with the development of the district, and the natural division of the historic neighborhood from the adjoining park."⁶⁸ The amendment also reclassified a large number of resources within the district, specifically residential properties, from noncontributing to contributing based on the introduction of architectural styles and the extension of the end date of the period of significance from 1935 to 1942.⁶⁹

Two years later, the Encanto-Palmcroft Historic District received another boundary increase, adding properties along 7th Avenue, 15th Avenue, and McDowell Road. However, as with the original 1984 nomination and 1992 amendment, there was no effort to incorporate the western half of the park nor "Side B," only the Valley Garden Center and its historic rose garden

⁶⁴ *The Municipal Journal* (Great Britain: Ministry of Housing and Local Government, 1963), 71:3624; Geoffrey S. Cornish and Ronald E. Whitten, *The Golf Course* (New York: Rutledge Press, 1982), 165-166.

⁶⁵ Woodruff Minor, "Encanto-Palmcroft Historic District," 7.1.

⁶⁶ *Ibid.*

⁶⁷ *Ibid.*

⁶⁸ "Encanto-Palmcroft Historic District (Boundary Increase and Reclassification of Resources)," *National Register of Historic Places Registration Form* (Phoenix: Encanto Citizens Association, 1992), 7.1.

⁶⁹ *Ibid.*, 4, 7.1-2.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

located on 15th Avenue. At the time, however, the both the center and its garden were ineligible for listing due to insufficient age. The organization established the garden in 1948 and completed construction of the building the following year.⁷⁰

The last amendment to the district was registered in 2008. It extended the end date of the period of significance to 1960, "the year of substantial build out," and reclassified properties previously deemed noncontributing due to insufficient age to contributing status while providing a detailed explanation on the subtypes of Ranch Style design. While acknowledging the inclusion of noncontributing commercial properties on 7th Avenue, the 2008 amendment specifically excluded "Side B" from the district because, "The post-historic play court additions have compromised the integrity of the setting of the pool complex as seen from the intersection (of 15th Avenue and Encanto Boulevard) ..."⁷¹

This evaluation of the entirety of "Side B" based on a specific viewpoint—from 15th Avenue and Encanto Boulevard—was literally limited in its scope. The "play court additions" of the sports activities recreation area are constrained to the northwest quarter of the "Side B" and the west side of the pool area. The majority of "Side B," is a multiuse open space and has served in that capacity since the park opened. It is not limited in its purpose within the park as solely the setting for the pool complex. The 2008 amendment made no mention of the historic features located in the park area west of 15th Avenue.

Conclusion

Expanding the boundaries of the Encanto-Palmcroft Historic District as suggested by this registration amendment simply entails incorporating the original, historic park boundaries into the current district. However, the amendment more profoundly expands on the significance of the area as a whole by acknowledging the historic significance of features within the entirety of the park that were previously overlooked or under evaluated.

In addition to previously recorded historically significant features, these undocumented features include: two golf courses designed by acclaimed golf course architects William P. Bell and William F. Bell; a well-preserved Mission Revival Style park headquarters building; a historic swimming pool complex; and a greenbelt that harmoniously connects to the residential section of the historic district.

Though the expansion of the district boundaries also encompasses historically insignificant features, historic Encanto Park, in its entirety, nevertheless contributed greatly to the development of the residential subdivisions along its periphery, almost all of which are encompassed within historic districts currently listed on the National Register of Historic Places including Encanto-Palmcroft (listed 1984 and amended 1992 and 1994), Del Norte Place (1994), Margarita Place (2007), North Encanto (2007), Campus Vista (2010), Encanto Manor (2010), and Encanto Vista (2010).⁷²

⁷⁰ "Encanto-Palmcroft Historic District (Boundary Increase)," *National Register of Historic Places Registration Form*, (1994), 7.1 and 7.7; "The History of the Valley Garden Center," [online] www.valleygardencenter.org/history.htm, accessed 1 August 2015.

⁷¹ Don Ryden and Vince Murray, "Encanto-Palmcroft Historic District (Amendment)," *National Register of Historic Places Registration Form*, (Phoenix: Ryden Architects and Arizona Historical Research, 2008), 7.1-6, and 8.

⁷² Thomas Denny, "North Encanto Historic District" (Phoenix: North Encanto Neighborhood Association, 2007), 8.22; Terri Myers, Kristen Brown, and Karen Thompson, "Campus Vista Historic District" (Austin: Preservation Central, Inc., 2010), 8.20.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

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⁷³ The documentation records G. G. George of the Encanto-Palmcroft Homeowners Association as the preparer. However, Mrs. George states that the organization should be the Encanto Citizens Association.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

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Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

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Previous documentation on file (NPS):

___ preliminary determination of individual listing (36 CFR 67) has been requested

☒ previously listed in the National Register⁷⁴

___ previously determined eligible by the National Register

___ designated a National Historic Landmark

___ recorded by Historic American Buildings Survey # _____

___ recorded by Historic American Engineering Record # _____

___ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office

___ Other State agency

___ Federal agency

☒ Local government

☒ University

___ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

⁷⁴ The eastern half of the golf course was included in the boundaries of the historic district in 1984.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

10. Geographical Data

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A

1. Latitude: <u>33.480496</u> Longitude: <u>112.099839</u>	17. Latitude: <u>33.473439</u> Longitude: <u>112.099805</u>
2. Latitude: <u>33.480397</u> Longitude: <u>112.093861</u>	18. Latitude: <u>33.473439</u> Longitude: <u>112.099843</u>
3. Latitude: <u>33.480379</u> Longitude: <u>112.093834</u>	19. Latitude: <u>33.475069</u> Longitude: <u>112.099842</u>
4. Latitude: <u>33.478632</u> Longitude: <u>112.093837</u>	20. Latitude: <u>33.475069</u> Longitude: <u>112.098693</u>
5. Latitude: <u>33.478589</u> Longitude: <u>112.091487</u>	21. Latitude: <u>33.476909</u> Longitude: <u>112.098696</u>
6. Latitude: <u>33.476838</u> Longitude: <u>112.091492</u>	22. Latitude: <u>33.476923</u> Longitude: <u>112.099844</u>
7. Latitude: <u>33.476835</u> Longitude: <u>112.092437</u>	23. Latitude: <u>33.473079</u> Longitude: <u>112.092180</u>
8. Latitude: <u>33.476853</u> Longitude: <u>112.092514</u>	24. Latitude: <u>33.473070</u> Longitude: <u>112.090473</u>
9. Latitude: <u>33.476905</u> Longitude: <u>112.092627</u>	25. Latitude: <u>33.472542</u> Longitude: <u>112.088472</u>
10. Latitude: <u>33.476947</u> Longitude: <u>112.092820</u>	26. Latitude: <u>33.472488</u> Longitude: <u>112.088408</u>
11. Latitude: <u>33.476945</u> Longitude: <u>112.095714</u>	27. Latitude: <u>33.472036</u> Longitude: <u>112.088266</u>
12. Latitude: <u>33.473321</u> Longitude: <u>112.095719</u>	28. Latitude: <u>33.471837</u> Longitude: <u>112.088242</u>
13. Latitude: <u>33.473285</u> Longitude: <u>112.095763</u>	29. Latitude: <u>33.470421</u> Longitude: <u>112.088239</u>
14. Latitude: <u>33.473321</u> Longitude: <u>112.096371</u>	30. Latitude: <u>33.470383</u> Longitude: <u>112.088295</u>
15. Latitude: <u>33.473325</u> Longitude: <u>112.099779</u>	31. Latitude: <u>33.470381</u> Longitude: <u>112.091294</u>
16. Latitude: <u>33.473346</u> Longitude: <u>112.099806</u>	

Coordinates are clockwise from the northwest corner of the district amendment and were obtained through the Maricopa County Assessor's Office GIS website at maps.mcassessor.maricopa.gov. Numbers 1 through 22 are for the boundaries west of 15th Avenue and 22 through 31 are for the area known as Side B.

Verbal Boundary Description

All of Section 31, Township 2 North, Range 3 East, Gila and Salt River Baseline and Meridian, except for those areas included in the Arizona State Fairgrounds, the Encanto Community Church, and the following subdivisions recorded with the Maricopa County Recorder's Office in Phoenix: Del Norte Place; Del Norte Place, Plat B; Encanto Dell; Encanto Heights; Encanto Manor; Encanto Vista; Fairview Place, and Margarita Place.

Boundary Justification

The amended boundaries of the district embrace the collective boundaries of Encanto Park, west of 15th Avenue and that area known as Side B.

11. Form Prepared By:

Name/Title: Vincent S. Murray, Architectural Historian
Organization: Arizona Historical Research
Street & Number: 1155 East Bishop Drive
City or Town: Tempe State: Arizona Zip Code: 85282
Email: vince@azhistory.net Telephone: (480) 829-0267
Date: September 18, 2017

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

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

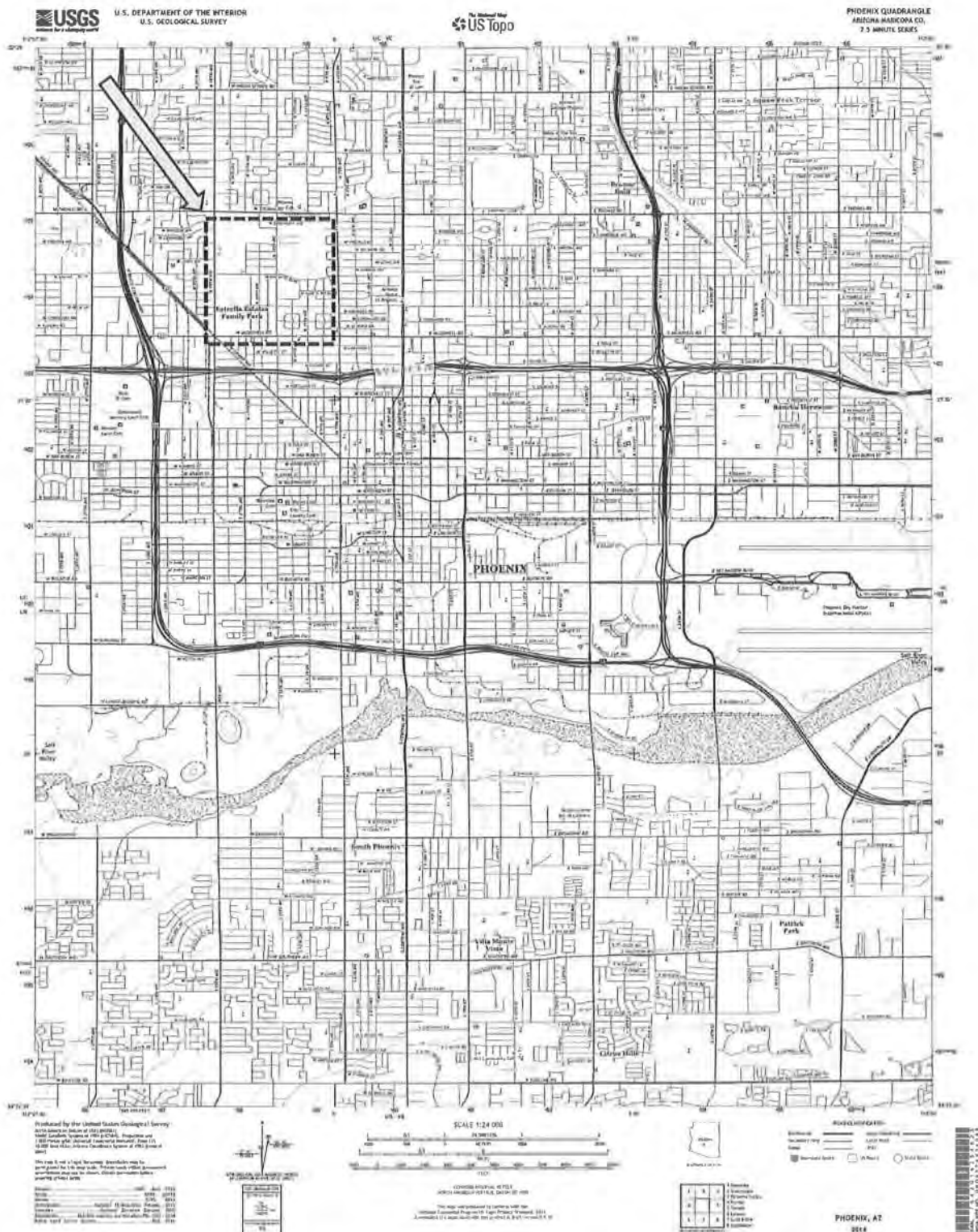
Amendment to the Encanto-Palmercroft Historic District Boundaries

