

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 Encanto-Palmcroft Historic District

other names/site number (Boundary Increase and Reclassification of Resources)

2. Location

street & number Portions of Encanto and Palmcroft Subdivisions ☐ not for publication

city or town Phoenix ☐ vicinity

state Arizona code AZ county Maricopa code 013 zip code 85007

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

Shereen Benner
Signature of certifying official/Title

4/29/92
Date

State Historic Preservation Officer
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 the 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:) _____

for Signature of the Keeper

Date of Action

Antoinette Glee

6/10/92

Encanto-Palmcroft Hist. Dist.

Name of Property

Maricopa, AZ

County and State

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 include previously listed resources in the count.)

Contributing	Noncontributing	
269	27	buildings
		sites
		structures
		objects
269	27	Total

Name of related multiple property listing

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

Encanto-Palmcroft Historic District

Number of contributing resources previously listed in the National Register

141

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling = Houses

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling = Houses

7. Description

Architectural Classification

(Enter categories from instructions)

Materials

(Enter categories from instructions)

foundation

walls

roof

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Encanto-Palmcroft Amendment
Name of Property

Maricopa, AZ
County and State

10. Geographical Data

Acreage of Property 5

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 2	3 9 9 0 0 0	3 7 0 4 0 4 0
	Zone	Easting	Northing
2	1 2	3 9 9 0 4 0	3 7 0 4 0 4 0

3	1 2	3 9 9 0 4 0	3 7 0 3 7 4 0
	Zone	Easting	Northing
4	1 2	3 9 8 7 0 0	3 7 0 3 7 4 0

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title G. G. George

organization Encanto-Palmcroft Homeowners Association date February 1, 1992

street & number _____ telephone _____

city or town Phoenix state AZ zip code 85007

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 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 SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1935-1942

Significant Dates

1935

1942

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Primary location of additional data:

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

Name of repository:

United States Department of the Interior
National Park Service

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ENCANTO-PALMCROFT HISTORIC DISTRICTAMENDMENT TO NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM -
SECTION 7. DESCRIPTIONSummary

This amendment to the Encanto-Palmcroft National Register registration form is for a boundary increase and also for a reclassification of contributing and non-contributing resources within the existing historic district boundary. The Encanto-Palmcroft historic district was listed in 1984.

The boundary increase incorporates an additional twenty four (24) houses into the district. The houses are contiguous to the existing boundary at the west edge of the district. The houses extend eastward from 15th Avenue along Holly Street and then north along 12th Avenue to Encanto Boulevard. All provide continuity to the district both in terms of historic association with the development of the district, and the natural division of the historic neighborhood from the adjoining park.

Of the twenty four houses included in the boundary increase, twenty two (22) are classified as contributing resources and two (2) are classified as non-contributing resources.

The amendment to the National Register registration form also reclassifies one hundred six (106) houses previously classified as non-contributing as contributing resources. There are two hundred seventy two (272) houses within the existing historic district. The existing nomination classifies one hundred forty one (141) houses as contributing resources and one hundred thirty one (131) houses as non-contributing resources. This amendment revises the total number of contributing resources within the existing district to two hundred forty seven (247), and the total number of non-contributing resources to twenty five (25).

With the addition of the twenty four houses in the amended boundary increase, the total number of resources classified as contributing is two hundred sixty nine (269), and the total number of resources classified as non-contributing is twenty seven (27).

The amendment to reclassify resources from non-contributing to contributing is based on additional information about the houses in the district. The reclassified resources were determined to be non-contributing in the original nomination due to their age (built after 1935) and their architectural style which was not considered to be relevant to the district's significance. This amendment identifies those houses as exemplary of

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the residential architecture and styles influenced by the federal housing programs of the Depression-era. The houses located in the boundary increase area also exemplify that context.

One architectural property type, which dominated residential construction between 1935 and 1942, is located within the district. It has relevance and importance in illustrating both of the additional historic contexts amended to the nomination. The classification of this property type is based on function and association with the residential development pattern in Phoenix and the Encanto-Palmcroft area during the last half of the 1930s. The dominant themes related to that period include the influence of public planning and housing policy on residential construction, and the influence of Depression-era federal programs on residential architecture in Phoenix from 1935 through 1941. The property type can readily be distinguished in terms of style, materials, and workmanship.

