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United States Department of the Interior
National Park Service

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name Chandler High School

Other names/site number _____

2. Location

street & number 350 N. Arizona Ave. _____ not for publication

city or town Chandler _____ vicinity

State Arizona code AZ county Maricopa code 013 zip code 85224

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

James W. Garvin 10 JULY 2007
Signature of certifying official/Title Date

ARIZONA STATE PARKS
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
 See continuation sheet
- determined eligible for the National Register.
 See continuation sheet
- determined not eligible for the National Register.
- removed from the National Register.
- other (explain:)

Signature of the Keeper

Date of Action

Linda McClelland 11/20/07

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not incl. previously listed resources in the count.)

Contributing	Non-Contributing	
2		buildings
		sites
		structures
		objects
2		Total

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Functions or Use

Historic Functions
(Enter categories from instructions)

EDUCATION/school

Current Functions
(Enter categories from instructions)

EDUCATION/school

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH & 20TH CENTURY REVIVALS:

Classical Revival

Spanish Colonial Revival

Materials
(Enter categories from instructions)

foundation CONCRETE

walls STUCCO

TERRA COTTA

roof OTHER: Clay Tile

other CONCRETE

Narrative Description

(Describe the historic and current condition of the property.)

SEE CONTINUATION SHEET

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

- 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

(Enter categories from instructions)

EDUCATION

ARCHITECTURE

Period of Significance

1921-1957

Significant Dates

1922, 1939

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Allison & Allison

Orville A. Bell

Narrative Statement of Significance

(Explain the significance of the property.) SEE CONTINUATION SHEET

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form.) SEE CONTINUATION SHEET

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository:

City of Chandler, Chandler Unified School

District _____

10. Geographical Data

Acreege of Property Approximately 2 acres

UTM References

(Place additional UTM References on a continuation sheet.)

1 [12] [421600] [3685600] 3 [] [] []
Zone Easting Northing Zone Easting Northing
2 [] [] [] 4 [] [] []
Zone Easting Northing Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.) See continuation sheet.

Boundary Justification

(Explain why the boundaries were selected.) See continuation sheet.

11. Form Prepared By

name/title Kevin Weight, Consultant
organization City of Chandler/Chandler Unified School District #80 date June 7, 2007
street & number 6604 S. Pearl Dr. telephone (602) 538-1538
city or town Chandler state AZ zip code 85249

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white or digital color photographs of the property.

Additional items

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

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

name Chandler Unified School District #80
street & number 1525 W. Frye Rd. telephone
city or town Chandler state AZ zip code 85224

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National Register of Historic Places Continuation Sheet

CHANDLER HIGH SCHOOL
MARICOPA COUNTY, ARIZONA

Section number 7 Page 1

NARRATIVE DESCRIPTION

Introduction

Chandler High School is located in Chandler, Arizona, a suburban city of approximately 235,000 residents, located 20 miles southeast of Phoenix, the state capital. The high school occupies a prominent location in downtown Chandler at the northwest corner of Chandler Boulevard and Arizona Avenue, the city's two principal thoroughfares. Originally, the campus covered approximately 10 acres but has grown continually over the last several decades to now encompass over 60 acres. This nomination addresses the two buildings that represent the historic core of the modern campus.

The earliest building on the campus, known as "Old Main," was constructed between 1921 and 1922 and is a two-story, stuccoed brick building designed in the Classical Revival Style. The building has an E-shaped plan, with an auditorium originally at the center and classroom wings at either end. The roof, which is a combination of hip and gable forms, is sheathed with clay tile; the foundation is concrete. Characteristic of the Classical Revival Style, the building is arranged symmetrically, with the façade highlighted by a large, projecting portico supported by six massive columns with Ionic capitals. Terra cotta ornamentation is present at the frieze and beneath the cornice of the main roof. The windows, which were originally 8-light wood casements with transoms, are now fixed metal sashes generally intended to replicate the original units. In 1960, an additional classroom wing was constructed at the north end of the building, which generally replicates the design of the two original wings.

A gymnasium, also constructed of stuccoed brick and designed in the Classical Revival Style, is located southwest of the main building. Built in 1939, the gymnasium features a two-story pedimented portico with Ionic columns. The north and south walls of the building are supported by buttresses capped with ornamental brackets. Windows on the building are a combination of fixed, louvered, awning and hopper-style divided-light steel sashes. The gymnasium has a vaulted roof constructed of lamellas—relatively short timbers arranged in a diamond pattern. The lamella framework is plainly visible from the interior of the building.

Both Old Main and the gymnasium are in excellent condition. Despite some alterations, both buildings retain sufficient integrity to convey their historical and architectural significance.

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Setting

Although Chandler High School is located in the downtown area, the setting around the campus is largely residential, with neighborhoods of predominantly single-family homes located to the north and west. The campus is bounded on the south and east by Chandler Boulevard and Arizona Avenue, respectively; both of these streets have commercial properties consisting primarily of small-scale offices, restaurants and other retail establishments. East of Arizona Avenue is the Silk Stocking District, a neighborhood of early 20th century homes that has been recommended eligible for listing on the National Register of Historic Places (NRHP). South of Chandler Boulevard is the Chandler Commercial Historic District (NRHP listed 9/22/2000).

When the high school campus was first established in the 1920s, it consisted of approximately 10 acres, bounded by Erie Street on the north, Detroit Street on the south, California Street on the west and Arizona Avenue on the east. Over time, the campus has gradually been expanded to its present size of over 60 acres, reaching as far north as Oakland Street and as far west as Hartford Street.

In addition to Old Main and the 1939 gymnasium, the campus now includes the Fine Arts Complex and Chandler Center for the Arts, located at the southeast corner of the campus; and two Academic Buildings, a cafeteria, the Coy Payne Gym and the Gail T. Gaddis Technical Education Center, located west of Old Main. To the west of these buildings are a swimming pool and several athletic fields. To the north is the former Chandler Junior High School, which became part of the high school campus in 1986. At the far northwest corner of the campus is the track, football field—known as Austin Field—and baseball field. None of these resources have been included in this nomination because of their age and/or lack of significance.

The only notable landscape features on the campus are located in front of Old Main, where there is a spacious green lawn that dates to the early days of the high school. The lawn includes a concrete path in the shape of a crescent, which connects Old Main with the concrete sidewalk that runs along Arizona Avenue. An early architectural rendering shows a reflecting pool located inside the crescent, but there is no evidence that the pool ever existed.

Early aerial photos show that prior to the widening of Arizona Avenue, there was a continuous row of palm trees located in the planting strip between the sidewalk and curb. The planting strip is now gone and the sidewalk is located immediately adjacent to the curb. However, the palm trees are still present; it appears as though they were relocated to the lawn when Arizona Avenue was widened. Other trees and shrubs are also dispersed throughout the front lawn area. A large, modern sign bearing the name of the school is

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located directly in front of Old Main; it is set at a 90-degree angle to Arizona Avenue to make it easily visible to vehicles traveling on the street. The sign sits atop two small Classical columns similar to those on the main building.

Old Main

Exterior

Old Main is located along Arizona Avenue, approximately 1,000 feet north of Chandler Boulevard. At the time the building was constructed, it was sited midway between Erie and Detroit Streets, although Detroit Street is now abandoned. The building is set back approximately 85 feet from Arizona Avenue, leaving ample room for the large lawn in front. At the time the building was constructed, the setback was even greater because Arizona Avenue had not been widened yet.

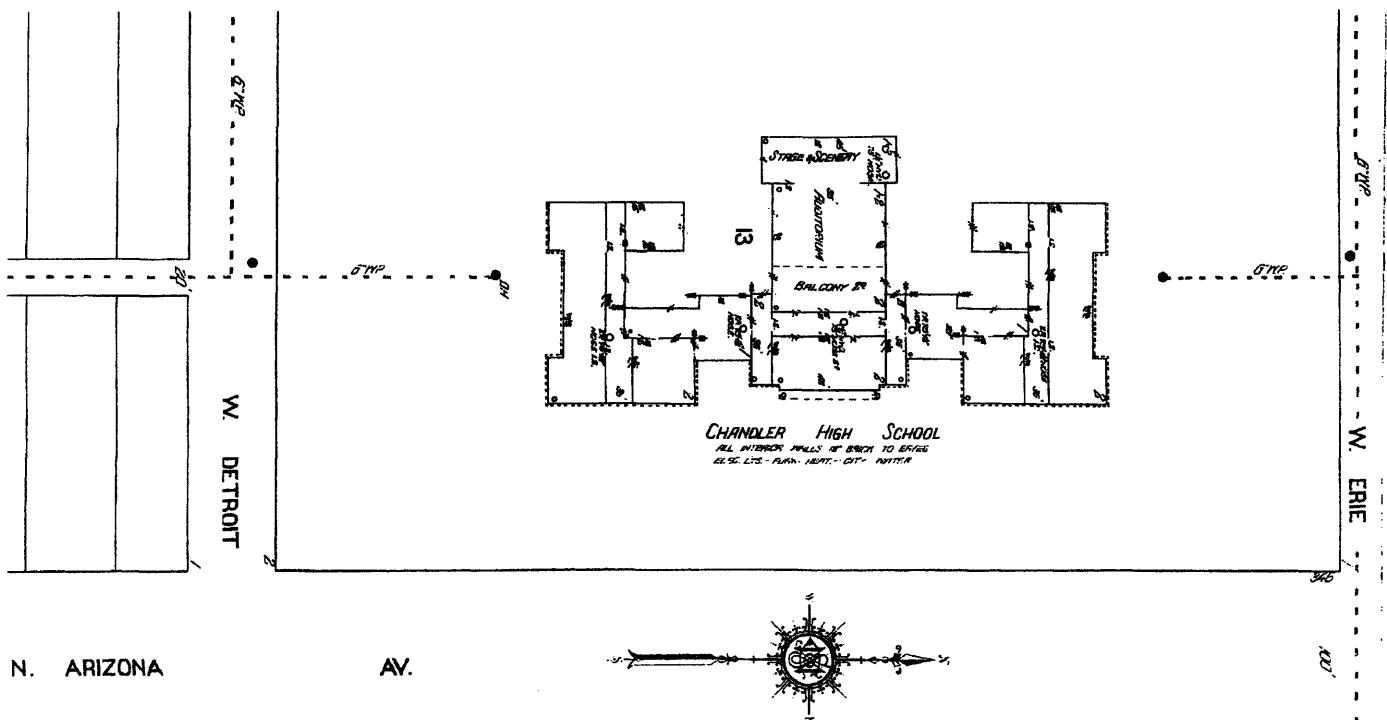


Figure 1. Sanborn Insurance Map of Old Main, May 1924. Courtesy Environmental Data Resources, Inc.

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CHANDLER HIGH SCHOOL
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The building originally had an E-shaped plan, with an auditorium at the center and classroom wings at each end. The original dimensions of the building were approximately 150 feet in width by 300 feet in length. In 1960, another classroom wing, known as the Science Wing, was added to the north end of the building, extending the length of the building to approximately 425 feet.

Old Main has a concrete foundation, with a small basement located near the center of the building. The foundation has a stem wall and belt course, which separates it from the upper walls of the building. The upper walls are constructed of brick, which has been sheathed with a smooth stucco finish. The building is painted a light tan color, with tan, white and salmon-colored trim. The current color appears to be similar to the original color of the building, which was described in a 1922 newspaper article as "tan gold." The roof features a projecting cornice and is sheathed with red clay tile, which is original to the building.



Figure 2. Old Main, early postcard. Courtesy Chandler Historical Society.

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The central portion of the building consists of a two-story hipped-roof pavilion with smaller gabled-roof projections at both the north and south ends. The pavilion is highlighted by a colossal portico featuring six massive concrete columns with Ionic capitals. The portico also has a hipped roof sheathed with clay tile, although early photos show that it originally had a flat roof with a parapet. The entablature consists of a plain cornice and architrave and an elaborately decorated terra cotta frieze with the words "CHANDLER HIGH SCHOOL" engraved at the center.