Name of Property

Maricopa County, Arizona

County and State

Additional Documentation



Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



Amended Boundary area.

Photographs

Photo Log

Name of Property: Encanto-Palmcroft Historic District (Boundary Amendment No. 3)

City or Vicinity: Phoenix County: Maricopa County State: Arizona

Name of Photographer: Vincent S. Murray

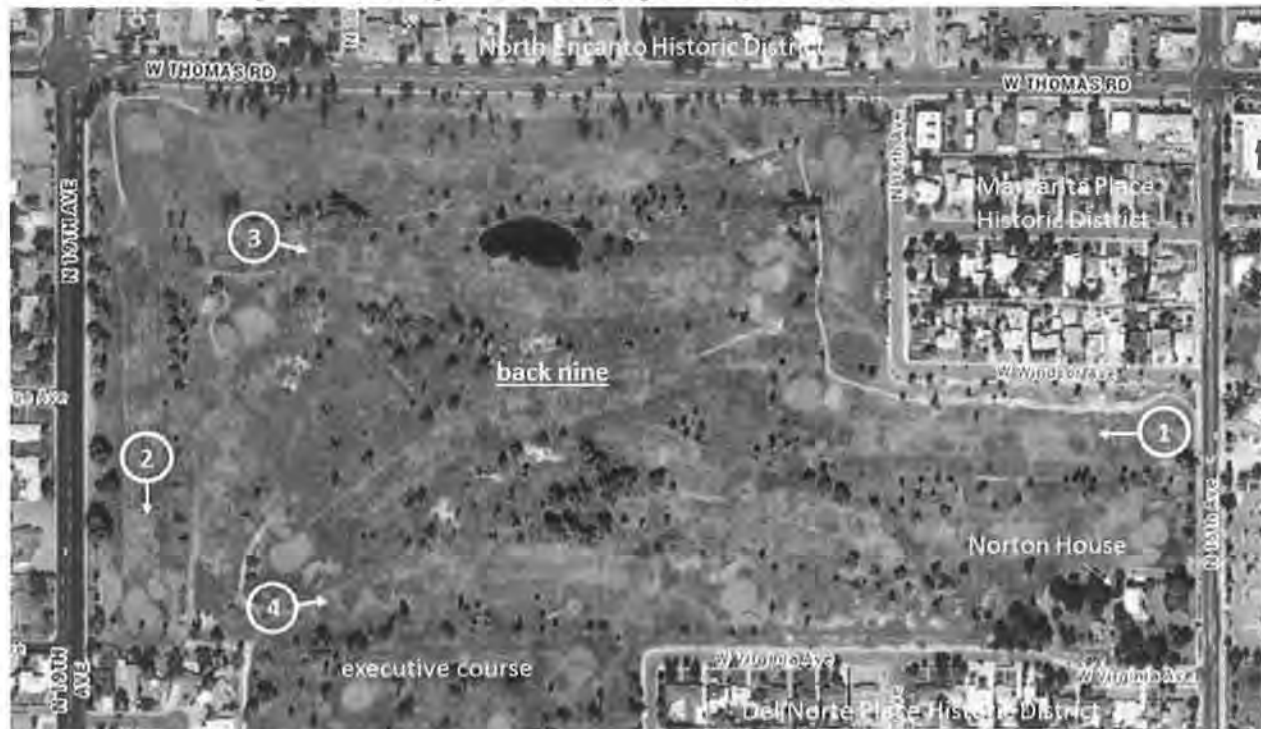
Location of Original Digital Files: 1100 West Washington Street, Phoenix, Arizona 85007

1. The 10th hole tee and fairway of the back nine, facing west. Photographed July 17, 2015.
2. The 13th hole of the back nine, facing south. Photographed July 17, 2015.
3. The 15th hole tee and fairway of the back nine, facing east. Photographed July 17, 2015.
4. The 17th hole of the back nine, facing east. Photographed July 17, 2015.
5. The Norton House, facing northwest. Photographed May 10, 2015.
6. The Norton House, facing southwest. Photographed May 10, 2015.
7. The Norton House, facing south. Photographed May 10, 2015.
8. The Norton House, facing east. Photographed May 10, 2015.
9. The Norton House, facing northeast. Photographed May 10, 2015.
10. The Annex Building, facing northwest. Photographed May 10, 2015.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State

11. The Annex Building, facing southeast. Photographed May 10, 2015.
12. The Executive golf course, facing west. Photographed July 17, 2015.
13. The 2nd hole of the executive course facing southwest. Photographed July 17, 2015.
14. The 4th hole tee, facing east. Photographed July 17, 2015.
15. The 6th hole tee, facing southwest. Photographed July 17, 2015.
16. The 9th hole tee, facing south. Photographed July 17, 2015.
17. The pro shop, facing southwest. Photographed August 3, 2015.
18. The pro shop, facing west. Photographed August 3, 2015.
19. The pro shop, facing north. Photographed August 3, 2015.
20. The east entrance of the maintenance yard, facing west. Photographed August 3, 2015.
21. The equipment room of the sports complex in "Side B," facing northwest. Photographed August 3, 2015.
22. The ball courts of the sports complex in "Side B," facing northwest. Photographed August 3, 2015.
23. The ballfield at the sports complex in "Side B," facing south. Photographed August 3, 2015.
24. The swimming pools and pool house in "Side B," facing north. Photographed August 3, 2015.
25. The swimming pools and bathhouse in "Side B," facing south. Photographed August 3, 2015.
26. The multiuse open area, facing north. Photographed August 6, 2015.
27. The multiuse open area, facing west. Photographed August 6, 2015.
28. The multiuse open area, facing west. Photographed August 6, 2015.
29. The multiuse open area, facing north. Photographed August 6, 2015.



Back nine of the Encanto Park Municipal Golf Course.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



**Photograph 1 of 29. The 10th hole tee and fairway of the back nine, facing west.
Photographed July 17, 2015.**



Photograph 2 of 29. The 13th hole of the back nine, facing south.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



Photograph 3 of 29. The 15th hole tee and fairway of the back nine, facing east.



Photograph 4 of 29. The 17th hole of the back nine, facing east.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



Norton House and Parks Annex Building.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



Photograph 5 of 29. The Norton House, facing northwest.



Photograph 6 of 29. The Norton House, facing southwest.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



Photograph 7 of 29. The Norton House, facing south.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



Photograph 8 or 29. The Norton House, facing east.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



Photograph 9 of 29. The Norton House, facing northeast.



Photograph 10 of 29. The Annex Building, facing northwest.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



Photograph 11 of 29. The Annex Building, facing southeast.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



Encanto Park Executive Golf Course

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



Photograph 12 of 29. The Executive golf course, facing west.



Photograph 13 of 29. The 2nd hole facing southwest. The rear of the maintenance yard is on the left.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



Photograph 14 of 29. The 4th hole tee, facing east.



Photograph 15 of 29. The 6th hole tee, facing southwest.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



Photograph 16. The 9th hole tee, facing south.



Photograph 17 of 29. The pro shop, facing southwest.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



Photograph 18 of 29. The pro shop, facing west.



Photograph 19 of 29. The pro shop, facing north.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



Photograph 20 of 29. The east entrance of the maintenance yard, facing west.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



Sports Complex and Multiuse Open Area. Date Photographed: July 16, 2015.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



Photograph 21 of 29. The equipment room of the sports complex in "Side B," facing northwest.



Photograph 22 of 29. The ball courts of the sports complex in "Side B," facing northwest.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



Photograph 23 of 29. The ballfield at the sports complex in "Side B," facing south.



Photograph 24 of 29. The swimming pools and pool house in "Side B," facing north.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



Photograph 25 of 29. The swimming pools and bathhouse in "Side B," facing south.



Photograph 26 of 29. The multiuse open area, facing north.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



Photograph 27 of 29. The multiuse open area, facing west.



Photograph 28 of 29. The multiuse open area, facing west.

Amendment to the Encanto-Palmcroft Historic District Boundaries
Name of Property

Maricopa County, Arizona
County and State



Photograph 29 of 29. The multiuse open area, facing north.









































SPEED
LIMIT
5

0502 01

















SATURDAYS, SUNDAYS
AND HOLIDAYS



CORNER
TO HERE





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 Name: Encanto--Palmcroft Historic District (Boundary Increase III)

Resubmission

Multiple Name:

State & County: ARIZONA, Maricopa

Date Received:
9/28/2017

Date of Pending List:

Date of 16th Day:
11/7/2016

Date of 45th Day:
11/13/2017

Date of Weekly List:

Reference number: 16000722

Nominator: State

Reason For Review:

☐ Appeal

☐ PDIL

☐ Text/Data Issue

☐ SHPO Request

☐ Landscape

☐ Photo

☐ Waiver

☐ National

☐ Map/Boundary

☐ Resubmission

☐ Mobile Resource

☐ Period

☐ Other

☐ TCP

☐ Less than 50 years

☐ CLG

☒ Accept

☐ Return

☐ Reject

11/3/2017

Date

Abstract/Summary Criterion A. Community Planning and Development, Recreation. POS: 1927-1960
Comments:

Recommendation/
Criteria

Reviewer Lisa Deline

Discipline Historian

Telephone (202)354-2239

Date

11/3/17

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 30, 2016

TO:

**J. Paul Loether, Deputy Keeper and Chief
National Register and National Historic Landmark Programs
National Register of Historic Places
1201 Eye St. NW, 8th Fl.
Washington D.C. 20005-5905**

FROM:

**Vivia Strang, CPM
National Register Coordinator
AZ State Parks
State Historic Preservation Office
1100 West Washington Street
Phoenix AZ 85007**

A handwritten signature in blue ink that reads "Vivia Strang".