Depression-Era Domestic Buildings in Phoenix

The shared physical characteristics of this architectural property type include the stylistic preferences, methods of construction, and building materials that were common locally from the mid-1930s to the United States' involvement in World War II. The time frame when this property type prevailed is directly linked to the years of the Great Depression and the ensuing economic recovery period of the New Deal. Stylistic trends in local domestic architecture reflected the waning popularity of the overtly picturesque Eclectic Movement and the advent of Modern architecture and building technology.

Two common residential designs characterize the property type: the Monterey (California style) and the French Provincial, which are generally classified as the Minimal Traditional styles. Other contemporary styles exemplified by the property type focused on some association with regional traditional architecture, the Modernistic Style, or both.

All of the styles of this period shared particular methods of construction and a preference for specific building materials. Typical physical characteristics related to the methods of construction include the use of standardized designs, prefabricated building components such as trusses and windows, structural systems like brick masonry cavity walls, concrete slab floors, and stabilized adobe, and air conditioning systems. The integration of automobile garages into the overall house design is an additional characteristic. Choice of material and their integration into the various stylistic concepts also distinguishes the buildings associated with this period. The use of brick, painted instead of plastered, is common. Roofs sheathed with asphalt shingles or asbestos tiles, and the use of steel casement and glass block windows are also common.

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The Monterey Style is distinguished by a common form composed of a long side gabled mass intersected by an offset gabled ell. Roof coverings are clay tile, wood, asphalt or asbestos shingles, with eaves left exposed, soffitted, or terminated at the wall with cornice molding. The traditional focal widow at the gable wall is usually a simple rectangular opening with side lited steel casement sash. All facade windows are generally decorated with false wood shutters, in battened or louvered designs. A veranda along the side gabled wall is common, usually supported by wood posts and detailed with stickwork designs suggestive of southwestern ranch homes. Doors are paneled or battened.

French Provincial Style characteristics include subtle detailing borrowed from Classical Period elements applied to generally asymmetrical house forms. The distinguishing characteristic of this style is the hipped roof, almost always detailed at the eave with cornice molding or boxed cornices. Varying levels of Classical ornamentation may be present including fluted or beveled pilasters and architraves or pediments at the doorway. Formal porticos are sometimes present, but porches are generally restricted to very simple overhangs. Window treatments are similar to those of the Monterey Style. The use of corner windows and glass block inserts, elements drawn from the Modernistic Movement, is also common.

Elements of styles recalling some regional traditional themes are related to earlier Spanish and Mediterranean Eclectic modes, but with less ornamentation and picturesque imagery. The designs incorporate impressions of a regional vernacular, such as Pueblo architecture or Spanish Mission, with modern building materials and elements. The use of adobe was a common trait of these variations. When brick is used, it is often painted white or mortar washed, rather than stuccoed. House forms vary in composition, but are much less complex than the earlier models. Often the design incorporates some elements of the Monterey Style, such as a veranda and shuttered windows, but will have the form and massing reminiscent of the Pueblo Revival Style. Examples almost always incorporate steel casement windows, sometimes at the corner, as well as other modern elements including glass block, and steel pipe columns supporting porches or carports.

The Modernistic Style is easily recognizable by its smooth, multi-planed wall surfaces, flat, parapeted roofs, emphasis on horizontality, and use of curved elements. Floating horizontal planes are common, such as cantilevered entrance canopies and deep overhangs projecting below the parapet. The use of glass block is extensive, as are corner windows. Curved elements may be seen at the parapet, canopy, bay projections, or entire wings of the house. Doors are almost always flush. The Pueblo Moderne variation incorporates Modernistic elements and details into a Pueblo Revival form. Other variations use low hipped roofs or flat roofs in lieu of parapets.

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Associative qualities of this period's architecture relate to an important aspect of Phoenix' developmental history. The property type is associated directly with the events of the Great Depression which dramatically altered the pattern of expansion and the architectural character of Phoenix' urban center. The unprecedented building boom of the late 1930s, sparked in large measure by New Deal economic recovery programs, resulted in the growth of residential subdivisions and the emergence of new stylistic concepts grounded in modern technology, economy of construction, simplicity of design and regional imagery. There is a strong relationship between the physical attributes of the architectural type, described in terms of style, construction methods and materials, and its historic associations with the pattern of events surrounding the Depression-era. Infill development in earlier subdivisions was common during the boom period, and houses illustrating this property type are easily distinguished and thus linked to their historic associations with Depression-era development in Phoenix.