Behind each of the six columns is a pilaster of similar height and width. Between the pilasters at the second-story level are five window openings; each window has an ornamental wood screen with a diagonal cross pattern. The screens are intended to replicate the original wood windows, which had the same pattern. Beneath the windows, there is a denticulated molding separating the first and second stories of the building. At the first-story level, there are two sets of double doors, which are recessed beneath the second story of the building. On each side of the doors, there are multiple window openings, which originally had double-hung wood sashes but now have fixed metal sashes like the rest of the windows in the building.

At the top of the central pavilion, there is an ornamental band of terra cotta just beneath the cornice. An attic story is also present; it originally had several rectangular openings for windows or ventilators, although these were apparently covered when the hipped roof was installed on the portico. The gabled-roof projections at the north and south ends of the pavilion also have openings at the top, although these are circular rather than rectangular. The circular openings are covered with lattice and serve as attic ventilators.

The roof behind the central pavilion is a large gable, covering the space that was originally occupied by the auditorium. This portion of the roof is now sheathed with dimensional asphalt shingles, although it was originally sheathed with clay tile. At the far end of the building, the large gable intersects with a smaller cross gable, which covers the space originally occupied by the stage. This portion of the roof is still sheathed with clay tile.

The north and south walls of the original auditorium are supported by a series of buttresses. The buttresses extend the full height of the building but are stepped so that they are smaller at the top than at the bottom. Between each buttress is a tall, two-story window opening. When the auditorium was remodeled to classroom space, the window openings were modified to accommodate two windows—one at the first-story level and one at the second-story level. However, the original configuration is still apparent as the new windows are recessed into the original openings.

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The south wing of Old Main is two stories in height and has a gabled roof. The façade is highlighted by two full-height pilasters with a set of double doors at the first-floor level. Above the doors is a denticulated molding and a large window. Early photos show that both the window and the doors originally had a diagonal cross pattern, but the current window and doors do not. Above the pilasters, there is an architrave band that extends around the east, south and west façades. Set atop the architrave at the frieze level, there is an engraved panel that reads "HISTORY - LANGUAGE - COMMERCE." Below the panel, and immediately above the capital of each pilaster, are six small dentils.

On each side of the entrance, at both the first and second-story levels, there are four window openings. These windows were originally 8-light wood casements with 4-light transoms, but they are now fixed metal units which generally replicate the original windows. This same arrangement is found on the west façade, although there are no pilasters and no frieze panel. The south façade features 10 window openings at each level, all with fixed metal windows intended to replicate the original wood casements.

The north wing of Old Main is identical in design to the south wing, except that its frieze panel reads "SCIENCE - ART - MATHEMATICS."

In 1960, another wing was added to the north end of the building. Known as the "Science Wing," it is generally the same in appearance as the other wings, but with a few notable exceptions. Instead of having a U-shaped plan like the two original wings, it has a rectangular plan. The front portion of the roof is gabled and sheathed with clay tile, but the rear portion is flat and behind a parapet. Like the other wings, the façade has pilasters at each side of the entrance, but in this case the pilasters are simplified, lacking capitals. One of the pilasters has a small plaque which reads "SCIENCE ADDITION - 1960." Instead of a denticulated molding, there is a flat concrete canopy above the entrance. The entrance itself consists of a pair of doors, although in this case the doors are separated by a panel of fixed glass. Above the canopy there is a large fixed, divided-light steel window, which is shaded by a decorative CMU screen arranged in a diagonal cross pattern. These same features are repeated on the west façade of the Science Wing.

The central portion of Old Main and the north and south wings were originally connected by one-story corridors. The corridors were set back several feet from the front façade to give the appearance that there were actually three separate buildings. As part of the renovations that took place during the mid-1990s, a second story was added to each corridor. While this changed the appearance of the building to a certain extent, it made the second story completely accessible without having to install elevators in each section of the building.

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The exterior walls of the corridors each feature five pilasters supporting a plain architrave band and a denticulated cornice molding. Between the pilasters there are four window openings, each with fixed metal windows intended to replicate the original 8-light wood casements. Above the cornice, there is a concrete balustrade with ornamental CMU blocks in a diagonal cross pattern. The second-story additions are set back behind the balustrades and feature plain stuccoed walls, with simple cornices and window openings aligned with those at the first-story level.

Aside from the Science Wing, no other buildings on the campus have interior connections to Old Main. The Academic Buildings are connected to Old Main by an open breezeway and are considered separate, stand-alone buildings rather than additions to Old Main.

Interior

Old Main has a primary corridor that runs north and south, connecting the central portion of the building with all three wings. The corridor is present at both the first and second-story levels. There are four east-west corridors that intersect with the main corridor—one at the north wing, one at the south wing, one at the Science Wing, and one where the auditorium was originally located. There are multiple stairways inside the building, with at least one in each of the wings and three in the central portion of the building. There are approximately 20 classrooms on each level, along with several restrooms for students and faculty. The most notable room is the computer lab on the second level, which originally was a study hall. This large room features a raised ceiling and several decorative elements characteristic of the Classical Revival Style. Also noteworthy are the original trusses which supported the ceiling in the auditorium; they are still present and can be seen in the various classrooms on the second level where the auditorium was originally located.

The only other notable interior features are the wooden banisters at several of the stairways, which appear to be original.

Gymnasium

Exterior

The gymnasium is located southwest of Old Main, approximately 400 feet west of Arizona Avenue and 600 feet north of Chandler Boulevard. Constructed in 1939, the building is located in what was originally the right of way for Detroit Street. The two-story building has a rectangular plan, measuring approximately 75

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x 150 feet. At the time it was built, the gymnasium had a cafeteria at the rear; it is now a weight room. The basement, which originally contained dressing rooms, now is used for storage.

Like Old Main, the gymnasium has a concrete foundation and brick walls sheathed with a smooth stucco finish. The building has the same general color scheme as Old Main. The roof consists of a large barrel vault at the front with a flat area at the rear. The vaulted portion of the roof is constructed of lamellas, or relatively short timbers bolted together in a diamond pattern.

Characteristic of the Classical Revival Style, the gymnasium is arranged symmetrically, with a central pavilion flanked by smaller, recessed projections at both the north and south ends. The pavilion is highlighted by a pedimented portico featuring four massive concrete columns with Ionic capitals, similar to those on Old Main. The pediment has a projecting cornice and plain tympanum; the frieze and architrave are also plain. An early photo of the gymnasium shows that these features have not changed since the building was first constructed.



Figure 3. 1939 Gymnasium, early photo. Courtesy Chandler Historical Society.

Between the columns at the second-story level are three steel windows set behind metal grilles. The windows are a combination of fixed, awning and hopper-style sashes. At the first-story level, there is a set of double doors between the center columns, which are flanked by steel window similar to those at the upper level.

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The projections at the north and south ends of the building have parapets with projecting cornices. Ornamental brackets are present along the roof line where the projections meet the central pavilion.

The north and south walls of the building feature simplified pilasters and buttresses capped with ornamental brackets. Between the buttresses are steel windows similar to those on the front of the building. Originally, there were also window openings at the bottom of the walls, but these are now covered.

Interior

The interior of the building features a large room at the east end, which is the gymnasium. The inside walls are painted brick. The barrel vault which forms the roof is visible overhead, as are the lamellas, which form an intricate diamond-shaped pattern across the interior of the roof. The gymnasium floor is made of pine, although it was recently replaced. A large set of bleachers is located along the south wall.

At the rear of the building, there is a weight room that was originally a cafeteria. Adjacent to the weight room are boys and girls restrooms and a room containing electrical equipment.

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MARICOPA COUNTY, ARIZONA

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STATEMENT OF SIGNIFICANCE

Summary

Chandler High School is locally significant under Criterion A in the area of Education. For 86 years, the school has played a vital role in the education of Chandler's residents and has served as an important center of community activity. From the time it opened in 1921 until Hamilton High School was built in 1998, Chandler High was the only high school in the city. It is the oldest known high school building in the Phoenix metropolitan area that is still in use as a school today.

The property is also significant under Criterion C in the area of Architecture. As rare local examples of the Classical Revival Style, both the main building and gymnasium are exceptional in design and workmanship. The main building is the only known edifice in Arizona designed by Allison & Allison, a prolific architectural firm based in Los Angeles during the 1910s and 1920s. The gymnasium, which has a lamella roof, is significant at the state level as a rare surviving example of a once common type. Although both buildings have experienced alterations, they retain sufficient integrity to convey their architectural significance.

The period of significance for the property is 1921 to 1957, beginning in the year when classes first began at the campus and ending at the 50-year cutoff, although the Criterion A significance continues into the modern period. Significant dates are 1922, the year that "Old Main" was formally dedicated, and 1939, the year the gymnasium was constructed. These two buildings represent the historic core of the high school campus.

Chandler History

Dr. A.J. Chandler – The Early Years

The town of Chandler, Arizona, was established in 1912 by Dr. Alexander John ("A.J.") Chandler. Dr. Chandler was born on July 15, 1859, in Coaticook, Quebec, Canada. He studied veterinary medicine at the Montreal Veterinary College at McGill University, graduating with honors in 1882. He then moved to Detroit, Michigan, where he established a successful private practice. Much of his work was for one client, Dexter M. Ferry, a leading supplier of seed for Midwestern farmers. Dr. Chandler's knowledge of livestock nutrition was invaluable to the Ferry Seed Company's research to develop better strains of alfalfa and other feed crops.

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In 1887, Will C. Barnes and C.M. Bruce, two officials from the Arizona Territory, came to Detroit to offer Dr. Chandler the position of Veterinary Surgeon. The post was responsible for overseeing the Livestock Sanitary Board, a new agency created to set health standards for the territory's growing cattle industry. The board had searched across the country to find the best man for the job before offering the position to Dr. Chandler. To their surprise, Dr. Chandler agreed to take the relatively low-paying job and move to Arizona.

Unfortunately, when Dr. Chandler arrived in Arizona, the entire Southwest was in the midst of a severe drought. After just 30 days on the job, Dr. Chandler felt he could do more and resigned his post. As he made plans to move on to California, a sudden deluge of rain began to fall that halted all travel. Dr. Chandler watched from his hotel room as the desert blossomed into a fantastic array of renewed life. The doctor, moved by what he saw and the possibilities it foretold, reconsidered his resignation and canceled his departure.



Figure 4. Dr. A.J. Chandler, 1887. Courtesy Chandler Historical Society.

Over the next five years, Dr. Chandler used his official capacity as Veterinary Surgeon to promote the development of a stock feed industry. He believed that the production of alfalfa on irrigated farmlands could support a thriving cattle industry, despite the lack of adequate natural forage in the barren terrain.

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The Chandler Ranch, 1890-1911

In 1890, Dr. Chandler purchased 80 acres southeast of Phoenix and established his own small ranch and trading post. He contacted Dexter Ferry and other business associates in Detroit and convinced them of the potential for developing the surrounding land. They agreed to provide him with financial backing, and he began buying parcels of land from dry-farming homesteaders.

Two years later, Dr. Chandler resigned as Veterinary Surgeon and established the Consolidated Canal Company. By creating an efficient network of canals and installing electric pumps to draw groundwater, he was able to transform his ranch into a green irrigated empire. Dr. Chandler was soon able to cultivate 3,000 acres, producing enough alfalfa and grain to feed 2,000 head of beef cattle and several thousand sheep. A small settlement known as Headquarters Camp was built at a site near what is now the northeast corner of Ray Road and Arizona Avenue. It included a ranch house, a blacksmith shop, a school and two wells.

In 1899, Dr. Chandler met with David Fairchild, an agent of the U.S. Department of Agriculture who had traveled around the world in search of seeds for new crops that could be grown in the United States. Fairchild believed that the Salt River Valley, with its hot, dry climate would be an ideal place for growing Egyptian cotton. This particular type of cotton was a "long-staple" variety. It produced extra-long fibers, which would make it a valuable crop for Arizona farmers. Dr. Chandler arranged to have some of the seeds shipped from Cairo and planted them on a five-acre parcel near Mesa. This first planting was successful, and Dr. Chandler became known as the first person to grow the prized Egyptian cotton on this continent.