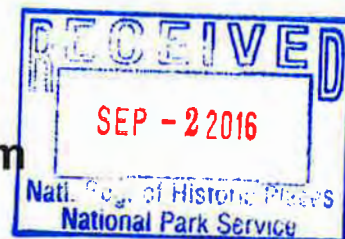
National Register Nomination:

**Amendment to Encanto-Palmcroft Historic District Boundaries No. 3
Phoenix, Maricopa, AZ**

Accompanying documentation is enclosed, as required. Should you have any questions or concerns please contact me at vstrang@azstateparks.gov or 602.542.4662.

United States Department of the Interior
National Park Service

722



National Register of Historic Places Registration Form

1. Name of Property

Historic name: Amendment to Encanto-Palmcroft Historic District Boundaries No. 3 (Boundary Increases 3)

Other names/site number: _____

Name of related multiple property listing: N/A

2. Location

Street & Number: 2700 North 15th Avenue

City or Town: Phoenix State: Arizona County: Maricopa

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 ☒ 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 ☒ 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 ☒ local

Applicable National Register Criteria:

☒ A ☐ B ☒ C ☐ D

Returned

[Signature] 8/30/16
Signature of certifying official/Title: Date

AZ STATE PARKS / SHPO
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

Amendment to Encanto-Palmcroft Historic District Boundaries No. 3

Maricopa County, Arizona

Name of Property _____

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) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

- Private ☐
Public – Local ☒
Public – State ☐
Public – Federal ☐

Category of Property

- Buildings ☐
District ☒
Site ☐
Structure ☐
Object ☐

Number of Resources within Property

Contributing	Noncontributing	
<u>1¹</u>	<u> </u>	Buildings
<u>3²</u>	<u>1³</u>	Sites
<u> </u>	<u> </u>	Structures
<u> </u>	<u> </u>	Objects
<u>4</u>	<u>1</u>	Total

Total Number of contributing resources previously listed in the National Register 334

¹ Norton House/park Headquarters.

² Encanto 18 and Encanto 9 golf courses and Encanto Park – “Side B.”

³ Park maintenance yard.

Amendment to Encanto-Palmcroft Historic District Boundaries No. 3

Maricopa County, Arizona

Name of Property

County and State

6. Function or Use

Historic Functions

LANDSCAPE/city park

RECREATION AND CULTURE/golf course

RECREATION AND CULTURE/sports facilities

DOMESTIC/single dwelling (Norton House)

GOVERNMENT/municipal building (park headquarters)

GOVERNMENT/public works (maintenance yard)

Current Functions

LANDSCAPE/city park

RECREATION AND CULTURE/golf course

RECREATION AND CULTURE/sports facilities

GOVERNMENT/municipal building (park headquarters)

GOVERNMENT/public works (maintenance yard)

7. Description

Architectural Classification

LATE 19TH AND 20TH CENTURY REVIVAL/Mission Revival (park headquarters)

MODERN MOVEMENT/Ranch Style (executive nine-hole course pro shop)

OTHER (pool area buildings)

Materials:

Principal exterior material of the property: Concrete foundations, stucco and brick walls,
ceramic tile and asphalt roll roofing.

Narrative Description

Summary Paragraph

This amendment to the Encanto-Palmcroft Historic District focuses on the expansion of the current boundaries of the historic district to encompass the entirety of Encanto Park. The area covered by this amendment integrates the western half of the park's championship eighteen-hole golf course, executive nine-hole golf course, park headquarters, maintenance yard, and sports activities complex and open multi-use area into the existing historic district. This area, primarily located to the west of the existing district, includes features that contribute to the historic significance of the district.

Narrative Description

This augmentation of the Encanto-Palmcroft Historic District is designed to enlarge the boundaries of the district to include the remainder of the Encanto Park within the district. Currently, only a portion of the park located east of 15th Avenue is included within the historic district. However, the section of the park west of 15th Avenue portion, and an area called "Side B," encompass features that, though overlooked or improperly evaluated by the original registration documentation and its subsequent amendments, contribute to the historic significance of the park, and to the historic

Amendment to Encanto-Palmcroft Historic District Boundaries No. 3

Maricopa County, Arizona

Name of Property

County and State

district as a whole. The areas containing these heretofore unrecorded features include: the back nine (last nine holes) of the championship eighteen-hole golf course, executive nine-hole golf course, park headquarters, maintenance yard, and sports activities and open multi-use area.

There are two golf courses within Encanto Park, an eighteen-hole course commonly referred to as the Encanto Municipal Golf Course or Encanto 18 and an executive nine-hole course called Encanto 9. Only the front nine (holes 1 through 9) of the Encanto 18 course is included within the current boundaries of the Encanto-Palmcroft Historic District. In the 1984 nomination, the "front nine" was inaccurately referred to as a "nine-hole golf course" residing east of 15th Avenue. The 1984 nomination also noted two more golf courses located to the west of the street, but did not provide any additional details. However, the entire eighteen-hole course is located on both sides of 15th Avenue, therefore the other two courses referred to are the back nine (holes 10 through 18) of Encanto 18 and Encanto 9.⁴

The eastern half of the Encanto 18 golf course is bounded on the north by the Encanto Manor Historic District, on the east by the Encanto Vista Historic District, and primarily delineated by a lagoon that wraps around the portion of the park which is north of Encanto Boulevard and east of 15th Avenue. The western half of the Encanto 18 is bounded on the east by 15th Avenue, west by 19th Avenue, south by the Encanto 9 golf course and the Del Norte Place Historic District, north by Thomas Road, and the Margarita Place Historic District.

Based on the combined length of the fairways (6,404 feet) and the level of difficulty (par 70), golf professionals consider the Encanto 18 a "championship course," capable of supporting a professional tournament. Noted golf course architect William P. Bell designed the course and, except for a subtle relocation of the eighth hole in the 1970s to create a driving range and the introduction of a water hazard on the 15th fairway in the 1990s, the layout of the golf course has remained relatively unchanged since its development.

Located at the southeast corner of the Encanto 18 back nine is the park headquarters building. Referred to as the Norton House, the building is a former single-family residence converted by the City of Phoenix into the park headquarters subsequent to its purchase in 1934. The park headquarters consists of a two-story house and one-story garage and laundry building, both designed in the Mission Revival Style.

The house has an irregular rectangular plan with a concrete foundation and basement. The walls are double brick, sheathed in stucco. The ceramic tile-clad roof is cross-hipped and truncated, with overhanging lattice-boxed eaves supported by paired ornate knee brackets. The windows are a combination of single- and multi-light, wood, fixed, double hung, and casement—except for a stained glass window on the northern façade—with molded cornices connected by a stringcourse on the second floor. The stained glass window is located within a first floor bay with a hipped roof supported in the style of the house. A Queen Anne arch supported by Ionic columns covers paired arched entrance doorways. Positioned between the arches is a concrete bench. Concrete piers and a balustrade complete the front porch.

The casement windows are located on the second floor in the rear of the house and were installed soon after purchase by the City Parks Department to enclose sleeping porches, which were a common feature in Phoenix homes prior to the advent of air conditioning. Also on the rear of the building are metal stairs installed by the City to provide a fire escape from the second floor. Concrete ramps, located at the rear corners of the building, provide additional accessibility. In 1996, the City reconstructed the *porte cochère* on the south side of the building, to replace one

⁴ Woodruff Minor, "Encanto-Palmcroft Historic District," *National Register of Historic Places Inventory-Nomination Form* (San Francisco: Page, Anderson, & Turnbull, Inc., 1983), 7.1.

Amendment to Encanto-Palmcroft Historic District Boundaries No. 3

Maricopa County, Arizona

Name of Property

County and State

demolished years earlier. These modifications have had little impact on the integrity of the building and it remains a pristine example of the Mission Revival Style and provides a widely recognized presence on 15th Avenue.

The combination garage and laundry room building is located behind (southwest of) the Norton House and is used as an annex for the park headquarters building. It has a rectangular plan, concrete foundation, and stucco-covered brick walls. The building also has Mission-parapeted side gables, a high-pitched roof, clad in ceramic tiles, with wide, overhanging eaves and exposed rafter. Shortly after it was acquired by the City, the vehicle entry was enclosed and the building was converted for non-vehicular use.

The Encanto 9 executive course is bounded on the south by Encanto Boulevard and the City maintenance yard, on the west by 19th Avenue and the Encanto Heights subdivision, on the north by the Encanto 18, and on the east by the Del Norte Place Historic District. The course is approximately twenty-seven acres and is rated a par 29. Designed around 1951 by William F. Bell, the son of William P. Bell, the executive course has received no noticeable changes since its creation.

Located at the southeastern corner of the Encanto 9 is the course's pro shop, built around 1959. The building has rectangular plan, with a concrete foundation and brick walls. The roof is a low-pitch front gable, clad in asphalt roll roofing, and extends over the front façade which faces the executive course. The windows on the side of the building are aluminum sliding; however, the windows facing the course are fixed and extend to the ceiling offering a clear view of the executive course and the Encanto 18 back nine in the distance. No recent changes to the building are evident.

The maintenance yard is located within the park boundaries, west of the Encanto 9 pro shop. Dating to the original creation of the park, the yard is irregular shaped, approximately eight hundred feet long, one hundred feet wide, and paved with asphalt. Within the yard are two, long, multi-bay garages aligned on an east-west axis, parallel to Encanto Boulevard. The northern garage building measures 445 feet long and fifty feet deep. The southern garage building measures 384 feet long and thirty-five feet deep. Both buildings were built circa 1990 and have concrete foundations, concrete block walls, and low-pitch flat metal roofs. The two buildings butt up against the northern and southern edges of the yard, respectively, and are incorporated into the perimeter enclosure.

A fueling station is located near the west end of the yard and has a flat metal roof supported by steel beams. Similar to commercial gas stations, it has fuel pumps on raised concrete pads. The station was likely built around the same time as the two garages.

To the east of the northern garage is a storage shed approximately twenty-five feet square, with a concrete foundation, wood-frame walls, and a metal-clad, low-pitch, side-gabled roof. Adjacent to the shed and in the northeast corner of the yard is warehouse building with one vehicle and to pedestrian bays. It has a concrete foundation, concrete block walls, and a flat built-up roof. These two buildings were built in the 1960s, after the period of significance.

The office for the yard is in a building located in the southeast corner. It has an L-shaped plan, concrete foundation, concrete block walls, and a low-pitched, flat, metal roof. The office building is similar in style and construction to the two multi-bay garage buildings and was likely built at or around the same time.

The maintenance yard is separated from the executive course by the back walls of the warehouse and north garage bay buildings, a tall oleander hedge, and a screened, chain link fence. The complex is also delineated from the right-of-way along Encanto Boulevard by a concrete block

Amendment to Encanto-Palmcroft Historic District Boundaries No. 3

Maricopa County, Arizona

Name of Property

County and State

wall that incorporates the rear wall of the office and south garage buildings. It is entered by way of gates located at the west edge of the executive course parking lot, on Encanto Boulevard between the office and south garage buildings, and in the northwest corner of the yard to the golf course.