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The following contributing properties have been added to the Encanto-Palmcroft Historic District by amending the boundaries:

LOT: 400 W. Encanto Amended
LOCATION: 1329 W. Holly
HISTORIC NAME: Phil G. Hiddesen House
DATE: 1939

Built in the winter of 1939 for P. G. Hiddesen, a buyer for the Brunswick Drug Co. The house was designed by W. Z. Smith, Jr. and built by popular local contractor R. H. Kahle.

LOT: 401 W. Encanto Amended
LOCATION: 1325 W. Holly
HISTORIC NAME: J. Mulholland/R. H. Ames House
DATE: 1940

Built by Phoenix contractor Andy Womack for James Mulholland, and owned by 1946 by R. H. Ames, a valley rancher. Described by the contractor as a "modified Monterey type of architecture."

LOT: 402 W. Encanto Amended
LOCATION: 1321 W. Holly
HISTORIC NAME: F. A. Palmer/W. S. Pickerell House
DATE: 1940

Built for Fred A. Palmer, general manager for KOY, Phoenix' first radio station. Owned after 1943 by W. S. Pickerell, secretary-treasurer of the Arizona Livestock Producers Credit Union.

LOT: 403 W. Encanto Amended
LOCATION: 1317 W. Holly
HISTORIC NAME: Charles B. Kendall House
DATE: 1940

Designed and built by Brown and Homes, contractors. Described as an "adaption of Colonial architecture." Kendall was a career movie projectionist in the valley and resided at the house until 1977.

LOT: 254 W. Encanto Amended
LOCATION: 1315 W. Holly
HISTORIC NAME: Harry H. Reimer House
DATE: 1940

Built for produce businessman H. H. Reimer by C. F. Crittenden in the spring of 1940

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LOT: 255 W. Encanto Amended
LOCATION: 1309 W. Holly
HISTORIC NAME: Edwin G. Smith House
DATE: 1939
Built for Edwin G. Smith, career produce executive. Founded Smith Vegetable Co. in 1935. Resided at this house until his death in 1970.

LOT: 256 W. Encanto Amended
LOCATION: 1305 W. Holly
HISTORIC NAME: Don B. Pinnell House
DATE: 1940
Built by L. C. Rogers, contractor, who described the house as "French Provencial." Built for D. B. Pinnell, pioneer Phoenix auto retailer, associated with R. D. Roper Motor Co. until 1927, Pinnell-Coulter Co., Arizona Nash Co.

LOT: 218 W. Encanto Amended
LOCATION: 1137 W. Holly
HISTORIC NAME: Fred W. Norton/W. F. Harmonson House
DATE: 1940
Built for F. W. Norton, title superintendant for the State Highway Department. Designed and built by Wilkinson and Conger, contractors who described the design as a "conservative southwestern type of architecture." Owned after 1945 by W. Frank Harmonson, Phoenix pioneer air conditioning engineer and contractor.

LOT: 219 W. Encanto Amended
LOCATION: 1133 W. Holly
HISTORIC NAME: Meyer Otto/W. H. Jennings House
DATE: 1939
Occupied by W. H. Jennings from 1941 until 1979. Jennings was a career electronics equipment salesman and distributor. Built by C. F. Crittenden for original owner Meyer Otto, the house was described as having "modern southwestern lines."

LOT: 220 W. Encanto Amended
LOCATION: 1129 W. Holly
HISTORIC NAME: Albert S. Gould House
DATE: 1939
Designed by popular Phoenix architects Gilmore and Ekman and built by Hugh R. Meadows. The house style was referred to as "contemporary Monterey design" by the architects in February, 1939.

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LOT: 221 W. Encanto Amended
LOCATION: 1125 W. Holly
HISTORIC NAME: Mrs. Dorothy Newcomb House
DATE: 1939
Built for Dorothy Newcomb, longtime secretary to AZ Supreme Court Justice A. T. La Prade. Occupied house from 1939 to 1951. Built by George W. Hoggan and designed by Malcolm D. Seashore.

LOT: 404 W. Encanto Amended
LOCATION: 1121 W. Holly
HISTORIC NAME: Jesse A. O'Brien House
DATE: 1939
Built for J. A. O'Brien, career auto retailer and executive. Occupied the house through the 1940s.