Meanwhile, Dr. Chandler continued to acquire additional land; by 1904 his landholdings had grown to 18,000 acres. His success at acquiring land prompted questions as to whether he had obtained the land illegally. His practices were eventually investigated by a congressional subcommittee which concluded that he had indeed violated the rules for land acquisition set forth under the Desert Land Act of 1877. Dr. Chandler, however, flatly denied any wrongdoing. Apparently the offense was deemed insignificant, because he was never prosecuted nor was he required to return any of the land to the public domain. Furthermore, none of the recommendations made by the subcommittee to curb such abuses were ever put into effect.

Like many valley land owners, Dr. Chandler recognized that the only permanent solution to the area's water problem was to construct a storage reservoir on the upper Salt River, where the water flowed through steep canyons. A potential dam site had been surveyed in 1889, but area farmers lacked the resources to

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undertake such a monumental project. Dr. Chandler had even journeyed to Europe to convince wealthy aristocrats to invest in the project, but to no avail.

Congress solved the problem when it approved, and President Theodore Roosevelt signed, the National Reclamation Act on June 17, 1902. The act provided federal assistance for construction of irrigation works, including water storage dams. In February 1903, Dr. Chandler and other land owners incorporated the Salt River Valley Water Users' Association (SRVWUA) to entice the federal government, through the newly created U.S. Reclamation Service, to build Roosevelt Dam. The dam was one of the original five federal projects authorized on March 13, 1903 and was the first major project to be completed. Although Dr. Chandler was a member of the SRVWUA's executive committee, he decided not to enroll his land because the reclamation act limited to 160 acres the amount of ground for which any one owner could get water. Instead, in 1904 he organized the Mesa Improvement Company to manage and develop his land. Three years later, Dr. Chandler agreed to sell the Consolidated Canal to the Reclamation Service. He also agreed to subdivide and sell his ranch in tracts of 160 acres or less, thereby making the land eligible for water that it otherwise would not have received.

In 1911, Roosevelt Dam was completed and the Mesa Improvement Company (later known as the Chandler Improvement Company) began selling Dr. Chandler's land in 10- to 160-acre parcels. Advertisements announcing the sale of the Chandler Ranch lands appeared in newspapers across the country.

The Chandler Townsite

In the process of subdividing his ranch, Dr. Chandler created a townsite, which was platted in December 1911. The townsite was one square mile in size and was aligned with the cadastral survey system so that its principal roadways were at section lines and its boundaries at half-section lines. The north-south streets were generally named after U.S. states, and the east-west streets were generally named after cities. The principal north-south street was Arizona Avenue and the primary east-west street was Cleveland Street (now Chandler Boulevard).

Dr. Chandler brought in city planners and landscape architects from southern California to design the townsite. Their design was clearly based on the principles of the City Beautiful Movement, which became popular following the World's Columbian Exposition of 1893 in Chicago. The town plan featured a central business plaza laid out around a large park. Unique features of the plaza included fountains, landscaped boulevards and footbridges over the Commonwealth Canal, which ran through the center of the park. The construction of commercial buildings around the park was carefully controlled with deed restrictions. Business owners were required to build "fireproof" buildings reflecting the latest architectural

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styles. The entire commercial district would be connected with a type of open colonnade known as a "pergola."

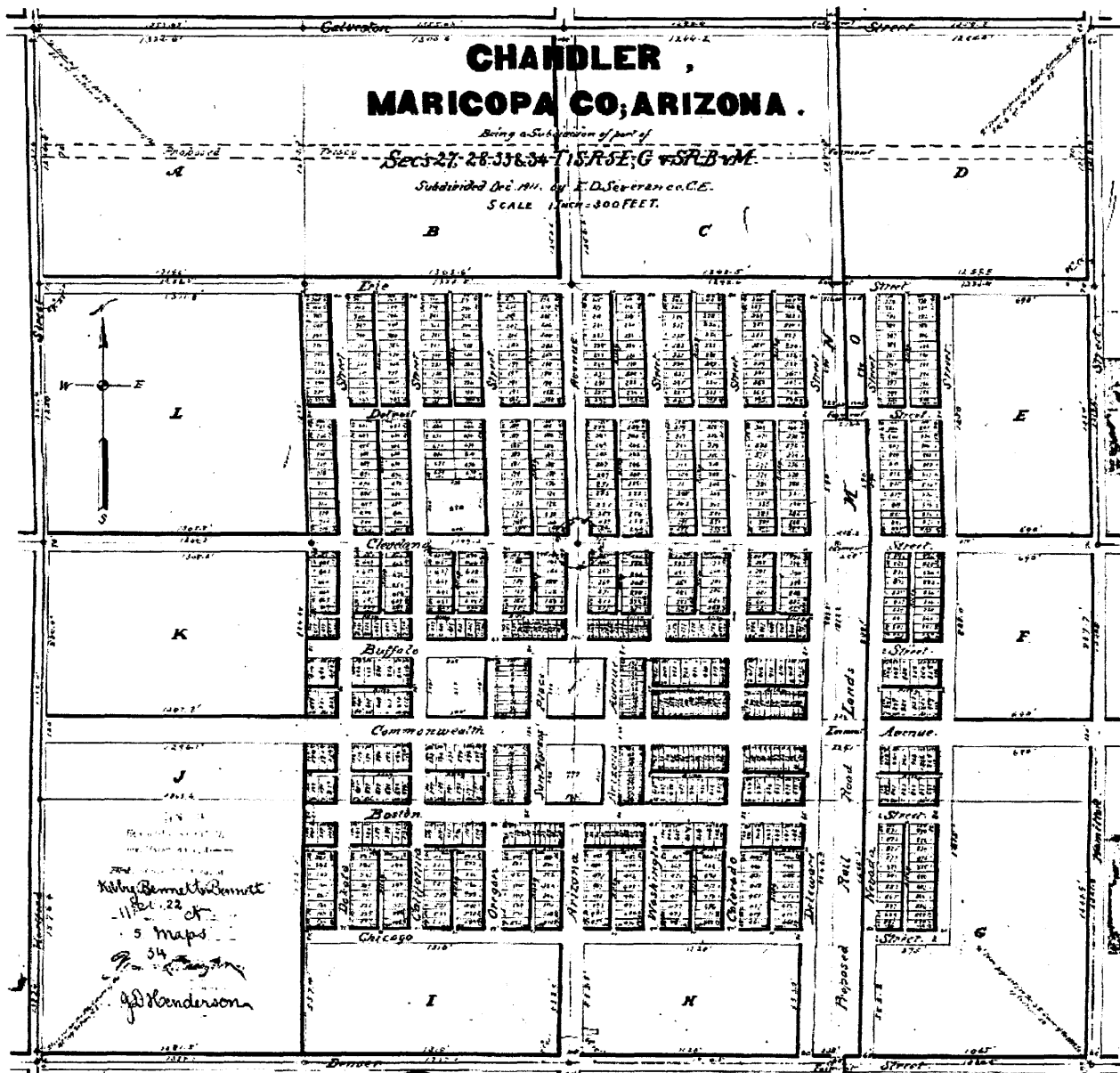


Figure 5. Plat map for Chandler townsite, December 1911. Courtesy Maricopa County Recorder.

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The centerpiece of the town would be the elegant Hotel San Marcos (NRHP listed 4/29/1982), designed by California architect Arthur Burnett Benton. Benton had been involved in the effort to preserve the original Spanish missions in California and later became a proponent of the Mission Revival Style. He is perhaps best known for the Mission Inn in Riverside, California, built in 1902. The Hotel San Marcos utilized the same architectural style and was the first reinforced cast-in-place concrete structure to be built in Arizona. It was also the first of many upscale golf resorts that would be built in the state to cater to wealthy winter visitors.

Dr. Chandler worked diligently to ensure that his new townsite would have railroad access. The plat map for the townsite reserved a strip of land near the east end of town for the railroad. Dr. Chandler's long-time business associate, Dexter Ferry, sat on the board of directors of the Southern Pacific Railroad and used his influence to make sure that the new Arizona Eastern Railroad would pass through Chandler. But when Arizona Eastern officials revealed their plans for building a small, simple depot, Dr. Chandler objected. He commissioned Arizona architects Royal W. Lescher and John R. Kibbey to draw up plans for a more impressive structure, also designed in the Mission Revival Style.

On May 17, 1912, the Chandler townsite office officially opened for business. By the end of the first day, more than \$50,000 worth of lots in the new town had been sold. Sales continued at a brisk pace, particularly in the commercial district. By mid-1914, more than 40 businesses were operating in downtown Chandler, including three groceries, two lumberyards, two restaurants, four dry goods stores, two feed stores, two pool halls, a bank, a post office, a drugstore, a garage, three nurseries, two real estate offices, a newspaper, and a local telephone exchange. The Southside Gas and Electric Company provided electric power for the town.

Community Growth & Maturation

Initially, agriculture continued to be the primary industry in Chandler, based on cotton, corn, and alfalfa. During the 1910s, there were several ostrich farms in the area, catering to the demand for plumes used in women's hats of the era. The demand eventually faded, but the legacy of the ostrich farms would be commemorated by the city's annual Ostrich Festival, beginning in 1989.

In 1928, Dr. Chandler established the Chandler Heights Citrus District approximately 15 miles southeast of the townsite. The location, on a flat ridge against the base of the Santan Mountains, was ideal for growing citrus. A 5,000-acre tract, one of the largest in Maricopa County, was planted with rows of Valencia orange, navel orange and grapefruit saplings. Within three years, the groves were producing their first crop of fruit.

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The founding of Higley Field in 1941 (renamed Williams Field in 1942 and Williams Air Force Base in 1948) approximately ten miles east of Chandler marked an important point in the town's development. Over a span of 52 years, more than 26,500 men and women earned their wings at Williams. The base was the U.S. Army Corps' foremost pilot training facility, graduating more student pilots and instructors than any other base in the country and supplying 25 percent of the Air Force's pilots annually.

On May 24, 1954, Chandler's status was upgraded from town to city. In the years that followed, its population increased dramatically. In 1950, there had only been 3,800 residents; forty years later the number had risen to 90,533. By 2000, the city's population had increased to 176,581. Much of this growth was fueled by the establishment of manufacturing plants for communications and computing firms such as Motorola and Intel. A 2005 census estimate put the fast-growing city's population at 234,939, making it the fifth largest city in Arizona.

The Chandler Schools

Early School Buildings

The first recorded school in the Chandler area was at the Chandler Ranch in 1907. The school was established for the children of farm workers who lived at the ranch. Classes were held in a canvas-sided schoolhouse at the small settlement of Headquarters Camp, near what is now the intersection of Arizona Avenue and Ray Road.

When the plat for the Chandler townsite was prepared in 1911, a large parcel of land at the northeast corner of Cleveland and California Streets was reserved for a school building. That same year, the first members of the Chandler School District Board of Trustees were elected. The first trustees were T. J. Duncan, Leonard George and J.W. Heffner. G.A. Markham was selected as the first superintendent and principal.

Work soon began on the new Chandler Grammar School (later known as the Cleveland School). When the townsite officially opened on May 17, 1912, the building was already under construction. Not surprisingly, the new schoolhouse was designed in the Mission Revival Style, matching the other important buildings in the new townsite.

A June 21, 1912 article in the *Chandler Arizonan* reported that the first unit of the school building, which cost approximately \$9,000, was "practically completed." Work would soon commence on the second unit, which would be "a replica of the first," with both buildings to be ready when the first term of school

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opened in September. The article touted the buildings as “up to date in every respect.” It also noted that the Chamber of Commerce would hold a banquet at the schoolhouse on June 29, beginning a long tradition of Chandler school buildings being used for community purposes as well as for education.