While the maintenance yard has been in its present location within the park boundaries since shortly after the City's acquisition of the property, the present buildings in the yard date from after the period of significance and therefore are noncontributing. These "newer" buildings replaced historic buildings that were recorded by Jim Woodward in June of 1986 as part of a survey of City-owned historic properties conducted by the City of Phoenix.

According to Woodward, the chlorine building was erected in 1935 by the Phoenix-Tempe Stone Company to store chlorine for maintaining the park's lagoon. The building was later used for storage and as a shop. That same year, the same company built the Encanto Golf Course Shop Building and, in February of 1936, erected the Encanto Golf Course Vehicle Maintenance Building. As noted by Woodward, these buildings were some of the first built at the park and they possessed a high degree of historic integrity, but they were also overlooked in the 1984 National Register nomination and demolished a few years later.⁵

The sports activities complex and open multi-use recreation area is officially referred to as the Sports Complex, but locally named "Encanto Park - Side B." This area of the park is approximately twenty acres and is bounded by 12th Avenue on the east, 15th Avenue on the west, Holly Street on the south, and Encanto Boulevard on the north. The sports activities portion of "Side B" contains: an equipment room; six volleyball courts, two of which are sand; eight tennis courts; three pickleball courts; three basketball courts; eight, four-wall racquetball/handball courts; and a playground.

This portion of "Side B" is also the location of the Encanto Park swimming pool complex, built in 1951. The complex includes an adult and children's pools, a bathhouse, and a pool house. The adult pool measures 60' x 165' with a depth ranging from three to fourteen feet. The children's pool measures 60' x 30', with a depth of two to three feet. The bathhouse has an elongated (120') cruciform plan on a concrete foundation, with brick walls and a flat roof, over hanging eaves. While it has a single entrance from the parking lot, there are two gender-specific entrances from the pool, flanking a central office. Ribbons of aluminum fixed windows installed high on the wall allow light into the building while restricting visual access.

The pool house is a small brick structure of similar materials to the bathhouse. It is eight feet deep and twenty feet long with a flat roof, no windows, and a pair of doors for accessing equipment and supplies. Twelve of the twenty acres of "Side B" are an open multiuse area, which wraps around the sports activity complex on the south and east sides, creating a greenbelt measuring over 1,400 feet long and over 300 feet wide, and visibly connecting the residential area south of Holly Street and east of 12th Avenue to the park. The "unobstructed view" offered by the greenbelt was a selling point for homes along these streets in the West Encanto Amended subdivision during the late thirties and continues to be an amenity for current property owners.⁶

Integrity

As mentioned, the Encanto 18 golf course retains a high level of integrity with only a few minor changes to the course layout. While a few changes have occurred to the park headquarters

⁵ Jim Woodward, "City of Phoenix, City-Owned Property Survey: Encanto Golf Course, Vehicle Maintenance Building; Encanto Golf Course Maintenance Building; and Chlorine Building," *Arizona State Historic Property Inventory Form* (Phoenix: City of Phoenix, 1986), 144-1 through 144-3.

⁶ "Encanto: Drive by Today," *Arizona Republic*, 4 December 1938, 4.4; "New Modern Encanto," *Arizona Republic*, 29 January 1939, 4.4.

Amendment to Encanto-Palmcroft Historic District Boundaries No. 3

Maricopa County, Arizona

Name of Property

County and State

buildings, the majority were made for safety and accessibility (stairs and ramps) or adaptive reuse (office conversion of garage and laundry room building). There are no apparent modifications to the Encanto 9 executive course, nor its pro shop; however, the maintenance yard has received a number of changes, with circa 1990 buildings replacing 1930s buildings.

With the exception of the swimming pool complex, the sports activity recreation area has changed since the period of significance with the majority of modifications occurring in the early 1980s. These changes, however, are limited to the northwest corner of the tract. The remainder is still an open, multiuse area along Holly Street and 12th Avenue, which extends the park area harmoniously into the West Encanto Amended subdivision and is an important historic and visual component of the district.

8. Statement of Significance

Applicable National Register Criteria

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

Criteria Considerations

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

Areas of Significance

LANDSCAPE ARCHITECTURE

ARCHITECTURE

ENTERTAINMENT/RECREATION

Period of Significance

1927-1960⁷

⁷ The period of significance is that used in the 2008 amendment. While the Norton House was built in 1912, it does not become a part of the park until 1934.

Amendment to Encanto-Palmcroft Historic District Boundaries No. 3

Maricopa County, Arizona

Name of Property

County and State

Significant Dates

1934 – purchase of Norton Property for park and golf course

1936 – Encanto Municipal Golf Course (Encanto 18) opens

1951 – Swimming pool complex in “Side B” opens

1952 – Executive nine-hole golf course (Encanto 9) opens

1959 – Encanto 9 pro shop opens

Cultural Affiliation

n/a

Architect/Builder

William P. Bell

William F. Bell

Statement of Significance

Summary

Encanto Park was included in the original 1984 nomination of the Encanto-Palmcroft Historic District. This early nomination noted that along with the subdivisions, the park creates “...the most unified expression, in Phoenix and indeed in Arizona, of a particular approach to architecture, community planning and landscape design.” When listed, the boundary of the district included only the eastern half of the park’s championship eighteen-hole golf course—the front nine—and did not include the back nine, park headquarters, executive nine-hole course, maintenance yard, nor the sports activities and multi-use recreation area known locally as “Side B”; areas within the historic park boundaries that contain features that contribute to the historic significance of the district.

While at the time of the initial listing, some of these features may not have been considered contributors due to the fifty-year age requirement, the areas are nevertheless within the historic park boundaries and should have been included. In addition, the noncontributing status of some of the features within these areas also changed when the period of significance was extended to 1960 in the 2008 amendment to the district.

Narrative Statement of Significance

History of Encanto-Palmcroft Historical District

In February 1984, the first version of the Encanto-Palmcroft Historic District came to fruition with its approval by the Keeper. The historic district encompassed 208 acres, incorporating portions of four residential subdivisions. Specifically:

...all those portions of the two Palmcroft subdivisions and the Encanto subdivision, except the frontages along North 15th Avenue, West McDowell Road, and North 7th Avenue (clearly separated from the subdivisions by alleys) which have been excluded because of a preponderance of higher density and newer residential development, some commercial uses, and a number of vacant lots. The frontages along West Palm Lane and North 11th Avenue of the Western Encanto Amended subdivision also

Amendment to Encanto-Palmcroft Historic District Boundaries No. 3

Maricopa County, Arizona

Name of Property

County and State

separated from the remainder of the subdivision by alleys) are included because they contribute integrally to the visual coherence and streetscape qualities of the district.⁸

The new district also included the area of park to the north of Encanto Boulevard and east of 15th Avenue containing "ornamental landscaping, lagoons, original park buildings, and a nine-hole golf course."⁹ According to the nomination, the two golf courses to the west of 15th Avenue and the sports facility area south of Encanto Boulevard ("Side B") were not included in the district as the preparer had deemed those spaces to be "unexceptional in character" as compared to the remainder of the park which provides a "harmonious continuity with the adjoining subdivisions to the south."¹⁰

However, the nomination was in error; the nine-hole golf course included within the district was actually the front nine of the park's eighteen-hole golf course, which opened to the public in 1936. The other "two courses," mentioned and disregarded by the nomination, were actually the back nine of the eighteen-hole course and the executive nine-hole course. The nomination also overlooked the park headquarters, which was built as a single-family home in 1912 and purchased by the City of Phoenix for park use in 1934 and the maintenance yard which, at the time, included historic buildings.

In 1992, an amendment to the nomination expanded the historic district boundaries to include twenty-four residential properties along Holly Street and 12th Avenue, which "provide continuity to the district both in terms of historic association with the development of the district, and the natural division of the historic neighborhood from the adjoining park."¹¹ The amendment also reclassified a large number of resources within the district, specifically residential properties, from noncontributing to contributing based on the introduction of architectural styles and the extension of the end date of the period of significance from 1935 to 1942.¹²

Two years later, the Encanto-Palmcroft Historic District received another boundary increase, adding properties along 7th Avenue, 15th Avenue, and McDowell Road. However, as with the original 1984 nomination and 1992 amendment, there was no effort to incorporate the western half of the park nor "Side B," only the Valley Garden Center and its historic rose garden located on 15th Avenue. At the time, however, the both the center and its garden were ineligible for listing due to insufficient age. The organization established the garden in 1948 and completed construction of the building the following year.¹³

The last amendment to the district was registered in 2008. It extended the end date of the period of significance to 1960, "the year of substantial build out," and reclassified properties previously deemed noncontributing due to insufficient age to contributing status while providing a detailed explanation on the subtypes of Ranch Style design. While acknowledging the inclusion of noncontributing commercial properties on 7th Avenue, the 2008 amendment specifically excluded "Side B" from the district because, "The post-

⁸ Woodruff Minor, "Encanto-Palmcroft Historic District," 7.1.

⁹ Ibid.

¹⁰ Ibid.

¹¹ "Encanto-Palmcroft Historic District (Boundary Increase and Reclassification of Resources)," *National Register of Historic Places Registration Form* (Phoenix: Encanto Citizens Association, 1992), 7.1.

¹² Ibid., 4, 7.1-2.

¹³ "Encanto-Palmcroft Historic District (Boundary Increase)," *National Register of Historic Places Registration Form*, (1994), 7.1 and 7.7; "The History of the Valley Garden Center," [online] www.valleygardencenter.org/history.htm, accessed 1 August 2015.

Amendment to Encanto-Palmcroft Historic District Boundaries No. 3

Maricopa County, Arizona

Name of Property

County and State

historic play court additions have compromised the integrity of the setting of the pool complex as seen from the intersection (of 15th Avenue and Encanto Boulevard) ..."¹⁴

This evaluation of the entirety of "Side B" based on a specific viewpoint—from 15th Avenue and Encanto Boulevard—was literally limited in its scope. The "play court additions" of the sports activities recreation area are constrained to the northwest quarter of the "Side B" and the west side of the pool area. The majority of "Side B," is a multiuse open space and has served in that capacity since the park opened. It is not limited in its purpose within the park as solely the setting for the pool complex. The 2008 amendment made no mention of the historic features located in the park area west of 15th Avenue.