LOT: 405 W. Encanto Amended
LOCATION: 1117 W. Holly
HISTORIC NAME: Charles N. Churchill, Jr. House
DATE: 1939
Built by William Rasmussen, contractor for C. N. Churchill, Jr., who was associated with the valley's cotton industry for 42 years. Churchill worked as a cotton broker and was active in the industry's associations. Resident at house until 1977.

LOT: 406 W. Encanto Amended
LOCATION: 2105 N. 12th Avenue
HISTORIC NAME: Glenn B. Donaldson House
DATE: 1939
Built by C. F. Crittenden who described the house as a "modern southwestern architectural design."

LOT: 407 W. Encanto Amended
LOCATION: 2109 N. 12th Avenue
HISTORIC NAME: Otto Schmieder House
DATE: 1941
Built for prominent jewelry retailer Otto Schmieder by Andy Womack, contractor.

LOT: 408, PT.409 W. Encanto Amended
LOCATION: 2115 N. 12th Avenue
HISTORIC NAME: R. Burns Giffin House
DATE: 1941
Occupied from 1941 to 1949 by R. B. Giffin, a career automobile dealer. Designed by popular Phoenix architect Chas. O. Gilliam and built by Anderson and Farmer, contractors.

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LOT: 410, PT.409 W. Encanto Amended
LOCATION: 1115 W. Monte Vista
HISTORIC NAME: Gus Greenbaum House
DATE: 1939

Completed in October 1939 for Phoenix investment broker Gus Greenbaum by Brown and Homes, who also designed the house. Design described as a "modern southwestern based on a Monterey original." Stylistic elements which convey the Monterey variation of the Minimal Tradition Style include deep overhanging soffits from the hip roof, and an oriel window with Classical detailing.

LOT: 411 W. Encanto Amended
LOCATION: 1114 W. Monte Vista
HISTORIC NAME: Alva T. Montgomery/Cortland W. Coleman House
DATE: 1940

Built for Alva T. Montgomery by noted builder J. U. Rice who also served as the State Registrar of Contractors from 1936 to 1940. Owned after 1946 by Cortland W. Coleman, part owner of The Palm Motor Co., used cars. The house is an early example of the garage integrated into the house design and form.

LOT: 412 W. Encanto Amended
LOCATION: 2205 N. 12th Avenue
HISTORIC NAME: Ralph S. Effron House
DATE: 1940

Designed by prominent Depression Era architect Orville A. Bell and built by George W. Hoggan for Ralph S. Effron. Effron was part owner of Effron and Co., dealers in plumbing supplies as well as furs, hides, and pelts. Bell described his design as a "modern southwestern" style that incorporated a traditional hipped, shingle roof with modern concrete block masonry and a unique curving bay window with glass block lites.

LOT: 413 W. Encanto Amended
LOCATION: 2209 N. 12th Avenue
HISTORIC NAME: Arthur C. Anderson House
DATE: 1939/1940

Important resource for both its exemplary stylistic treatment and its lengthy association with A. C. Anderson. Anderson, considered Arizona's pioneer radio engineer and announcer, occupied the house from 1940 until his death in 1956. He built first commercially licensed radio station in Arizona (KTAR) in 1922. Probably designed by its builders, Brown and Homes, the house is an excellent example of the Moderne Style in residential design. It is built of adobe and incorporates such stylistic elements as 3-part banding at the parapet and elsewhere, curved planes, "floating" canopies and corner windows.

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LOT: 414 W. Encanto Amended
LOCATION: 2213 N. 12th Avenue
HISTORIC NAME: A. G. Atwater/L. K. Swasey House
DATE: 1939

Good example of the many joint building efforts undertaken 1939-1941 by architect C. O. Gilliam and contractor John H. Lester. Described by the architect as a "modern design", the house features a traditional hip roof with cornice molding at the eaves; fluted wall details at the entry, and a bay window. Atwater was secretary-treasurer of the Phoenix Linen Supply Co. In 1942 he sold the house to Dr. Lloyd K. Swasey, a noted Phoenix physician and surgeon.

LOT: 327, 328 W. Encanto Amended
LOCATION: 1111 W. Encanto Boulevard
HISTORIC NAME: Philo A. Tower House
DATE: 1941

A very elaborate floor plan for this Minimal Traditional Style house built by L. C. Rogers. Angled wings dominate the street facade of the house which also has an octagonal shaped den. Built for P. A. Tower who was co-founder of Barq's Bottling Company in 1939. Mr. Tower occupied the house until his death in 1970.