When the school opened in September, there were 67 students enrolled, and every seat in the two rooms was taken. G.A. Markham, the superintendent and principal, taught grades four through eight, while Louise Kolmire taught the primary grades.

By December the number of students enrolled at the school had doubled, and another teacher was hired. The trustees quickly realized that the schoolhouse needed to be expanded and agreed to build a new \$6,000 structure that would essentially double the size of the existing building. In the meantime, a temporary structure was erected to hold the overflow of students.

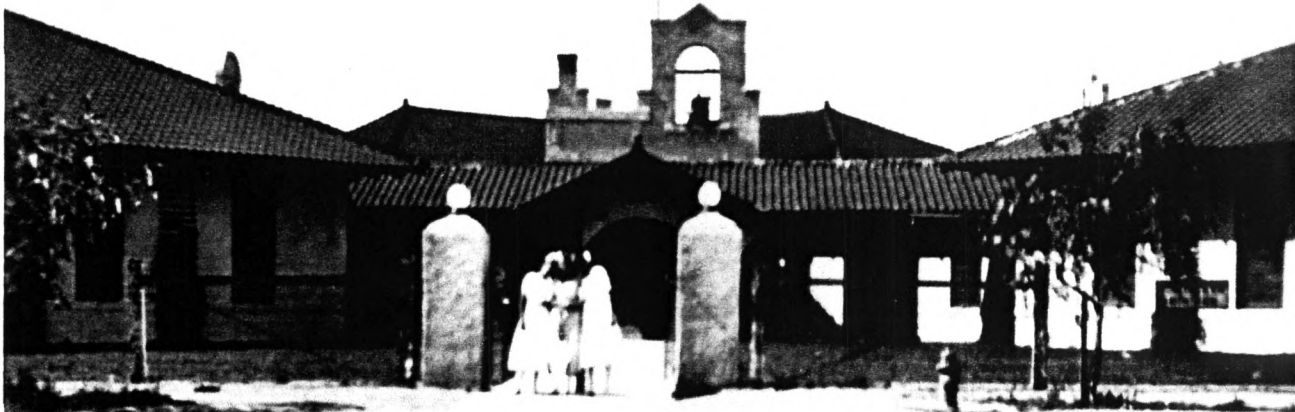


Figure 6. Chandler Grammar School, early photo. The building was later known as the Cleveland School. It closed in 1968 and was demolished shortly thereafter. Courtesy Chandler Historical Society.

The new building, constructed by W.H. Snell of Phoenix, was completed in time for the following school year. When classes began again on September 15, 1913, Ella Page Seward had replaced G.A. Markham as principal and superintendent, and three additional teachers had been hired, bringing the total to six. F.V.N. Dana and E.N. Larimour had replaced J.W. Heffner and T.J. Duncan, respectively, as trustees.

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An October 10, 1913 article in the *Chandler Arizonan* announced that school enrollment in Chandler had passed the 200 mark and that another new unit was needed. The article also announced that Chandler was now eligible for a high school.

The High School

In September 1914, a separate high school district was created. Its boundaries were identical to those of the elementary school district, and both districts had the same board of trustees, superintendent and principal. Ella Page Seward continued as superintendent and principal, while Leonard George, the last remaining original trustee, was replaced by W.H. Robinson.

High school subjects were taught for the first time during the 1914-1915 school year. There were four teachers who taught a class of 19 freshmen. Classes were initially held at the Chandler Grammar School, but after the first year other classrooms had to be found. Several churches permitted the use of their facilities, and some local merchants allowed classes to be conducted on their premises.

The first graduation exercises were held at the close of the school year in 1918. The graduating class was very small, consisting of only three members—Nora Chitwood, Bruce H. Robinson and Ernest J. Koch Jr. The following year, the size of the graduating class tripled, with nine students receiving diplomas.

In 1919, the first of two bond issues was passed to allow the construction of a new, permanent high school building. The first bond issue provided \$121,800, while the second, approved in 1921, provided \$170,000. A site was selected at the northwest corner of Arizona Avenue and Detroit Street, adjacent to the grammar school, thus allowing the two schools to share an athletic field and other facilities.

In 1920, Fred P. Austin became the new high school principal and superintendent, positions that he would hold for the next 17 years. During this same time, the three members of Board of Trustees were Henry L. Peterson, A.T. Morgareidge and John Andersen, all of whom occupied their positions for many years. These four individuals played an important role in the building of the new high school.

Plans for the new building were prepared by Allison & Allison, a prominent architectural firm from Los Angeles. Their plans were for a monumental Classical Revival-style building, representing a departure from the Mission Revival-style structures built during the previous decade. The new two-story building would have a central auditorium with U-shaped classroom wings at both the north and south ends. A separate building located adjacent to the athletic field would house a gymnasium and locker rooms.

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Figure 7. Architects' sketch of proposed Chandler High School, ca. 1921. Courtesy Chandler Unified School District.

The first phase of construction took place in the spring of 1921, with the work performed by J.W. Tucker, a Phoenix contractor. The initial phase consisted of the north and south wings, in order to complete the classroom space as quickly as possible for the 1921-1922 school year. After the second bond issue was approved in 1921, work began on the rest of the building. Collins Brothers, of Kansas City, were the general contractors for the project, with 13 subcontractors involved. The entire structure was completed on May 1, 1922.

The completion of the building was marked by a special 20-page "High School Magazine Section" in the May 4, 1922 edition of the *Chandler Arizonan* newspaper. The opening article, titled "New High School Marks a Chandler Epoch," described the building as follows:

Standing like a wide-flung monument of tan gold against the Chandler skyline, the new high school building, just completed ... marks a glowing period in the educational annals of the Chandler school district.

The setting of the handsome building is splendid. Greeting the stranger who enters the town on a paved road from the north, it creates a first impression, always lasting as to towns, that is not

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changed or modified at any time. Lofty and noble, with architectural lines of simple yet stately beauty, the structure is the last word in piles of this kind. It must be seen to be appreciated ...

It required 1,750,000 brick, 25 carloads or 3,750 barrels of cement, nearly 2,000,000 yards of sand and a carload of steel to put the structure on its feet. The square of the building is 130 by 300 feet ... The new home contains 30 class and experimental rooms and is regarded by those who know as the finest plant of its kind in the state.

The article goes on to describe the various rooms inside the school, which included a state-of-the-art physics laboratory; a domestic science room with a pantry, kitchen and model dining room; a chemistry room; a study hall and library; administrative offices; nurse's room; cloak rooms and restrooms; and students' locker bays.

The article also states: "What is probably the prize possession of the school and something that the community has long needed, is the Auditorium, which has a seating capacity of 1,000 people on its main floor and balcony. It is cool and comfortable and the acoustics are so perfectly attuned that a person sitting in the farthest corner of the balcony can hear a pin drop on the stage."

The new building was also touted as "semi-fireproof," as there were only 70 lineal feet of wood in the entire structure. "There is not another schoolhouse in Arizona that can boast of such a small amount of wood, none having less than 80 percent, while Chandler's contains only 2 percent." The exterior was of cement plaster, with a coat of "fireproof stucco" over it. The roof was of tile, while the trimmings were terra cotta.

Perhaps the most impressive feature of the new high school was the "ultramodern" electric clock and bell system. This system could ring all the bells in the building at one time, or allow the principal to buzz into an individual classroom. A telephone system was built that connected all the classrooms to a switchboard in the main office.

Chandler High School was formally dedicated on May 10, 1922. Opening remarks at the ceremony were offered by A.L. Jones, Superintendent of Schools for Maricopa County, and Elsie Toles, Superintendent of Public Instruction for the State of Arizona. The dedicatory address was offered by Dr. John J. Tigert, United States Commissioner of Education. The speeches were followed by several musical numbers, including the Chandler High School Girls' Chorus, which sang "America." Following the ceremony, there was a formal inspection of the new building.

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The first commencement exercises to be held in the new high school took place on June 9, 1922. There were 12 students in the graduating class. The commencement address, titled "Opportunities for the Trained Mind," was given by John J. Thorber, Director of the University of Arizona Agricultural Experiment Station. Diplomas were presented by A.L. Jones, Superintendent of Schools for Maricopa County.

Over the next decade, enrollment at the high school continued to increase. The largest graduating class during the 1920s was in 1928, when 32 students received diplomas. In 1930, only 15 students graduated, as the country sank into the Great Depression. During the late 1930s, the numbers increased again, with an average of about 34 members in each class.

Early Campus Expansion

The first major expansion of the campus occurred in 1938. In August of that year the school district held an election in which voters, by a 5 to 1 margin, approved a \$33,000 bond issue for improvements to the high school. The bond funds were matched by a \$27,000 federal grant from the Public Works Administration (PWA). The work included the construction of a new gymnasium, with a cafeteria at the rear and dressing rooms for boys and girls in the basement. In addition, the original gymnasium was remodeled to create woodworking and agricultural shops. The architect for the project was Orville A. Bell and the general contractor was Broman & Chapman.

As part of the same election, voters also approved the school district's proposal to acquire additional vacant land adjoining the campus. The land in question was the west half of the block between Cleveland and Detroit Streets, just east of Oregon Street. The school district also requested that the town council close Oregon Street between Detroit and Cleveland Streets, and Detroit Street between California Street and Arizona Avenue.

The town council approved the street closures, but the work was delayed when it was determined that a second election was necessary to allow residents to vote on the school district's acquisition of the closed streets. This was particularly important as the new gymnasium was to be built in what was formerly the Detroit Street right of way. Another election was held on September 28, 1938, and the measure passed by a margin of 7 to 1.

In February 1939, the school district announced that it had received an amendatory grant from the PWA in the amount of \$3,700. The additional funds provided lockers, basketball backstops, cafeteria furnishings and other equipment for both the new and remodeled building. The amendatory grant also made it possible for the old building to be "refinished" on the outside to conform to the main building and new gymnasium.

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The new gymnasium was dedicated on April 13, 1939. The dedication, which was a day-long event, began at the recently remodeled town hall, which was also dedicated on the same day. The festivities then moved to the high school, where a ceremony was held in the auditorium, followed by a dedication ball in the new gymnasium. Speakers at the event included Governor W.T. ("Bob") Jones; State Superintendent of Public Instruction Herman Hendrix; Maricopa County Supervisor George Frye; Mayor J.M. Meason; Dr. A.J. Chandler; and W.J. Jamieson of the WPA. Music was provided by the high school band and a Federal Music Project band from Phoenix.

As was the case with the original high school buildings, the completion of the new gymnasium was marked by a special edition of the *Chandler Arizonan*. The newspaper described the new building in the following manner:

The new gymnasium is one of the finest and largest of any high school in Arizona. It brings gasps of admiration from everyone who sees it. It is excellently equipped, and the construction is of a type which will make it easy to maintain as a first class building for many years. As part of this building, the new cafeteria is most modern, beautifully equipped, and definitely a credit to the community.

The article goes on to praise the school district and town council for successfully leveraging funds from the WPA, stating that "there is no community in Arizona which has gotten so much for the amount of money spent."

Later Campus Expansion

By the late 1930s, over 200 students were enrolled at the high school, and more than 1,000 students were enrolled in the school district overall. During this period, W.G. ("Bill") Austin replaced Fred P. Austin as principal and district superintendent. Bill Austin served in both capacities until 1945, when he became superintendent of Chandler schools and another man was hired as high school principal. This man was W. Wilson, who served from 1945 to 1947. He was followed by Homer Elledge, who served one year. In 1948, Harry L. White was hired as principal, and he occupied the post for many years.

In 1947, a building which housed the Band Room was constructed northwest of the new gymnasium. On the west side of this building was the bus garage, where all district buses were parked. The building was accessed from California Street, which was the western boundary of the campus at that time. That same year, a used barracks building was obtained and remodeled to become the dressing rooms for the football team. It later was remodeled and moved behind the main building for use as a bookstore.

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Figure 8. Aerial photo of Chandler High School and grounds, looking west ca. 1945. The main building is in the foreground, with the original gymnasium and 1939 gymnasium located behind it, to the southwest. The football field and track were also initially located behind the main building. Photo by Don Keller, Courtesy Chandler Historical Society.