Encanto Park Headquarters: Norton House

In 1909, Dr. James Collier Norton purchased all but ten acres of the quarter section where the western half of the Encanto Park Municipal Golf Course is now located. Anna Adams, the seller, retained the remaining ten acres where she owned a home (it was later subdivided to create Margarita Place). Norton was the Arizona Territorial Veterinarian until Arizona became a state in 1912, when he left the practice to start a dairy on the 150 acres that he acquired three years earlier. The house was built in the fall of that year for the doctor and his family.¹⁵

According to the *Arizona Republican* newspaper, when Dr. Norton purchased the property from Mrs. Adams, he already had plans for its future residential subdivision. In 1927, he began his transition from dairy farmer to real estate developer with the creation of the Del Norte Place subdivision. The following year, Norton added Del Norte-Plat B, doubling the size of the development. He also carved off six acres along the western edge of the property for the dairy, which by 1929 was managed by Norton's son Oakley.¹⁶

The City of Phoenix acquired the remainder of the property—104 acres—including the Norton home in 1934. With the assistance of Public Works Administration funding, the City began almost immediately developing a "Class A" park from the Norton property and that of Phoenix merchant J. W. Dorris on the east side of 15th Avenue. Like Norton, Dorris had aspirations in the real estate industry and portions of his property adjoin the Encanto Municipal Golf Course as the Encanto Dell, Encanto Manor, and Encanto Vista subdivisions.¹⁷

In 1939, a group of local gardening aficionados formed the Valley Garden Center as a meeting place for the two dozen plus garden clubs that existed in the valley, and as a clearinghouse for gardening-related information. The newly formed center then entered into an agreement with the City's Parks, Playgrounds, and Recreational Board to lease the building for one dollar a year, having full use of the house except for two rooms and a

¹⁴ Don Ryden and Vince Murray, "Encanto-Palmcroft Historic District (Amendment)," *National Register of Historic Places Registration Form*, (Phoenix: Ryden Architects and Arizona Historical Research, 2008), 7.1-6, and 8.

¹⁵ *Daily Arizona Silver Belt*, 13 April 1909, 4; *Arizona Republican*, 28 August 1912, 2 and 19 September 1912, 12; *Phoenix City and Salt River Valley Directory* (Los Angeles: Arizona Directory Company, 1912), 177; (1917), 181.

¹⁶ *Arizona Republic*, 8 April 1909, 1; "Del Norte Place," *Book of Maps* (1927), 16:38 and "Del Norte Place, Plat B," *Book of Maps* (1928), 20:43; "Warranty Deed," *Book of Deeds* (Phoenix: Maricopa County Recorder's Office, 1927), 210:149-150 and (1928), 217:342; "Certificate of Increase of Capital Stock and Amendment to Articles of Incorporation of Norton Dairy, Inc.," *Book of Articles of Incorporation* (Phoenix: Maricopa County Recorder's Office, 1929), 92:566-567.

¹⁷ "Warranty Deed," *Book of Deeds* (Phoenix: Maricopa County Recorder's Office, 1926), 205:380 and (1934), 287:87-88; "J. W. Dorris Addition," *Book of Maps* (1926), 16:14; "Mayor Starts Park Area Clearing," *Arizona Republic*, 4 September 1935, 1.

Amendment to Encanto-Palmcroft Historic District Boundaries No. 3

Maricopa County, Arizona

Name of Property

County and State

porch, which were reserved for the use by the parks board. The center remained in the house until 1949, when they moved to their present facility.¹⁸

The Valley Garden Center sublet the garage and laundry room building to the Junior League of Phoenix under a five-year lease at \$100 per annum. The Junior League initially remodeled the building for use as a clubhouse. Later, the organization used the building to conduct classes for hearing-impaired preschoolers.¹⁹

A year after the Valley Garden Center moved out, the City Parks and Recreation Department moved from Phoenix City Hall into the Norton House, utilizing the two rooms and the porch, enclosing the latter for office space. By 1961, the department was occupying the entire building and the building continues to be used in this capacity.²⁰

Encanto Park Municipal Golf Course: Encanto 18

Before the construction of the golf course at Encanto Park, the sport had already become popular in the Salt River Valley, the climate being conducive to year-round golf. However, a truly public course in the Phoenix area was a rarity. The Phoenix Country Club was private, and the courses at the San Marcos, Arizona Biltmore, Wigwam, and Ingleside all catered to their respective clientele. When the Hollywood Golf Course, located two miles east of downtown Phoenix, opened on December 17, 1922, it was hailed as a public course. However, it soon required membership fees, placing it out of reach to many golfers.²¹

The first public course opened in 1927 near the unincorporated community of Cactus approximately eleven miles north of downtown Phoenix. The short-lived Foothills Golf Course opened with nine-holes and oiled greens. Though a club was organized for playing at the course, golfing privileges were available to "any Phoenix golfer with the inclination and a small green fee..."²²

The following year, when the original Encanto subdivision was platted, it included two tracts, totaling approximately six-acres, which were to be jointly owned by the subdivision residents. The tracts were to include a shared recreation area with a playground, wading pool, and quoit, croquet, and tennis courts. After meeting with course architect William P. Bell, in California in the fall of 1929, developer Lloyd C. Lakin and realtor Eben E. Lane hired the noted golf course architect to design a pitch and putt course.²³

Pitch and putt is a scaled down version of golf, the name coming from the short distance from the tee to the green, usually forty to 250 yards. With such a reduced fairway, a golfer could pitch, that is hit a golf ball in a high arc with a backspin reducing the roll on the green—and then putt. This allowed for the use of fewer golf clubs, the mashie for the pitch

¹⁸ "Lease," *Book of Leases* (Phoenix: Maricopa County Recorder's Office, 1939), 15:242-245; "Gardeners of Valley Schedule Busy Season at Center Meeting," *Arizona Republic*, 6 October 1939, 10; "Garden Center is Established," 19 November 1939, 10.9; "The History of the Valley Garden Center."

¹⁹ "Lease," *Book of Leases* (1939), 15:118-119; "Arizona Republic," 6 October 1939, 10; "Gardeners of Valley Schedule Busy Season at Center Meeting," *Arizona Republic*, 6 October 1939, 10; Margaret Thomas, "Norton Home is Still One of City's Landmarks," *Arizona Republic*, 30 July 1961, FA-17.

²⁰ "Offices of Parks Board Moved," *Arizona Republic*, 18 June 1940, 5; Margaret Thomas, "Norton Home is Still One of City's Landmarks," *Arizona Republic*, 30 July 1961, FA-17.

²¹ "Pro Here to Build Public Golf Links," *Arizona Republican*, 10.

²² "Finish First Nine Holes at Foothills Club," *Arizona Republican*, 13 February 1927, 2.3.

²³ "Miniature Golf Course Planned on Subdivision," *Arizona Republican*, 8.

Amendment to Encanto-Palmcroft Historic District Boundaries No. 3

Maricopa County, Arizona

Name of Property

County and State

and a putter. Pitch and putt golf courses are usually nine, par 3 holes, the par being based on one pitch and two putts.²⁴

The private pitch and putt course was replaced in 1935 by Encanto Park's municipal eighteen-hole course, which was also designed by William P. Bell. Bell was a renowned architect of golf courses in the West during the 1920s and 1930s, and was involved in the design of a number of well-known courses including the Adobe course at the Arizona Biltmore, Bel-Air Country Club course in Los Angeles, and the Kaneohe Klipper course in Hawaii, to name but a few. Not only was the new public course an important amenity for the park, it also stimulated development within the adjacent residential subdivisions.²⁵

Though the platting of the two Del Norte Place subdivisions in 1927 and 1928 preceded the development of the park, the advent of the park, and more so the public golf course, made the subdivisions more attractive. Of the 150 properties within the Del Norte Place, only twenty-five were built prior to the purchase of the Norton property by the City of Phoenix, and only fourteen more before completion of the golf course. In anticipation of the Encanto Park Municipal Golf Course's opening in late 1936, promotional materials referred to the subdivision as "In the Heart of the Park," and sixty-six homes were built within the subsequent five years.²⁶

The Margarita Place subdivision, located to the northeast of the back nine and platted in 1927, was created on the ten acres that Anna Adams retained after selling the rest of her property to James Norton in 1909. Similar to its contemporary, Del Norte Place, Margarita Place also benefitted from its location in proximity to the golf course; the majority of its homes were erected subsequent to the creation of the park. The Encanto Vista and Encanto Manor subdivisions, platted in 1943 and 1945, respectively, also benefitted from their location adjacent to the eighteen-hole Encanto Park Municipal Golf Course and quickly filled during the decades following World War II, as did a dozen more developments in the nearby area.²⁷

William P. Bell

William Park Bell was born in Canonsburg, Pennsylvania in 1886. After studying Agriculture at Duff's Business College in Pittsburgh, he moved to Pasadena, California in 1911, where he became a caddy master at the Annandale Country Club. Bell then worked as the superintendent of the Pasadena Golf Club before becoming construction superintendent under prominent golf course architect Willie Watson. After working on a number of projects with Watson, in 1920, Bell started a private practice as a golf course designer.

Over the next decade, Bell collaborated with another master golf course architect, George C. Thomas, Jr., before earning a reputation as "the most prolific golf course architect in the West." During World War II, Bell worked as turf consultant to the U.S. Army Corps of

²⁴ M. Alexander Gabrielsen and Caswell M. Miles, eds., *Sports and Recreation Facilities for School and Community* (Englewood Cliffs: Prentice-Hall, 1958), 294.

²⁵ Geoffrey S. Cornish and Ronald E. Whitton, *The Golf Course* (New York: The Rutledge Press, 1981), 166.

²⁶ Deborah Abele, Roger Brevoort, Bill Jacobson, and Vicky Vanhoy, "Del Norte Place," *National Register of Historic Places Registration Form* (Phoenix: City of Phoenix, Historic Preservation Office, 1994), 7.3-7.5; Del Norte Place advertisement, *Arizona Republic*, 15 November 1936, 1.

²⁷ Julie Leidel, "Margarita Place Historic District," *National Register of Historic Places Registration Form* (Phoenix: Margarita Place Neighborhood Association, 1994), 8.14; "Encanto Vista," *Book of Maps* (Phoenix: Maricopa County Recorder's Office, 1943), 28:47; "Encanto Manor," *Book of Maps* (1945), 32:26; Thomas Denny, "North Encanto Historic District," *National Register of Historic Places Registration Form* (Phoenix: North Encanto Neighborhood Association, 2007), 8.22; Terri Myers, Kristen Brown, and Karen Thompson, "Campus Vista Historic District," *National Register of Historic Places Registration Form* (Austin: Preservation Central, Inc., 2010), 8.20.