AMENDED BOUNDARY - ADDITIONAL PROPERTIES: NON-CONTRIBUTING

The following non-contributing properties have been added to the Encanto-Palmcroft Historic District by amending the boundaries:

LOT: 257 W. Encanto Amended
LOCATION: 1301 W. Holly
HISTORIC NAME: Harry G. Johnson House
DATE: 1941

Original integrity of this hipped roof, brick house has been severely compromised with the recent addition of stucco on the walls, over wood soffits and on wood cornice molding at the eaves. Un-sympathetic wrought iron handrails and window grilles have also been added.

LOT: 415 W. Encanto Amended
LOCATION: 1117 W. Encanto Boulevard
HISTORIC NAME: J. U. Rice House
DATE: 1952
NON-CONTRIBUTING DUE TO AGE.

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EXISTING BOUNDARIES OF THE HISTORIC DISTRICT**

The following houses constitute an amended listing of properties that contribute to the historic or architectural qualities of the Encanto-Palmcroft Historic District. These houses were listed in the original nomination as non-contributing properties. This listing is an addition to the Individual Descriptions of Contributing Properties beginning on Item 7, Page 5 of the original nomination.

LOT: 18 Palmcroft
LOCATION: 1611 N. 11th Avenue
HISTORIC NAME: Thomas E. McCall House
DATE: 1941

Built for Phoenix dentist T. E. McCall by prolific local builder C. F. Crittenden. The house was completed in July 1941.

LOT: 19 Palmcroft
LOCATION: 1617 N. 11th Avenue
HISTORIC NAME: Benjiman Costanten House
DATE: 1941

B. Costanten, proprietor of a laundry and dry cleaning establishment, occupied the house through the 1940s.

LOT: 21 Palmcroft
LOCATION: 1625 N. 11th Avenue
HISTORIC NAME: W. E. Barnes House
DATE: 1941-1942

The house was under construction in the winter of 1941-1942 for valley rancher Walter E. Barnes.

LOT: 22 Palmcroft
LOCATION: 1631 N. 11th Avenue
HISTORIC NAME: Leon H. Tolleson House
DATE: 1941

L. H. Tolleson, superintendent for the Salt River Valley Water Users Association (now Salt River Project) occupied the house from 1941 until his death in the mid 1940s.

LOT: 26 Palmcroft
LOCATION: 1805 N. 11th Avenue
HISTORIC NAME: Malcolm F. Wharton House
DATE: 1937

Built for M. F. Wharton, vice-president of Arizona Fertilizers Co.

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LOT: 27 Palmcroft
LOCATION: 1809 N. 11th Avenue
HISTORIC NAME: Louis A. Melczer House
DATE: 1937

Built in 1937, the house was rented until 1940 when the original owner, L. A. Melczer occupied the house. Melczer was vice-president of Arizona Flour Mills.

LOT: 28 Palmcroft
LOCATION: 1815 N. 11th Avenue
HISTORIC NAME: E. F. Harrington House
DATE: 1936

Built in 1936 for E. F. "Mickey" Harrington, president of Heinze, Bowen and Harrington, an office equipment and stationary business. Harrington occupied the house through the 1940s.

LOT: 29 & pt 30 Palmcroft
LOCATION: 1819 N. 11th Avenue
HISTORIC NAME: Jesse D. Hamer House
DATE: 1937

Built in 1937, rented until 1939 when the house was occupied by J. D. Hammer, a Phoenix physician. Hamer owned the house through the 1940s.

LOT: 31 & pt 30 Palmcroft
LOCATION: 1825 N. 11th Avenue
HISTORIC NAME: John H. Welsh, Jr. House
DATE: 1939

Owned and occupied through the 1940s by J. H. Welsh, Jr. a second generation Phoenician and partner in his fathers pioneer plumbing business.

LOT: 31 & 32 Palmcroft
LOCATION: 929 W. Palm Lane
HISTORIC NAME: James C. Galbraith, Jr. House
DATE: 1941

Completed in September, 1941, the house is an important example of the designs of architect C. Lewis Kelly. Kelly was a master of the Ecclectic Period Revival styles of the late 1920s and the early 1930s. His move subdued yet traditional residential designs of the 1940s are considered rare. The home was built by local contractor G. A. Quayle for Galbraith who was associated the the Foxworth-Galbraith Lumber Co.