A new Home Economics Building was constructed in 1950. Located behind the main building, this structure had two wings providing classroom space and areas for cooking, sewing and crafts.

In 1953, the football field and track were moved from behind the original building to a new location at the northwest corner of Nebraska and Erie Streets. The school district had purchased this property four years earlier and had already moved the baseball field to this location. The new football field was named "Austin Field" in honor of W.G. Austin, who had served for nearly 30 years as a teacher and administrator. Austin,

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who was a Chandler High School graduate, had also spent 10 years as the CHS football coach. A November 10, 1960 newspaper article recognized him as "Mr. Chandler High School" for his long-time service to the school. The same article referred to the new athletic field as "the frosting on the cake that is CHS."

A new Vocational Agriculture Building was completed in 1959. This structure fronted California Street and contained two classrooms and a large shop area.

In 1960, a new north wing was added to the main building. The new addition, known as the "Science Wing," contained 11 classrooms and science labs. The main building was also remodeled at this time, with classrooms and locker bays converted to a guidance center, teachers' lounge, nurse's office, registrar area and other administrative offices. The November 10, 1960 article called the new addition "a sight to be proud of" and the updated campus "one of the most modern, up-to-date high schools in the state."

By 1960, the total enrollment at the high school had reached 899, with 136 students in the 1960 graduating class. The faculty consisted of 33 teachers. That same year, the school board was expanded from three members to five. Board members at that time were Dr. Clifford Goodman, president; Gene Patterson, clerk; and Hugh Arnold, Jackson Bogle and W.E. Wilson, members. An assistant superintendent was also hired for the first time, with Richard C. Carpenter filling the post.

High school personnel included two secretaries, four custodians, eight bus drivers, and eight additional workers who also drove school buses and maintained the shops and grounds. "Special personnel" who worked at the high school as well as other schools included a truant officer, primary coordinator, school nurse, lunchroom supervisor and lunchroom accountant.

In 1962, while Arizonans celebrated the 50th anniversary of statehood, the people of Chandler had a special celebration of their own, commemorating their city's 50th year with a weeklong Golden Jubilee. Festivities around the town park gave recognition to the old and the new, with events ranging from a parade of antique cars down Arizona Avenue to a fly-by of a squadron of jet fighters from Williams Air Force Base. The highlight of the celebration was the "Chandlerama Pageant," a grand musical reenactment of the history of Arizona and the founding of the town of Chandler, which was staged for four nights at Chandler High School's Austin Field. Each night began with a prologue, the dramatic procession of the Queen of the Jubilee and a parade of princesses, attendants, trumpeters and flag bearers. The dramatic production featured a cast of more than 350 local performers portraying the epic story of Arizona's past. Each night's performance ended with a grand finale of colorful fireworks.

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Expansion of the high school campus continued in 1963, when a new Music Building was constructed. This building was located immediately west of the Science Wing, facing Erie Street. The new structure contained a vocal music room and an instrumental music room, with nine practice rooms, storage and office space. The following year, the old Band Room was remodeled for Graphic Arts.

A new Physical Education Building was constructed in 1964 at the southeast corner of Erie and California Streets. The new structure included a gymnasium with pull-out bleachers; a wrestling room; locker, dressing and shower rooms; and restrooms. An outdoor swimming pool was built in conjunction with the City of Chandler just to the south of this building.



Figure 9. Aerial view of Chandler High School and grounds, looking west ca. 1965. The Science Wing is located at the north end of the main building, with the Music Building directly behind it. The Physical Education Building (later known as Coy Payne Gym) is located further to the west. Courtesy Chandler Historical Society.

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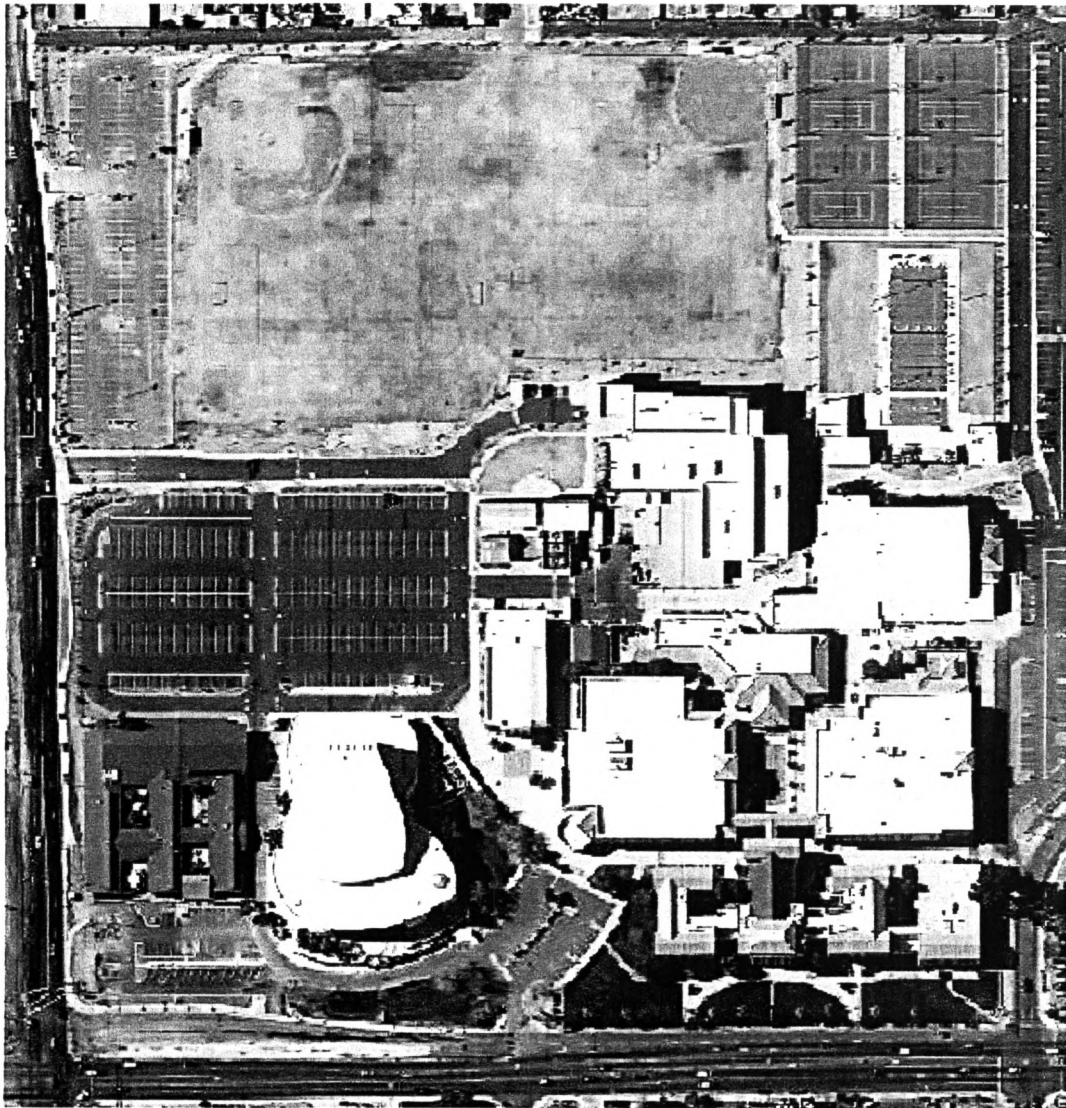


Figure 10. Aerial view of Chandler High School campus, January 2006. Old Main is at the bottom right of the photo. Courtesy Maricopa County Assessor.

Conclusion

As of 2007, the only historic structures remaining on the Chandler High School campus were the original building now known as “Old Main” and the 1939 gymnasium. Despite the numerous changes that have

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In 1968, the South Annex was created when the Cleveland Elementary School (originally the Chandler Grammar School) closed. The classrooms were remodeled, with Special Education classes placed in one of the original buildings. At this time, the high school auditorium was also closed so it could be converted to a new use, and the elementary school auditorium became the high school auditorium. By 1970, the original high school auditorium had been converted to a media center and additional classrooms.

A new Technical and Industrial (T&I) Building was constructed in 1973 and was named for longtime CHS teacher Gail T. Gaddis, who retired that year. Gaddis, who taught at Chandler High for 25 years, championed a quality trade-school curriculum and is remembered as a visionary who “ran a tight ship.” The new structure was built on the site of the Cleveland School; by this time, all of the original buildings had been demolished except for the one housing Special Education. The former Industrial Arts Building (the original gymnasium) was enlarged and converted to the Arts Building.

In 1975, the Chandler Elementary and High School Districts were officially unified to create the Chandler Unified School District. That same year, a new wing was added to the Home Economics Building making it into a “U” shape. The new wing included a pre-school. A few years later, a new bookstore was constructed to the west of the main high school building. It later was enlarged to accommodate the Audio Visual Department.

In 1986, Chandler Junior High School was closed upon the opening of the new Andersen Junior High School. The former CJHS campus became the North Annex to CHS with all of its facilities utilized by the high school.

Campus renovations continued in 1987 when the following items were added: ramadas, a locker shelter, covered walkways, bus loading benches and shelters, a perimeter masonry fence and landscaping, and parking lot west of the Arts Building. The cafeteria kitchen was also remodeled with new equipment.

In 1989, the Chandler Center for the Arts, a joint venture between the Chandler Unified School District and the City of Chandler, opened at 250 North Arizona Avenue on four acres, part of which was the athletic field adjacent to the South Annex. The central feature of the center, designed by Rossman Schneider Gadbery Shay Architects, was the turntable divisible auditorium which utilized two large rotating platforms, 82 feet and 69 feet in diameter. These platforms subdivided the large hall into a 350-seat intimate theater, a 250-seat recital hall and a 1,000-seat legitimate theater, each of which could be used at the same time, and independently of, any of the other two areas. The Center also featured a 2,000 square foot exhibition hall for touring and student displays, a foyer to serve each of the theatres independently or combined, and a catering facility. Additional features of the building included a rehearsal stage; dance

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studio; a television studio; a full stage shop; dressing facilities for over 100 actors and musicians; and an orchestra shell and wall for a full orchestra with choir.

The years 1995 and 1996 saw major changes to the CHS campus. In 1995, the Arts Building (the original gymnasium), Music Building and Home Economics Building were demolished to construct the two-story Academic North and South Buildings, Administration Building and Media Center, Cafeteria and Courtyard. This complex included 70 classrooms, workrooms, laboratories, guidance offices, all administrative offices, a bookstore, restrooms and storage. In 1996, the original high school building was extensively renovated and renamed "Old Main." The updated building contained 48 classrooms, storage and restrooms. Around this same time, the school board voted to rename the Physical Education Building the "Coy C. Payne Gymnasium," in honor of Chandler's first Black mayor.

By 1998, enrollment was increasing so rapidly that the Chandler Unified School District opened its second high school, Hamilton, at Arizona Avenue and Ocotillo Road, approximately four miles south of Chandler High School. Five years later, the district's third high school, Basha, opened at Val Vista Drive and Riggs Road, approximately 11 miles southeast of Chandler High. The district's fourth high school, Perry, is currently under construction at Val Vista Drive and Queen Creek Road, approximately eight miles southeast of CHS; it is scheduled to open in 2007.

The most recent chapter of Chandler High School's campus expansion began in November 2002, when Chandler voters approved a \$60 million school bond package. The big-ticket item was the promise of a renovated and expanded Chandler High School, with approximately \$30 million earmarked for that purpose. The ambitious project included condemning and demolishing 90 homes west of the campus to make way for the school's expansion from 40 to 60 acres.

The work was completed in time for the beginning of the 2005-2006 school year. Among the new features was the 41,000 square foot Gail T. Gaddis Career and Technical Education Center, a two-story structure located at the center of campus. The \$6.4 million building replaced the old T&I Building, which was demolished to create additional parking. The new structure included a state-of-the-art TV studio, a media classroom, computer labs and classrooms for automotive repair and agriculture.