Amendment to Encanto-Palmcroft Historic District Boundaries No. 3

Maricopa County, Arizona

Name of Property

County and State

Engineers. After the war's end, his son William F. Bell joined his practice. The senior Bell died in 1953, having been involved in the design and construction of approximately one hundred golf courses in California, Arizona, Hawaii, Utah, Idaho, Oregon, Nevada, and Mexico.²⁸

Encanto Executive Golf Course: Encanto 9

Though the eighteen-hole course was completed in November 1936, the executive course came later. Initially planned for a polo field, the land southeast of the Encanto Park Municipal Golf Course was underutilized through the 1940s with only the southern portion in use as a maintenance yard. By 1944, the six-acre dairy property along 19th Avenue was sold to Matthew and Gladys Makaus, who created the Encanto Heights subdivision the following year. The City of Phoenix initially followed the Makauses' lead and subdivided fourteen acres between Encanto Heights and Del Norte Place to create the Encanto Park residential tract.²⁹

Funds from a 1948 bond election provided the City and alternative to subdividing that portion of the park, an executive nine-hole golf course. As with the Encanto 18, the City hired a well-known golf course architect to design it; the son of the designer of the eighteen-hole course: William F. Bell. Located between the park maintenance yard on Encanto Boulevard and between Del Norte Place and 19th Avenue, the City opened the course in 1952 and the pro shop around 1959.³⁰

William F. Bell

William Francis Bell was born in Pasadena, California in 1918. After graduating from the University of California, the younger Bell went to work with his father and took over the practice after the senior Bell's death. However, the younger Bell retained the firm name of William P. Bell and Son in honor of his father. Similar to his father, William F. Bell's primarily worked in the American West, where he became renowned during the 1950s through the 1970s due to his involvement in the design of over one hundred courses including the Papago Park and Maryvale golf courses in Phoenix, the remodeling of Windward Pines in Guam, and the completion of Torrey Pines in San Diego subsequent to the death of his father.³¹

The Sports Complex and Multiuse Area: "Side B"

"Side B" was once part of the original Encanto subdivision as platted in the fall of 1928 by James W. Dorris, his wife Sallie, George T. Peter, Lloyd C. Lakin, and Frank L. Snell, Jr. Four years later, the western half of the subdivision was replatted as the West Encanto subdivision, changing the lot configurations, but leaving the street configuration and most of the alley layouts intact. These changes were short-lived and, in 1934, the subdivision was replatted again, creating West Encanto Amended. The new plat changed almost the entire configuration of the subdivision, with the exception of the lots along 11th Avenue and Palm Lane. Holly Street and 12th Avenue were introduced to the then-new subdivision creating a

²⁸ Geoffrey S. Cornish and Ronald E. Whitten, *The Golf Course*, 166.

²⁹ "Del Norte Section Opening is Scheduled for Today," *Arizona Republic*, 8 November 1936, 9.1. "Warranty Deed" (Phoenix: Maricopa County Recorder's Office, 1944), 414:236; "Encanto Heights" and "Encanto Park," *Book of Maps* (Phoenix: Maricopa County Recorder's Office, 1945), 31:8 and 9, respectively.

³⁰ *The Municipal Journal* (Great Britain: Ministry of Housing and Local Government, 1963), 71:3624; Geoffrey S. Cornish and Ronald E. Whitten, *The Golf Course* (New York: Rutledge Press, 1982), 165-166.

³¹ Ibid.; "The Bells: California's First Family of Golf Course Design," [online] www.sandiego.gov/park-and-recreation/golf/torrey-pines/about/bells.shtml, accessed 4 August 2015; William Godfrey, *Maryvale Golf Course: The First 50 Years* (n. l.: Xlibris, 2010), 44-45.

Amendment to Encanto-Palmcroft Historic District Boundaries No. 3

Maricopa County, Arizona

Name of Property

County and State

boundary between the residential properties and an approximately eighteen-acre tract dedicated to the City of Phoenix for use as part of the larger park to the north of Encanto Boulevard.³²

Once the park was created, "Side B" became a multiuse space used for various outdoor competitive sports including archery, horseshoes, and tennis. While there were some expansion and landscaping upgrades during the late 1930s and 1940s, the recreation area remained primarily an open grassy area and an amenity to the nearby homes. A 1948 bond election led to the development of the current swimming pool complex.³³

In the early 1980s, "Side B" received an upgrade courtesy of another bond. The archery range was replaced by eight new tennis courts, three youth tennis/pickleball courts, eight four-wall handball/racquetball courts (one lined for squash), three full basketball courts, and six volleyball courts (two sand). "Side B" also received a playground and a ballfield. The grassy area along Holly Street and 12th Avenue remained open, with the exception of a new ballfield. No other significant changes have occurred since.³⁴

Conclusion

Expanding the boundaries of the Encanto-Palmcroft Historic District as suggested by this registration amendment simply entails incorporating the original, historic park boundaries into the current district. However, the amendment more profoundly expands on the significance of the area as a whole by acknowledging the historic significance of features within the entirety of the park that were previously overlooked or underevaluated.

In addition to previously recorded historically significant features, these undocumented features include: two golf courses designed by acclaimed golf course architects William P. Bell and William F. Bell; a well-preserved Mission Revival Style park headquarters building; a historic swimming pool complex; and a greenbelt that harmoniously connects to the residential section of the historic district.

Though the expansion of the district boundaries also encompasses historically insignificant features, historic Encanto Park, in its entirety, nevertheless contributed greatly to the development of the residential subdivisions along its periphery, almost all of which are encompassed within historic districts currently listed on the National Register of Historic Places including Encanto-Palmcroft (listed 1984 and amended 1992 and 1994), Del Norte Place (1994), Margarita Place (2007), North Encanto (2007), Campus Vista (2010), Encanto Manor (2010), and Encanto Vista (2010).³⁵ xxx

9. Major Bibliographical References

Bibliography

Abele, Deborah, Roger Brevoort, Bill Jacobson, and Vicky Vanhoy. "Del Norte Place," *National Register of Historic Places Registration Form*. Phoenix: City of Phoenix, Historic Preservation Office, 1994.

³² "Encanto," *Book of Maps* (Phoenix: Maricopa County Recorder's Office, 1928), 19:41; "West Encanto," *Book of Maps* (1932), 23:35; and "West Encanto Amended," *Book of Maps* (1934), 24:4.

³³ *Arizona Republic*, 19 September 1935, 1 and "Encanto Pool Open April 19," 12 April 1952, 1; *The Municipal Journal* (Great Britain: Ministry of Housing and Local Government, 1963), 71:3624.

³⁴ "New Courts Planned for Encanto Park," *Arizona Republic*, 5 August 1983, E8.

³⁵ Thomas Denny, "North Encanto Historic District" (Phoenix: North Encanto Neighborhood Association, 2007), 8.22; Terri Myers, Kristen Brown, and Karen Thompson, "Campus Vista Historic District" (Austin: Preservation Central, Inc., 2010), 8.20.

Amendment to Encanto-Palmcroft Historic District Boundaries No. 3

Maricopa County, Arizona

Name of Property

County and State

Arizona Republic(an).

Arizona Silver Belt.

"The Bells: California's First Family of Golf Course Design," www.sandiego.gov/park-and-recreation/golf/torreypines/about/bells.shtml.

Book of Articles of Incorporation. Phoenix: Maricopa County Recorder's Office.

Book of Deeds. Phoenix: Maricopa County Recorder's Office.

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"Encanto-Palmcroft Historic District (Boundary Increase and Reclassification of Resources)," *National Register of Historic Places Registration Form*. Phoenix: Encanto Citizens Association, 1992.³⁶

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"The History of the Valley Garden Center," www.valleygardencenter.org/history.htm.

Leidel, Julie. "Margarita Place Historic District," *National Register of Historic Places Registration Form*. Phoenix: Margarita Place Neighborhood Association, 1994.

Minor, Woodruff. "Encanto-Palmcroft Historic District," *National Register of Historic Places Inventory-Nomination Form*. San Francisco: Page, Anderson, & Turnbull, Inc., 1983.

The Municipal Journal. Great Britain: Ministry of Housing and Local Government, 1963.

Myers, Terri, Kristen Brown, and Karen Thompson, "Campus Vista Historic District," *National Register of Historic Places Registration Form*. Austin: Preservation Central, Inc., 2010.

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Phoenix City and Salt River Valley Directory. Los Angeles: Arizona Directory Company, 1917.

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Woodward, Jim. "City of Phoenix, City-Owned Property Survey: Chlorine Building," *Arizona State Historic Property Inventory Form*. Phoenix: City of Phoenix, 1986.

³⁶ The documentation records G. G. George of the Encanto-Palmcroft Homeowners Association as the preparer. However, Mrs. George states that the organization should be the Encanto Citizens Association.

Amendment to Encanto-Palmcroft Historic District Boundaries No. 3

Maricopa County, Arizona

Name of Property

County and State

- _____. "City of Phoenix, City-Owned Property Survey: Encanto Golf Course Maintenance Building," *Arizona State Historic Property Inventory Form*. Phoenix: City of Phoenix, 1986
- _____. "City of Phoenix, City-Owned Property Survey: Encanto Golf Course, Vehicle Maintenance Building," *Arizona State Historic Property Inventory Form*. Phoenix: City of Phoenix, 1986.

Previous documentation on file (NPS):

- ___ preliminary determination of individual listing (36 CFR 67) has been requested
- x previously listed in the National Register³⁷
- ___ previously determined eligible by the National Register
- ___ designated a National Historic Landmark
- ___ recorded by Historic American Buildings Survey # _____
- ___ recorded by Historic American Engineering Record # _____
- ___ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- x State Historic Preservation Office
- ___ Other State agency
- ___ Federal agency
- x Local government
- x University
- ___ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A

- | | |
|---|---|
| 1. Latitude: <u>33.480516</u> Longitude: <u>112.099828</u> | 15. Latitude: <u>33.472004</u> Longitude: <u>112.088230</u> |
| 2. Latitude: <u>33.480413</u> Longitude: <u>112.093833</u> | 16. Latitude: <u>33.470384</u> Longitude: <u>112.088246</u> |
| 3. Latitude: <u>33.478654</u> Longitude: <u>112.093833</u> | 17. Latitude: <u>33.470393</u> Longitude: <u>112.091293</u> |
| 4. Latitude: <u>33.478610</u> Longitude: <u>112.091516</u> | 18. Latitude: <u>33.476824</u> Longitude: <u>112.091475</u> |
| 5. Latitude: <u>33.480516</u> Longitude: <u>112.099828</u> | 19. Latitude: <u>33.476819</u> Longitude: <u>112.092463</u> |
| 6. Latitude: <u>33.478663</u> Longitude: <u>112.091333</u> | 20. Latitude: <u>33.476931</u> Longitude: <u>112.092763</u> |
| 7. Latitude: <u>33.479102</u> Longitude: <u>112.091263</u> | 21. Latitude: <u>33.476940</u> Longitude: <u>112.095676</u> |
| 8. Latitude: <u>33.479018</u> Longitude: <u>112.085086</u> | 22. Latitude: <u>33.473342</u> Longitude: <u>112.095735</u> |
| 9. Latitude: <u>33.478492</u> Longitude: <u>112.085049</u> | 23. Latitude: <u>33.473409</u> Longitude: <u>133.473409</u> |
| 10. Latitude: <u>33.477822</u> Longitude: <u>112.084649</u> | 24. Latitude: <u>33.475047</u> Longitude: <u>112.099785</u> |
| 11. Latitude: <u>33.473011</u> Longitude: <u>112.084359</u> | 25. Latitude: <u>33.475015</u> Longitude: <u>112.098649</u> |
| 12. Latitude: <u>33.472682</u> Longitude: <u>112.085786</u> | 26. Latitude: <u>33.476941</u> Longitude: <u>112.098670</u> |
| 13. Latitude: <u>33.472675</u> Longitude: <u>112.088182</u> | 27. Latitude: <u>33.476999</u> Longitude: <u>112.099831</u> |
| 14. Latitude: <u>33.472711</u> Longitude: <u>112.088442</u> | |

³⁷ The eastern half of the golf course was included in the boundaries of the historic district in 1984.