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LOT: 43 Palmcroft
LOCATION: 725 W. Palm Lane
HISTORIC NAME: H. R. Keeton House
DATE: 1937

H. Russell Keeton, manager of the General Grocery Company, occupied the house through the 1940s.

LOT: 78 Palmcroft
LOCATION: 1836 Palmcroft Dr. NW
HISTORIC NAME: Dr. R. Dean Creamer House
DATE: 1940

Built for local physician Dr. R. D. Creamer, the house was completed in August, 1940. Designed and built by John H. Lester, a prolific contractor who played an important role in popularizing the FHA inspired Minimal Traditional house designs of the late 1930s and early 1940s. This house, described as employing the "low lines of southwestern ranch dwellings" exemplifies the transition to the Ranch Style. The house is also an early example of the garage as an integral part of house design.

LOT: 81 Palmcroft
LOCATION: 1848 Palmcroft Dr. NE
HISTORIC NAME: Rollin C. Tanner House
DATE: 1938

Built as the residence for R. C. Tanner, president of Tanner Construction Company, currently one of the largest construction firms in the state.

LOT: 85 Palmcroft
LOCATION: 1818 Palmcroft Dr. NE
HISTORIC NAME: Chester Long House
DATE: 1941

Completed in the summer of 1941 for Chester Long, an agent for the Southwest General Agency. Long occupied the house through the 1940s. It was built by local contractor Arthur Andersen.

LOT: 96 Palmcroft
LOCATION: 1631 N. 9th Avenue
HISTORIC NAME: James J. Flood House
DATE: 1936

Built in 1936 for produce distributor J. J. Flood who occupied the house through the 1940s.

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LOT: 109 Palmcroft
LOCATION: 918 W. Coronado Road
HISTORIC NAME: James L. Walker House
DATE: 1941

LOT: 110 Palmcroft
LOCATION: 1809 Palmcroft Dr. NW
HISTORIC NAME: Charles H. Sporleder House
DATE: 1941

C. H. Sporleder was associated with manufacturing agent business of E. G. Sporleder Co, when the house was completed in December 1941. The house was built by Avon Brown.

LOT: 113 Palmcroft
LOCATION: 1816 N. 9th Avenue
HISTORIC NAME: Mary M. Nicholas House
DATE: 1941

Built on speculation by local contractor C. F. Crittenden in 1941, the house was sold the same year to D. W. Nicholas. His wife, Mary M. occupied the house from 1942 through the rest of the 1940s.

LOT: 158 Palmcroft
LOCATION: 1327 W. Palm Lane
HISTORIC NAME: Clark M. Comin House
DATE: 1941

Built by local contractor Andy Womack, the house was completed in August 1941. The house was owned by C. M. Comin, the Phoenix manager of the Prudential Insurance Co.

LOT: 159 Palmcroft
LOCATION: 1323 W. Palm Lane
HISTORIC NAME: Raymond Scott House
DATE: 1940

Built by contractor George Siervogel for Raymond Scott.

LOT: 161 Palmcroft
LOCATION: 1315 W. Palm Lane
HISTORIC NAME: L. M. Rapheld/A. R. Card House
DATE: 1938

Built in 1938 for Lester M. Rapheld, the house was sold to A. Ralph Card in 1940. Card was the secretary of the Stanley Fruit Company, one of Phoenix largest fruit jobbers.

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LOT: 164 Palmcroft
LOCATION: 1301 W. Palm Lane
HISTORIC NAME: Byron L. Willis House
DATE: 1939

Built for B. L. Willis, vice president and treasurer of the Tanner Construction Company. The house was designed by prolific 1930s residential architect C. O. Gilliam, and built by John H. Lester. Finished in September, 1939 the design was described as "southwestern Monterey".

LOT: 165 Palmcroft
LOCATION: 1131 W. Palm Lane
HISTORIC NAME: Leslie Murray House
DATE: 1939

Designed and built by Brown and Homes, the house was described as being designed along "Conventional Monterey lines". Completed in January, 1939 the house was occupied through the 1940s by Leslie Murray.

LOT: 167 Palmcroft
LOCATION: 1125 W. Palm Lane
HISTORIC NAME: Harold G. Hanchett House
DATE: 1941

Built for H. G. Hanchett, owner of a Phoenix bond and investment company.