Additional new features included an Olympic-quality, 50-meter swimming pool; a new Wolf Den locker room; a new façade for the Coy Payne Gym; plush green athletic fields and 8 tennis courts. New parking areas were also created, providing 700 additional spaces.

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taken place on the campus over the years, Old Main is still its stately centerpiece. It is still the building that gives Chandler High School its identity.

Interestingly, the old gymnasium has been reborn as a popular backdrop for advertising campaigns by rival athletic-shoe companies. In 2005, New Balance shot three TV ads for its shoes over the course of a week at the old gym. Nike also visited the old gym in 2005, using Phoenix Suns basketball stars Amaré Stoudemire, Steve Nash and Shawn Marion in a shoot for its Internet ads and catalogs. Dave Shapiro, Chandler High's athletic director, reported afterward that school officials were sworn to secrecy about the shoot. "(Nike) liked the old gym and how it looks," Shapiro said. "It's a *Hoosiers* type of gym." Not to be outdone, Erima, a European satellite company of shoemaker Adidas, also visited the campus in 2005 to shoot photos for its soccer and track catalogs.

The Architecture

Both Old Main and the 1939 gymnasium are significant as the best remaining examples of Classical Revival-style architecture in the city of Chandler. Other examples are known to have existed, such as the Church of Jesus Christ of Latter-Day Saints Chapel (built in 1920), the Bank of Chandler (ca. 1921) and the Valley National Bank (1936), but most are now gone. Even at the time they were built, none of the other examples rivaled the high school buildings in terms of size, workmanship or design. Old Main was also one of the first structures in Chandler to display elements of the Spanish Colonial Revival Style, marking an important transition for architecture in the region.

Classical Revival Style

The Classical Revival Style is based primarily on the Greek and Roman architectural orders. Buildings in the style are typically symmetrical in arrangement and monumental in size and scale. The façade is highlighted by a colossal portico, which is often pedimented, although curved porticos, parapets, attic stories and roof-line balustrades are also common. The style is generally restrained in its use of decorative details. The wall surfaces are smooth and plain, and the moldings have little depth.

The first revival of Classical architecture, often referred to as Early Classical Revival, took place in the United States during the late 18th and early 19th centuries. Following the Revolutionary War, there was an immediate need for public buildings to house the newly organized government at both the state and national levels. Rome became the natural model, with its Republican ideas and monumental architecture symbolizing the politics and mood of the new country. This was further emphasized by a concurrent Classical revival in France, the new country's principal ally in its fight for independence.

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The United States was not a mere follower in the movement but led the way by erecting the first large public building in the new style, the Bank of Pennsylvania, completed in 1800 in Philadelphia. Among the prominent architects working in the style were William Jay, Benjamin H. Latrobe, Robert Mills and William Thornton. Most influential of all, however, was Thomas Jefferson, who not only designed Classical Revival buildings himself, but used the power of his political office to push the United States toward his Classical ideal. Jefferson thus shaped early Washington, D.C., the Virginia capitol at Richmond, and the University of Virginia at Charlottesville. Apart from his influence on public architecture, Jefferson's home, Monticello, his summer home, Poplar Forest, and other houses he designed for friends set the stage for Early Classical Revival domestic architecture. Because of his influence, the style is sometimes referred to as Jeffersonian Classicism.

A national sympathy for the Greek War of Independence (1821-1830) and an increasing archeological understanding of the Greek roots of Roman architecture and culture made the years 1820-1830 a transition to the succeeding Greek Revival Style. This style was in widespread use from the 1830s until after the Civil War. Popularized by architectural handbooks for carpenters, the Greek Revival was the first truly national style in the United States, found in all regions of the country. Newly established towns throughout the country even took names such as Athens, Sparta and Ithaca. The style was very adaptable and permeated all levels of building, from high to low. However, by the 1870s, the popularity of Greco-Roman Classicism had waned, giving way to other styles, such as Gothic, Italianate, Second Empire and Queen Anne.

The Classical Revival Style became popular once again following the World's Columbian Exposition in Chicago in 1893. The exposition's planners mandated a Classical theme, and many of the best-known architects of the day designed dramatic colonnaded buildings arranged around a central court. The exposition was widely photographed, reported and attended; soon these Classical models became the latest fashion throughout the country.

The style became an ideal medium to express wealth (many banks utilized the style, including the Bank of Chandler and Chandler's first branch of the Valley National Bank) or, in the case of Chandler High School, civic pride. The style represents a significant departure from the earlier Mission Revival Style utilized for important buildings in the Chandler townsite, such as the Hotel San Marcos and the Arizona Eastern Railroad Depot.

Classical Revival became the style of choice for many schools built in the Valley of the Sun between 1910 and 1922, as communities looked to follow the example of the ancient Greeks by building "temples of learning." Several Phoenix schools, including the Adams School (1911), Phoenix Union High School

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(1912), Monroe School (1914), McKinley School (1919) and Kenilworth School (1920), were designed in the style. Chandler High School (1921-1922) was one of the last schools in the Phoenix area to be designed in the style, as the Classical Revival was overshadowed in the 1920s by other Eclectic fashions.

Spanish Colonial Revival Style

One of the Eclectic styles that became popular during the 1920s was the Spanish Colonial Revival, which gained popularity following the Panama-California Exposition. The exposition was held in San Diego, California between March 9, 1915 and January 1, 1917. It celebrated the opening of the Panama Canal and was meant to tout San Diego as the first U.S. port of call for ships traveling north after passing through the canal. The fair was held in San Diego's large, urban Balboa Park. New York architect Bertram Goodhue was employed as supervisory architect for the exposition. His influence can be seen in the fanciful, ornate, buildings of Spanish Colonial Revival Style architecture, some of which are still standing today. The designs were highly influential, particularly in southwestern states such as Arizona, where the style and its numerous variations would later become ubiquitous.

Built in 1921-1922, Chandler High School's Old Main reflects the transition from the Classical Revival Style to the Spanish Colonial Revival. Its massive portico, Ionic columns, symmetrical arrangement and monumental proportions are undeniably Classical, but its stuccoed walls, red tile roof and terra cotta ornamentation are clearly Spanish in character. The building is a unique expression of the region's American and Spanish heritage, executed in a monumental scale and unmatched by any other building in the city.

The Architects

Old Main is the only known building in Arizona designed by the prolific Los Angeles architectural firm of Allison & Allison. The firm was established in 1905 by two brothers, James E. Allison and David C. Allison, who began their practice in Pennsylvania. The elder brother, James, was born in 1870 and died in 1955; the younger brother, David, was born in 1881 and died in 1962. Together, they were responsible for many of the best designed buildings in Pittsburgh and Los Angeles during the early 20th century.

The 1939 gymnasium was designed by Phoenix architect Orville A. Bell. Bell was one of the most prolific architects in the Valley of the Sun during the 1930s, designing buildings throughout Arizona.

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James E. Allison, Pittsburgh 1893-1904

Census records and city directories indicate that James was the first member of the Allison family to arrive in Pittsburgh. In 1893, the 23-year-old first appeared in the city directory as a resident of Allegheny, a separate city on the north side of the Allegheny River, now Pittsburgh's North Side. His profession was "architect" and his services were listed in the classified pages. By 1895, his father, George, a carpenter; his mother, Sarah; and his six younger siblings—including David Allison—also resided in Allegheny.

James Allison's career blossomed and in 1898 he exhibited in Pittsburgh's first major architectural exhibition. In 1899, he was listed among the "Leading Architects in Seven States" in the first issue of "Interstate Architect & Builder."

His entry in the second architectural exhibition in 1900 was the Casino in the community of Vandergrift, a company town planned in 1896 by Frederick Law Olmsted, Sr. The Casino, which is now part of the Vandergrift Historic District (NRHP listed 4/27/1995), is described as in the National Register nomination as "the single most important building in the community" and "the centerpiece of the town—a Classical Revival town hall that incorporates a library, theater, and borough offices into a yellow brick temple form with a large classical portico overlooking the central lawn of the town."

Two additional designs—the Weller and Crump houses, built in 1900 in Allegheny—also use Classical forms and detailing with notable exuberance. James continued to practice alone until 1904, designing buildings throughout western Pennsylvania and eastern Ohio.

Meanwhile, David Allison was preparing himself for a career as an architect. He spent two years traveling and studying in Europe, including one year in Paris with Joseph-Eugène-Armand Duquesne, who later came to the United States to teach architecture at Harvard University. From 1902 to 1904, David studied architecture at the University of Pennsylvania in Philadelphia. He then returned to Pittsburgh and joined his brother in the newly organized firm of Allison & Allison.

Allison & Allison, Pittsburgh 1905-1910

After David Allison joined his brother, the work of the firm became better known. Allison & Allison participated in all of the architectural exhibitions held during their five years in Pittsburgh—1905, 1907 and 1910. James Allison's photograph appeared among those of the city's leading architects in 1905 in "Palmer's Pictorial Pittsburgh and Prominent Pittsburghers Past and Present." The Pittsburgh architectural journal, "The Builder," extensively covered Allison & Allison buildings and designs in 1907 and 1909.

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The firm designed houses—including several in their own neighborhood near Riverview Park—as well as banks, churches, hospitals and infirmaries, clubhouses, secondary schools and college and university buildings. Their Gothic Revival-style entry in the 1908 competition for the new Oakland campus of Western University of Pennsylvania (now the University of Pittsburgh) won third prize in a field of 61 designs. They received \$1,000, and their design was published nationally.

Despite the ambitious competition entries, most documented Allison & Allison buildings in southwestern Pennsylvania are unpretentious. Houses in Allegheny, Bellevue and Crafton are primarily American Foursquare or Tudor Revival-style residences. A dormitory erected in 1908 at Clarion State Normal School (now Becht Hall at Clarion University of Pennsylvania) reflects the Mission Revival style, popular in southern California and spreading eastward.

One of the firm's last buildings in western Pennsylvania is Bethel Presbyterian Church in Bethel Park, built in 1910 for a congregation established in 1776. It is a buff brick structure, accented with Gothic buttress forms, Romanesque round arches and a tall Italianate tower. The building's simple elegance is enhanced by original art glass windows created by Rudy Brothers of Pittsburgh.

Allison & Allison, Los Angeles 1910-1937

In 1910, James Allison, 40, and David Allison, 29, moved to Los Angeles. Five years later, their work was profiled in "American Architect and Engineer of California." The author of the article was Myron Hunt, an architect with a national reputation who had transferred his practice from Chicago (where he had been an early associate of Frank Lloyd Wright) to southern California in 1903.

Hunt observed, "One brother has shown himself a notable leader in the executive field; and the other a leader in the artistic. Working together as a team, each thoroughly trained, and equally forceful, the natural leanings of the two minds have served to make what is a most rare combination—a truly successful partnership in architecture." James Allison became the firm's administrator and his brother its chief designer. Hunt referred to David Allison as "a brilliant draftsman ... a source of inspiration to not only the younger, but older men as well."

Brick had been the Allisons' material of choice in Pittsburgh. Hunt noted the "painstaking, well-thought-out detail . . . evident in all of their brickwork" in Los Angeles. Indeed, he wrote, "Southern California is almost devoid of the usual building materials. There is no good building stone within hundreds of miles, and ... it was not supposed that there was even a good brick obtainable in Los Angeles. The Allison brothers loved brick, and have helped a great deal in the development of its local manufacture."

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Three pages in Hunt's 36-page article are text; 33 pages are devoted to photographs, drawings and plans of Allison & Allison buildings.

The firm's most enduring commission came in 1927 when David Allison was selected to design the four original buildings at the University of California at Los Angeles (UCLA) when the campus moved from downtown Los Angeles to the Westwood area. Working with University of California supervising architect George W. Kelham, David Allison designed the buildings in the Romanesque Style, following examples found in Lombardy, a region in northern Italy. The "signature" building, Royce Hall, was designed after the Church of San Ambrogio in Milan.