Amendment to Encanto-Palmcroft Historic District Boundaries No. 3

Maricopa County, Arizona

Name of Property

County and State

Coordinates are clockwise from the northwest corner of the district. The coordinates were obtained through the Maricopa County Assessor's Office GIS website at maps.mcaccessor.maricopa.gov.

Verbal Boundary Description

All of Section 31, Township 2 North, Range 3 East, Gila and Salt River Baseline and Meridian, except for those areas included in the Arizona State Fairgrounds, the Encanto Community Church, and the following subdivisions recorded with the Maricopa County Recorder's Office in Phoenix: Del Norte Place; Del Norte Place, Plat B; Encanto Dell; Encanto Heights; Encanto Manor; Encanto Vista; Fairview Place, and Margarita Place.

Boundary Justification

The amended boundaries of the district embrace the collective boundaries of Encanto Park, along with the Encanto, West Encanto Amended, and Palmcroft subdivisions, as recorded with the Maricopa County Recorder's Office. See additional documentation section for comparison of existing and amended boundaries.

11. Form Prepared By:

Name/Title: Vincent S. Murray, Architectural Historian

Organization: Arizona Historical Research

Street & Number: 1155 East Bishop Drive

City or Town: Tempe State: Arizona Zip Code: 85282

Email: vince@azhistory.net

Telephone: (480) 829-0267

Date: August 30, 2016

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

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

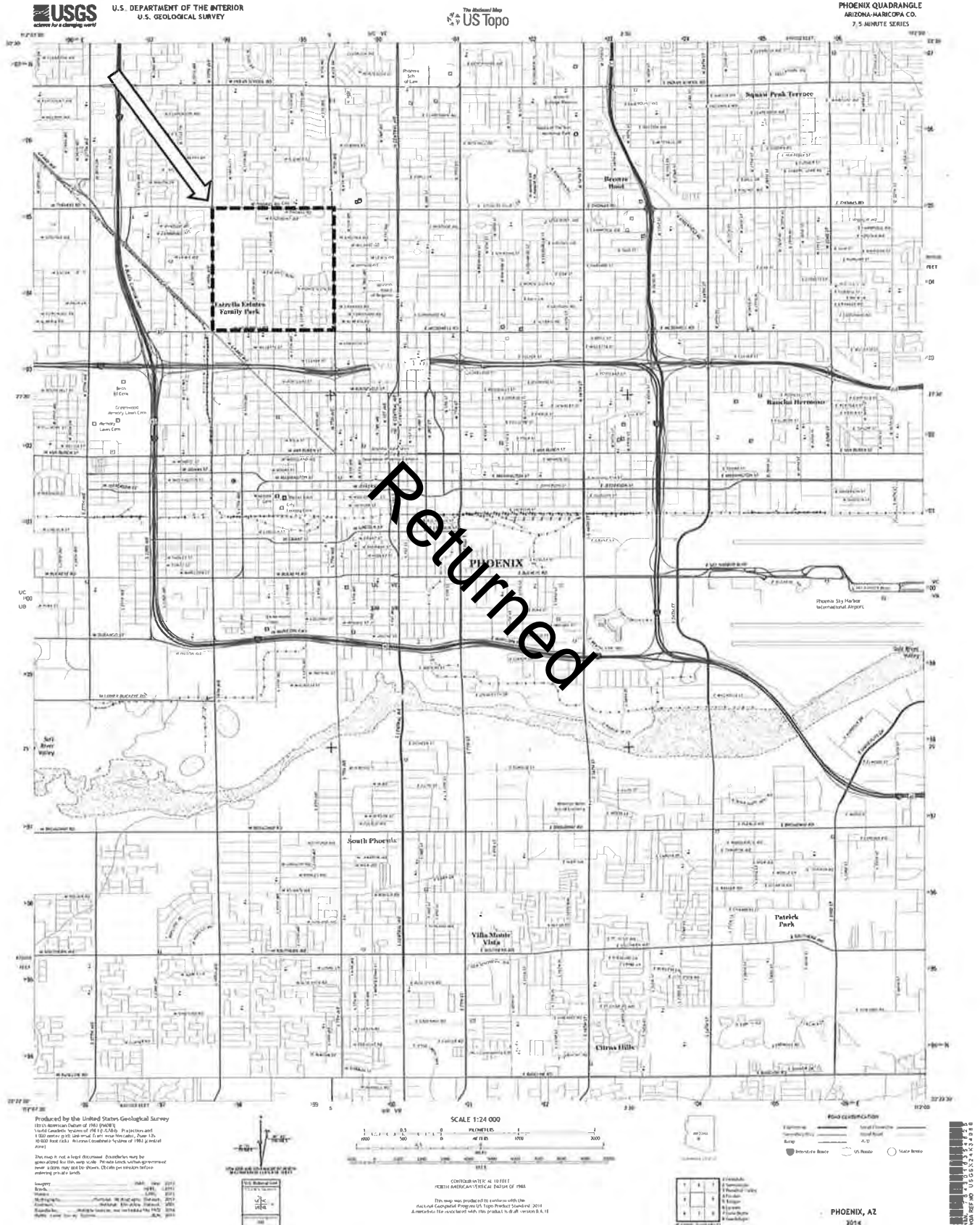
Amendment to Encanto-Palmcroft Historic District Boundaries No. 3

Maricopa County, Arizona

Name of Property

County and State

Additional Documentation

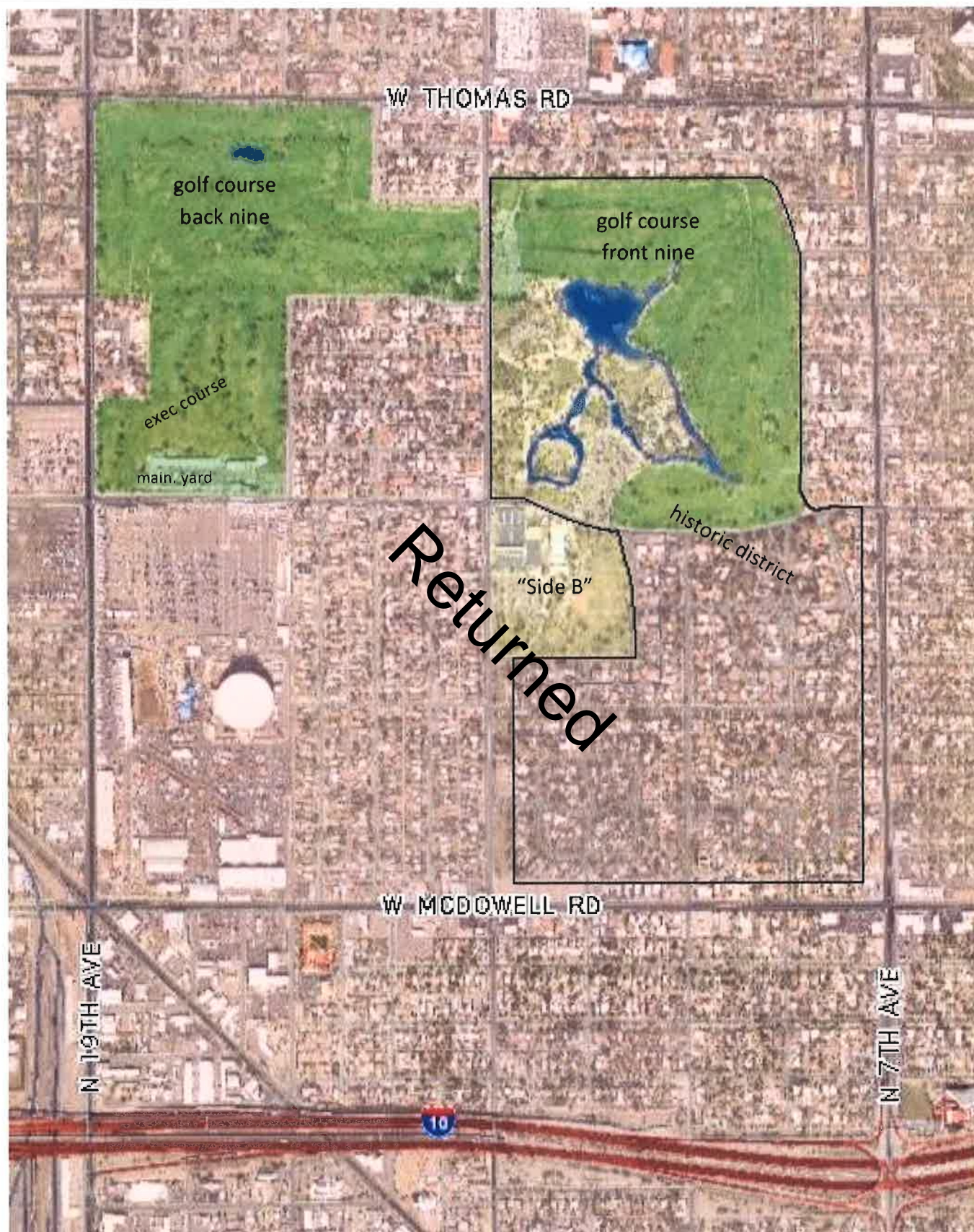


Amendment to Encanto-Palmcroft Historic District Boundaries No. 3

Maricopa County, Arizona

Name of Property

County and State



Encanto-Palmcroft Historic District amended (1992) boundaries.

Amendment to Encanto-Palmcroft Historic District Boundaries No. 3

Maricopa County, Arizona

Name of Property

County and State



Encanto-Palmcroft Historic District current (1994) boundaries.

Amendment to Encanto-Palmcroft Historic District Boundaries No. 3

Maricopa County, Arizona

Name of Property

County and State



Encanto-Palmcroft Historic District recommended amended boundaries.

Amendment to Encanto-Palmcroft Historic District Boundaries No. 3

Maricopa County, Arizona

Name of Property

County and State

Photographs

Photo Log

Name of Property: Encanto-Palmcroft Historic District (Boundary Amendment No. 3)

City or Vicinity: Phoenix

County: Maricopa County

State: Arizona

Name of Photographer: Vincent S. Murray

Location of Original Digital Files: 1100 West Washington Street, Phoenix, Arizona 85007



The Encanto Municipal Golf Course (Encanto 18).

Date Photographed: July 17, 2015.

Photo #1

The 10th hole (par 4) tee and fairway of the back nine, facing west. Beyond the fence on the right is the Margarita Place Historic District.

Photo #2

The 13th hole (par 4) of the back nine, facing south.

Photo #3

The 15th hole (par 5) tee and fairway of the back nine, facing east. The water hazard is obscured by the rough.

Photo #4

The 17th hole (par 4) of the back nine, facing east.

Amendment to Encanto-Palmcroft Historic District Boundaries No. 3

Maricopa County, Arizona

Name of Property

County and State



Norton House and Parks Annex Building.

Date Photographed: May 10, 2015.

Photo #5

The Norton House, facing northwest.

Photo #6

The Norton House, facing southwest.

Photo #7

The Norton House, facing south.