The comprehensive "Los Angeles: An Architectural Guide," published in 1994, lists and briefly describes 17 buildings designed by Allison & Allison between 1923 and 1937. This is a large number for a single firm and includes a diverse body of work: two commercial buildings, two post offices, two club houses, two secondary schools, four churches and five buildings on the UCLA campus.

"Landmarks of Los Angeles," also published in 1994, is based on the inventory of the Los Angeles Cultural Heritage Commission. Eight buildings by Allison & Allison from 1924 to 1934 are listed, including a synagogue, a library and a renovated department store omitted from the other guide book. The architects are included among "Leading Los Angeles Architects and Firms."

As of October 24, 2006, six buildings designed by Allison & Allison were individually listed on the National Register of Historic Places. These include the Friday Morning Club (listed 5/17/1984), Van Nuys Branch Post Office (5/19/1987) and Washington Irving Branch Post Office (5/19/1987) in Los Angeles; the Main Post Office (1/11/1985) in Beverly Hills; the U.S. Post Office (2/10/1983) in Merced; and the Carnegie Library (9/28/2005) in Calexico. The Oakdale Public School (3/28/1997) in Oakdale, Pennsylvania, designed by James E. Allison, is also listed.

In addition to Chandler High School, the firm of Allison & Allison left a lasting imprint on Arizona when one of its designers, Leslie J. Mahoney, left Los Angeles in 1917 to join the firm of Lescher & Kibbey (later known as Lescher, Kibbey & Mahoney and Lescher & Mahoney). The firm became one of the most prolific in Arizona, designing hundreds of buildings, including several of the state's most prominent landmarks.

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Orville A. Bell

With the exception of Lescher & Mahoney, Orville A. Bell was the most active architect in Phoenix during the 1930s. Bell, who designed the 1939 Chandler High School gymnasium, also designed an addition to the Arizona State Capitol (NRHP listed 10/29/1974) the same year. His work in Phoenix covered a broad range of architectural styles and property types, from the Arizona National Guard Building to upscale residences in the North Central, Biltmore and Encanto-Palmcroft neighborhoods to the state's first public housing project. Bell also worked with his brother, Volney, to develop the North Encanto Park subdivision, which was one of the first large-scale building efforts utilizing principles espoused by the Federal Housing Administration (FHA).

Bell designed buildings throughout Arizona, including several that are now National Register-listed. They include the First Presbyterian Church in Florence (listed 6/10/1994); the El Encanto Apartments in Tucson (listed 12/30/1994); and the South Beaver School (listed 8/6/1987) and First Baptist Church (listed 12/23/1991) in Flagstaff. His work is also found in the Williams Residential Historic District (listed 1/8/1998).

The Chandler High School gymnasium is the only known example of Bell's work in Chandler. The building's Classical Revival design is characteristic of his work in other communities, although such examples are becoming increasingly rare.

Lamella Roof Construction

The most significant feature of the 1939 gymnasium is its lamella roof, which makes the building a rare surviving example of a once common type. According to the Arizona State Historic Preservation Office, only one other similar building is known to exist in Arizona (in Kingman), making the gymnasium significant at the state level.

History

Lamella roof construction had a relatively short life. It began with Friedrich Reinhart Baltasar Zollinger, who was Town Building Advisor at Merseburg, Germany from 1918 to 1932. It was widely adopted in both its timber and steel form but by the end of World War II had effectively become history.

At Merseburg in 1918 Zollinger was faced with a crisis in house building. No houses had been built during World War I and the area saw the arrival of thousands of new laborers for the new ammonia works and the

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coal mines. In 1922 Zollinger planned a new town area and founded the Merseburg Building Company, which constructed 1,250 residences. The residences were built using the "Zollbau Lammellen Dach" (timber lamella), for which on October 3, 1921 he had applied for a patent in Germany.

This construction method, as stated by the American Institute of Timber Construction, comprises:

A roof frame consisting of a series of intersecting skewed arches, made up of relatively short members, called lamellas, fastened together at an angle so that each is intersected by two similar adjacent members at its midpoint, forming a network of interlocking diamonds. This network of lamellas forms a structure of mutually braced and stiffened units, arching over the structure between supports; with the sheathing it forms a diaphragm for resistance to vertical and lateral loads.

Lamella roofs proved beneficial for their ability to span great distances without requiring obstructive supports in the form of columns or trusses. They also allowed for the advantageous use of short lengths of wood in their construction. Because the system relied on a great number of small elements, generally mass-produced, rather than a few large ones, assembly could be accomplished through simple hand-and-tool techniques such as bolting.

In November 1924 German engineer Hugo Junkers applied for his own lamella patent. Junkers' patent was for lamella roof construction utilizing steel elements arranged in a network of triangles rather than diamonds. A year later, Junkers also applied for a patent in England.

In 1925 the technology was introduced to the United States and, as in Europe, it was governed by a proprietary system. Holding the United States patent was the Lamella Roof Syndicate in New York City. Two firms sharing the name Roof Structures, Inc., though unrelated, were major lamella promoters located in New York City and St. Louis, while Summerbell Roof Structures, of Los Angeles, and Timber Structures, Inc., of Portland, Oregon, were the primary distributors on the West Coast.

Between 1925 and 1942, lamella roofs appeared in many different types of buildings, including hangars, factories, garages, ice rinks, sports arenas and market halls. The system would become widely used in Europe, America and elsewhere for arched roofs.

One of the most remarkable buildings in the United States constructed with a lamella roof was the St. Louis Arena, which opened in 1929. The architect for the project was Gustav R. Kiewit, with the Boaz-Kiel Construction Company as general contractor. Kiewit's design called for a lamella roof upheld by 20 cantilevered steel trusses. The lamella design consisted of Douglas fir ribs, 3.75 inches thick, 17.5 inches

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wide and 15 feet long, fitted together diagonally giving the appearance of fish scales. The huge structure was completed in just over a year. At 476 feet long and 276 feet wide, it was, next to Madison Square Garden, the largest indoor entertainment space in the country. The arena was demolished in 1999.

The Ralph's Grocery Company chain began using lamella construction as early as 1929 and would continue to incorporate that construction method into their new buildings in southern California through at least the early 1940s. The *Los Angeles Times* reported on the advantageous nature of Lamella construction in a 1939 article describing Ralph's newest market:

One of the most unusual architectural features in the new Ralph's market, and one that has proven its worth in other Ralph's outlets, is the Lamella trussless roof which eliminates both view-obstructing columns and unsightly trusses. Its high-arched character makes for greater clearance and imparts an air of roominess to the interior. Secret of this novel roof construction is the diamond-shaped bracing formed of short lengths of lumber so arranged as to brace each other against forces from any direction. These roofs are said to be unusually resistant to wind and earthquake stresses. Nearly all Ralph's markets incorporate this type of roof construction.

A 1931 article appearing in *Architect & Engineer* stated that hundreds of timber-framed lamella roofs had already been built in the United States. It further stated that this type of construction was highly economical, offering "a remarkably low fire hazard, damaged members being easily replaced."

Steel-framed lamella construction was also utilized in the United States. The first structure to incorporate a steel-framed lamella roof on the West Coast was a warehouse for the Coca-Cola Bottling Works in Los Angeles, debuting just five years after timber-framed lamella was first used in the area. While lamella construction utilizing steel had advantages over timber, namely in fireproofing, the steel shortage brought about by WWII increasingly stimulated the use of lamella construction in wood.

In 1940, lamella roof construction suffered a blow. There were two roof failures in England—one at the Meteor Garage, Birmingham, and the second at the Apex Garage, Southampton—which led to the rapid decline of lamella roof construction in the United Kingdom. By the early 1960s, the wooden lamella technology was no longer utilized. A much more versatile technology was glued laminated timber, which according to architectural historian Andreas Jordahl Rhude, "may have helped to ease lamella into the extinct genre." And improving upon steel-framed lamella construction was the geodesic dome, patented by R. Buckminster Fuller in 1947.

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Chandler High School Gymnasium

When the Chandler High School gymnasium was constructed in 1939, the lamella roof became a particular point of interest, being the first of its kind in Chandler. Several articles describing the roof appeared in the *Chandler Arizonan*, which called it "a new type, a sort of arched roof, without the usual trusses which support a roof of this kind, and which will allow the walls to be lower than they could otherwise be for the use of the building for basketball and similar sports."

A second article, titled "Roof Now Being Put on High School Gym," stated the following:

Considerable interest on the part of Chandler people has been evinced in the spider-web like Lamella roof which is being put on the gymnasium. The beams of the roof come to the building site already cut and drilled for the insertion of bolts. The frame work is then painted with a priming coat and then sheathing is laid over the outside, with a built-up roof being placed on the sheathing.

A third article, titled "Trussless Roof of New Gym Will Be of Interest," touted the aesthetic qualities of the roof, calling it "as pleasing as it is unusual." "The graceful arch of the roof," it continued, "adds much to the exterior and interior of the building. When dances and sporting events hold sway in the building, the Lamella Roof lends itself to simplest forms of effective decoration."

Other gymnasiums in Arizona were known to have utilized lamella roof construction, most notably the gymnasium at Phoenix Union High School, built in 1941. Like the Chandler gymnasium, the Phoenix gymnasium was also a WPA project. However, the Phoenix gymnasium is now demolished, leaving the Chandler gymnasium as a rare remaining example.

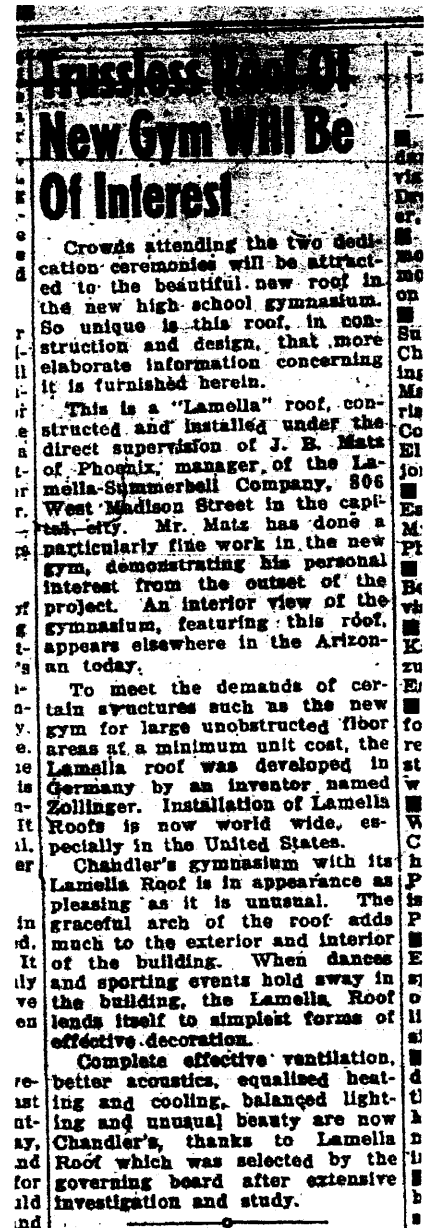


Figure 11. Article from Chandler Arizonan, April 13, 1939. Courtesy Chandler Historical Society.

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Integrity

Both Old Main and the 1939 gymnasium retain sufficient integrity to convey their significance as the historic core of the Chandler High School campus. Both buildings are in their original location, and the setting around them is largely unchanged, except for the expansion of the campus itself. Both buildings have excellent integrity of workmanship, with their original Classical Revival and Spanish Colonial Revival details still intact. The buildings also retain a high degree of integrity of feeling and association, since they are still in use as high school buildings.

The most questionable areas of integrity are design and materials. While Old Main's original design is still evident, its integrity has been compromised to some extent by the addition of the north Science Wing, the conversion of the original auditorium to classrooms, the addition of second stories at the connecting corridors, and the installation of a hipped roof over the main entrance portico. The building's integrity of materials has been compromised by the replacement of the original wood windows with fixed metal units and the replacement of clay tile on a portion of the roof with dimensional asphalt shingles. Despite these changes, Old Main still clearly conveys its significance as the primary building on campus and as an outstanding local example of the Classical Revival Style.