Photo #8

The Norton House, facing east.

Photo #9

The Norton House, facing northeast.

Photo #10

The Annex Building, facing northwest.

Amendment to Encanto-Palmcroft Historic District Boundaries No. 3

Maricopa County, Arizona

Name of Property

County and State

Photo #11

The Annex Building, facing southeast.



Encanto Park Executive Golf Course (Encanto 9).

Date Photographed: July 17, 2015.

Photo #12

The Executive golf course, facing west.

Photo #13

The 2nd hole (par 3, facing southwest. The rear of the maintenance yard is on the left.

Photo #14

The 4th hole (par 3) tee, facing east.

Photo #15

The 6th hole (par 3) tee, facing southwest.

Photo #16

The 9th hole (par 4) tee, facing south.

Amendment to Encanto-Palmcroft Historic District Boundaries No. 3

Maricopa County, Arizona

Name of Property

County and State

Date Photographed: August 3, 2015.

Photo #17

The pro shop, facing southwest.

Photo #18

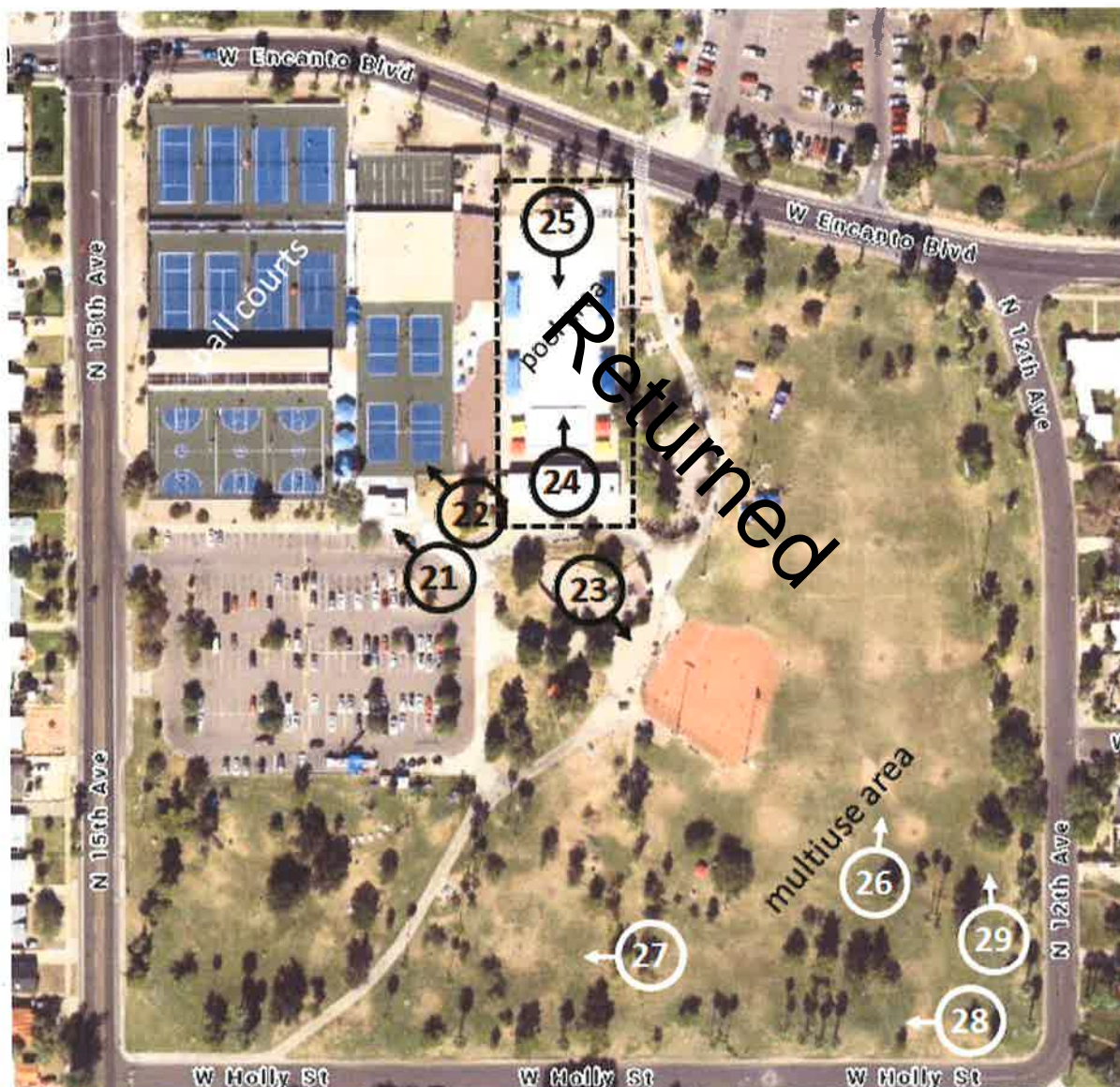
The pro shop, facing west.

Photo #19

The pro shop, facing north.

Photo #20

The east entrance of the maintenance yard, facing west.



Sports Complex and Multiuse Open Area. Date Photographed: July 16, 2015.

Photo #21

The equipment room of the sports complex in "Side B," facing northwest.

Photo #22

The ball courts of the sports complex in "Side B," facing northwest.

Amendment to Encanto-Palmcroft Historic District Boundaries No. 3

Maricopa County, Arizona

Name of Property

County and State

Photo #23

The ballfield at the sports complex in "Side B," facing south.

Photo #24

The swimming pools and pool house in "Side B," facing north.

Photo #25

The swimming pools and bathhouse in "Side B," facing south.

Date Photographed: August 6, 2015.

Photo #26

The multiuse open area, facing north.

Photo #27

The multiuse open area, facing west.

Photo #28

The multiuse open area, facing west.

Photo #29

The multiuse open area, facing north.

Returned

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Encanto--Palmcroft Historic District (Boundary Increase III)

MULTIPLE
NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 9/2/16
DATE OF 16TH DAY:
DATE OF WEEKLY LIST:

DATE OF PENDING LIST:
DATE OF 45TH DAY:

~~11/07/16~~
10-18-16

REFERENCE NUMBER: 16000722

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:	Y	SAMPLE:	N	SLR DRAFT:	N	NATIONAL:	N

COMMENT WAIVER: ☒ N

☐ ACCEPT ☒ RETURN ☐ REJECT 10/18/16 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA [Signature]

REVIEWER [Signature]

DISCIPLINE Hist

TELEPHONE _____

DATE 10/18/16

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
Comments
Evaluation/Return Sheet**

Property Name: Encanto-Palmcroft Historic District Boundary Increase (BI) #3
Property Location: Phoenix, Maricopa Co., AZ
Reference Number: 16000722
Date of Return: 10/27/2016

Nomination Summary

The Encanto-Palmcroft Historic District Boundary Increase #3 nomination is being returned for technical and substantive issues. The property is being nominated at the local level under Criteria A and C. The period of significance is 1927-1960, under the areas of significance of architecture, landscape architecture, and recreation.

Issues

The nomination does not adequately address the significance of the property under Criterion A and C, during the period of significance and for the stated areas of significance. The focus of this boundary increase needs to be as a recreational facility developed by the City of Phoenix. The 1912 Norton House, used as park headquarters, is outside of the period of significance, consequently, architectural significance has not been justified. Significance in landscape architecture has also not been established for either the golf courses or for the park.

In Section 7, the narrative description doesn't describe the golf course or the "Side B" except in general terms. It is unclear what type of course is the back nine, what changes have been made over time, and whether those changes respect the original configuration. A more detailed description is also needed for the Encanto 9 executive nine-hole course. The description of the Norton House should focus on its conversion from a residence to use as a park property starting in the 1930s. Any additional resources that contribute to this historic district need to be described along with a summary of resources that are noncontributing and why. Please refer to the National Register Bulletin, *How to Complete the National Register Registration Form*, on page 33, for historic district description guidelines and on page 15, for examples of resource types.

Section 8 does not make the case for significance under Criterion A or C. Further justification is needed to why this property is significant under the areas identified. This section should start with a clear summary paragraph and follow with supporting paragraphs, addressing each of the areas of significance, during the period of significance. The nomination notes that the courses were designed by a father and son team over a 20-year period. It is unclear whether the nomination is claiming them for a “work of a master?” What is the contribution that this course makes to significance in landscape architecture? The course is only cursorily placed in the context of golf courses by noting that it was the only real public course. The park is placed in no recreational context at all. Please refer to the above-referenced NR Bulletin, pages 45-48, for guidance on what is needed for this section.

Technical Issues

In Section 5, the contributing/noncontributing resource counts and resources previously listed are only for resources within the boundary increase.

The submitted maps are confusing and duplicative. For this BI, provide a map just of the area being added.

When describing the property in Section 7, please reference specific photographs to illustrate specific features, views, and aspects of this property.

Below are three NR-listed golf course nominations that may provide additional useful guidance:

- Temple Terrace Golf Course, Hillsborough County, Florida (2012). Available on the NR database.
- Municipal Golf Course, Buncombe County, NC (2005). Contact NC SHPO for copy of the nomination.
- Dornik Hills, Carter County, OK (2005). Contact OK SHPO for copy of the nomination.

Please feel free to e-mail me if you have any questions.

Lisa Deline, Historian
National Register of Historic Places
Lisa_Deline@nps.gov



Maricopa County

Steve Gallardo
Board of Supervisors, District 5



301 West Jefferson Street
10th Floor
Phoenix, AZ 85003-2143
Phone: 602-506-7092
Fax: 602-506-6524
www.maricopa.gov

October 17, 2016

Mr. Paul Loether, National Register Chief
National Register of Historic Places
National Park Service
1849 C Street NW., MS 2280
Washington, D.C. 20240

Dear Mr. Loether,

I understand that the Encanto-Palmcroft Historic District is nominated for a boundary amendment to include the historic Norton House and Encanto Park. I wish to express my support for this nomination. As a Maricopa County Supervisor, I am delighted when local neighborhoods in my district are nominated for this honor.

As you may know, the Encanto-Palmcroft neighborhood has been listed on the National Register of Historic Places since 1984. This neighborhood dates back to the 1920's and is extremely significant due to the architecturally diverse homes located within it. The neighborhood boasts a unique street layout, streets lined with palm trees, and close proximity to downtown Phoenix.

The nominated amendment would expand the boundaries of the Encanto-Palmcroft neighborhood to include the historic Norton House and Encanto Park. The Norton House, built in 1912, once sat at the center of a 200 acre dairy. In 1934, the City of Phoenix purchased the Norton House along with 104 acres for \$250 per acre. The City Parks and Recreation Department took over the property the following year. The property was transformed into Encanto Park and the Norton House continues to be utilized by Phoenix Parks and Recreation as the Park Headquarters.

This letter has listed just a few of the many reasons that the nominated expansion areas are significant to the region as well as to the Encanto-Palmcroft neighborhood. I hope that you will agree with me that the increased boundary would make a wonderful addition to the National Register of Historic Places.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Gallardo".

Steve Gallardo
Maricopa County Supervisor, District 5