The gymnasium has excellent integrity of design and materials. The exterior is essentially unaltered, except for the lower window openings, which are now covered. The interior is intact, except for the rear portion of the building which once housed the cafeteria and is now a weight room, and the basement, which originally contained dressing rooms and is now used for storage. Overall, these changes do not detract from the building's ability to convey its significance as a Classical Revival-style gymnasium constructed in the 1930s. Furthermore, the lamella roof, which makes the building significant at the state level, is unaltered.

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GEOGRAPHICAL DATA

Verbal Boundary Description

1. Old Main

The boundary is a rectangular parcel measuring 240 x 495 feet, whose northwest corner is 50 feet directly northwest of the northwest corner of Old Main.

2. Gymnasium

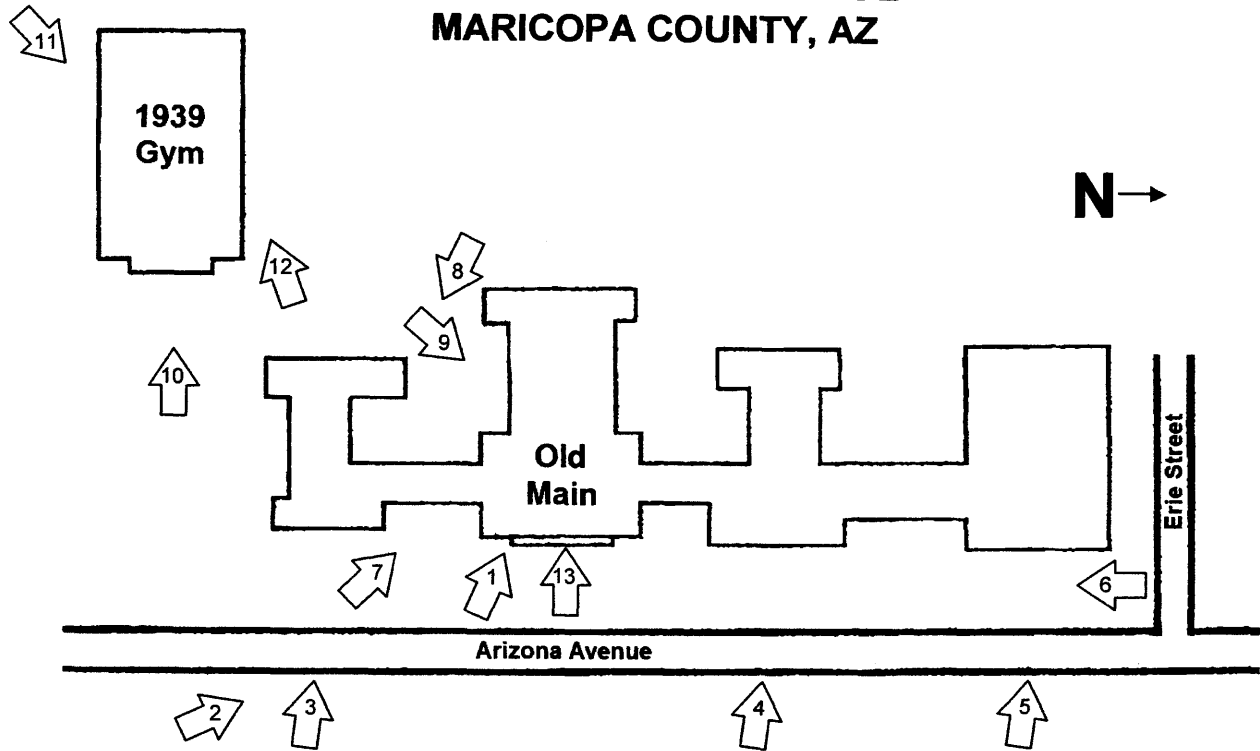
The boundary is a rectangular parcel measuring 95 x 170 feet, whose northwest corner is 15 feet directly northwest of the northwest corner of the gymnasium.

Boundary Justification

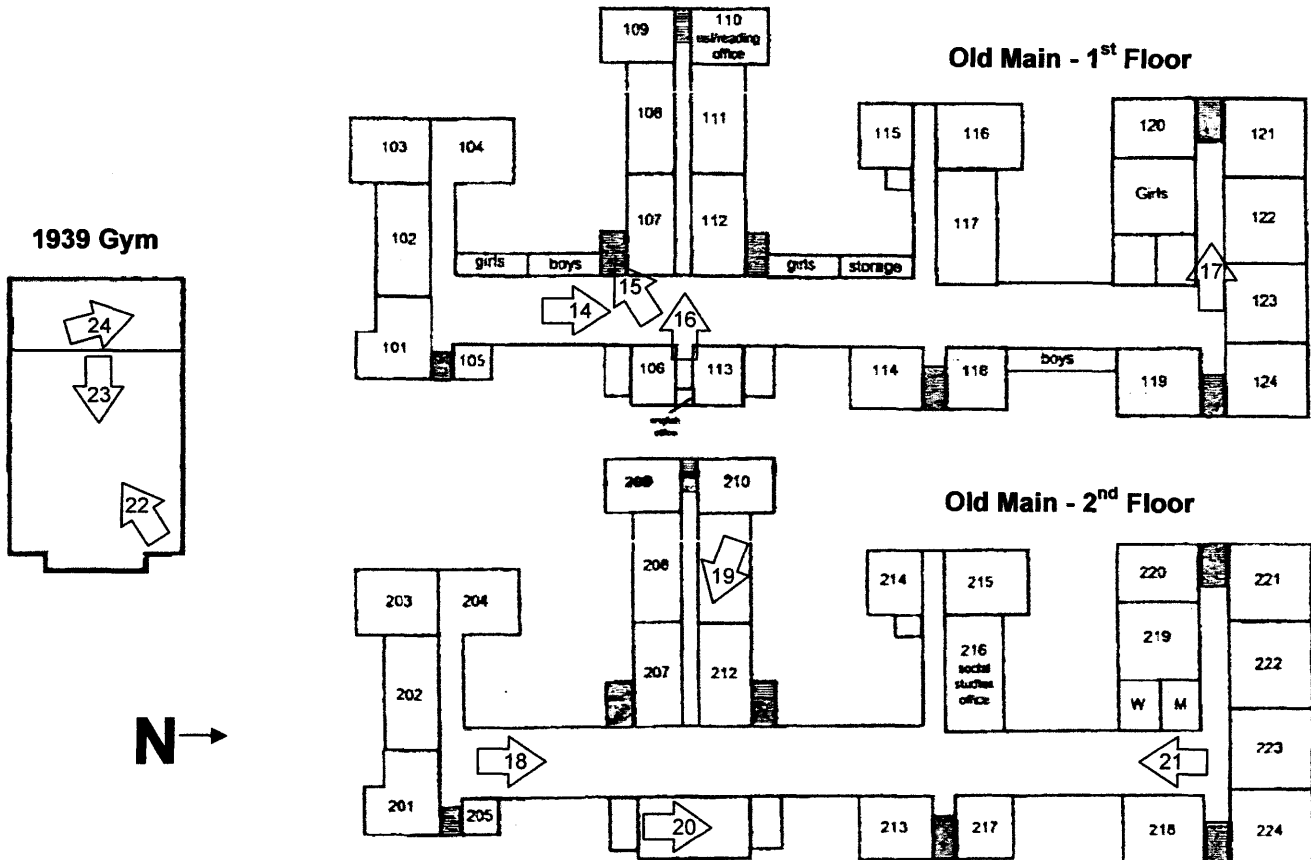
These two buildings, constructed in 1921-1922 and 1939, represent the historic core of the modern high school campus. The buildings are located on separate parcels because they are separated by intervening development, namely the Academic Buildings and the Cafeteria.

The boundary for Old Main includes the lawn and palm trees in front of the building, as well as a small margin of land around the sides and rear of the building. The boundary for the gymnasium includes a small margin of land around all four sides of the building.

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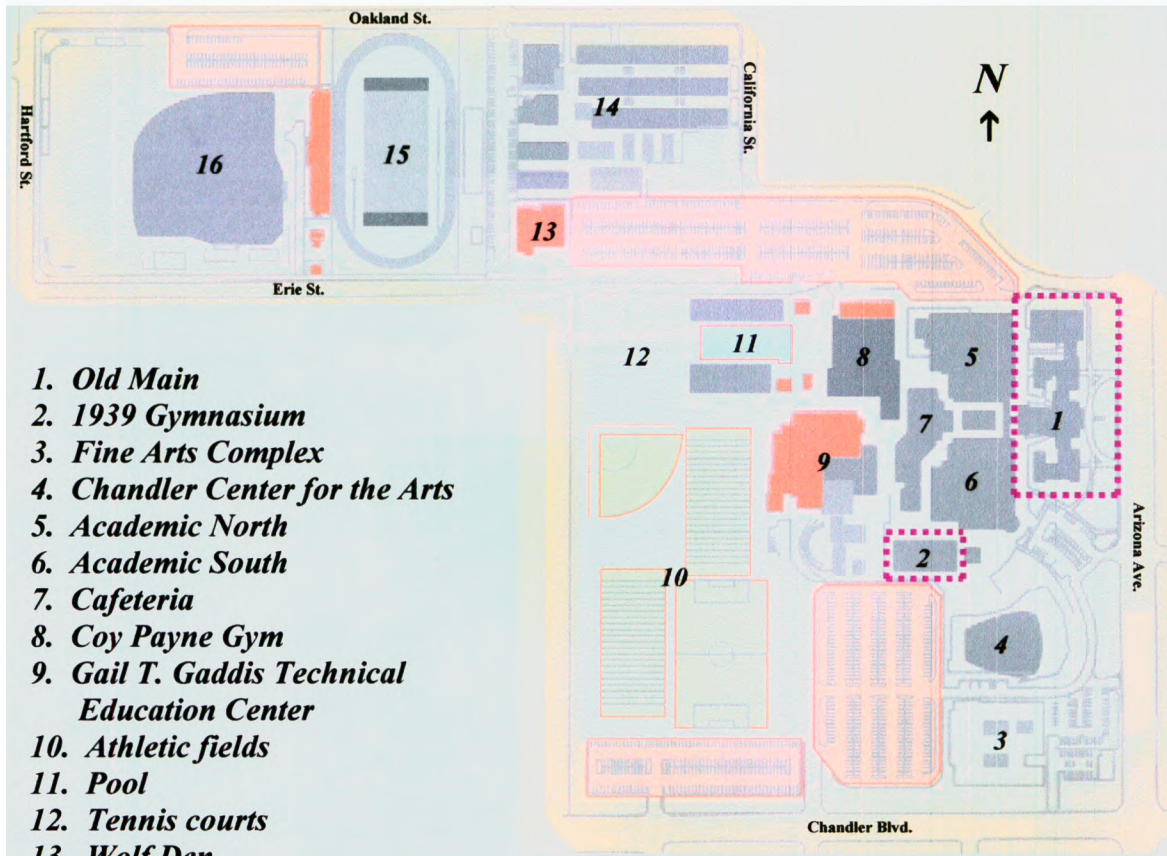
EXTERIOR PHOTO KEY



INTERIOR PHOTO KEY

CHANDLER HIGH SCHOOL MARICOPA COUNTY, AZ

SKETCH MAP



1. Old Main
2. 1939 Gymnasium
3. Fine Arts Complex
4. Chandler Center for the Arts
5. Academic North
6. Academic South
7. Cafeteria
8. Coy Payne Gym
9. Gail T. Gaddis Technical Education Center
10. Athletic fields
11. Pool
12. Tennis courts
13. Wolf Den
14. North Campus Rooms 1-28
15. Austin Field
16. Baseball field

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Approximate scale 1 : 5,000

(Dashed purple line represents historic property boundary.)

(Facilities shaded or outlined in orange were added during 2005 campus renovation.)