LOT: 169 Palmcroft
LOCATION: 1117 W. Palm Lane
HISTORIC NAME: Fred Ekman House
DATE: 1938

LOT: 172 Palmcroft (& pt 171)
LOCATION: 1107 W. Palm Lane
HISTORIC NAME: Fred W. Ames House
DATE: 1937

Built for F. W. Ames, manager of Western Pipe and Steel Company.

LOT: 175 Palmcroft
LOCATION: 1824 N. 11th Avenue
HISTORIC NAME: John L. McAtee House
DATE: 1939

Built for J. L. McAtee, and auditor for Consolidated Motors Co.

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LOT: 176 Palmcroft
LOCATION: 1828 N. 11th Avenue
HISTORIC NAME: Roy Richards House
DATE: 1940

A superintendent of the Phoenix Power Co., Richard had this house built in the winter of 1939-40 by prolific local contractor John H. Lester.

LOT: 177 Palmcroft
LOCATION: 1816 N. 11th Avenue
HISTORIC NAME: Leonard A. Brumbaugh House
DATE: 1939

Completed in the summer of 1939, the house was occupied through the 1940s by L. A. Braumbaugh, a loan officer with Valley National Bank. The house was built by John H. Lester, a very active residential contractor during the 1930s and 1940s. He described the house as a "Southwestern modern cottage."

LOT: 178 Palmcroft
LOCATION: 1812 N. 11th Avenue
HISTORIC NAME: C. A. Groh/L. B. Pyper House
DATE: 1938

Built for Charles A. Groh, a baker for the Arizona Grocery Company. Later owned by LeRoy B. Pyper, manager of Cal-Western State Life Insurance Company.

LOT: 179 Palmcroft
LOCATION: 1808 N. 11th Avenue
HISTORIC NAME: Henry M. Carson House
DATE: 1939

Built and designed by prolific Phoenix home-builder John H. Lester for H. M. Carson, owner of H. M. Carson Co., accountants. Owned in 1947 by Beverly F. Burke, owner of Beverly-Burke Drug Co.

LOT: 182 Palmcroft
LOCATION: 1636 N. 11th Avenue
HISTORIC NAME: A. J. Kline House
DATE: 1942

The house was built in the spring of 1942 and owned by Arthur J. Kline an engineer with Headman, Ferguson, and Carollo, Engineers.

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LOT: 183 Palmcroft
LOCATION: 1632 N. 11th Avenue
HISTORIC NAME: Justin M. Strawn House
DATE: 1938

Built for J. M. Strawn, owner of the Green Goose Cafe. Owned in 1947 by Leigh O. Gardner, partner in the engineering firm of Yost & Gardner.

LOT: 184 Palmcroft
LOCATION: 1628 N. 11th Avenue
HISTORIC NAME: Harry E. Strong House
DATE: 1940

Completed in February, 1940, this house was built for H. E. Strong, owner of Strong's News Agency. The contractor was L. C. Rogers, one of Phoenix' most active builders during the New Deal Years.

LOT: 185 Palmcroft
LOCATION: 1624 N. 11th Avenue
HISTORIC NAME: Dr. Victor S./Mrs. Claire T. Randolph House
DATE: 1941

Owned in 1943 by Phoenix physician Dr. V. S. Randolph and, by 1947, his wife Claire T.

LOT: 188 Palmcroft
LOCATION: 1622 Palmcroft Way. S. E.
HISTORIC NAME: James Girand House
DATE: 1939

Owned by James Girand, an engineer and later president of Arizona Metal Manufacturing Co. Girand occupied the house from 1939 through the 1940s.

LOT: 189 Palmcroft
LOCATION: 1614 Palmcroft Way S. E.
HISTORIC NAME: John G. Van Steenwyk House
DATE: 1939

Built in the summer of 1939 for J. G. Van Steenwyk, secretary-treasurer of the Coe Sales Co., a Phoenix based food brokerage. Designed and built by popular local contractor Thomas H. Evans.

LOT: 190 Palmcroft
LOCATION: 1608 Palmcroft Way S. E.
HISTORIC NAME: Ben C. Garside House
DATE: 1939

Completed in March 1939 for B. C. Garside, traffic superintendant for the City of Phoenix. The house was built by prolific Phoenix contractor John H. Lester.

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LOT: 191 Palmcroft
LOCATION: 1604 Palmcroft Way S. E.
HISTORIC NAME: W. G. Tolleson/A. H. Wilcox House
DATE: 1940

Built for Walter G. Tolleson, Jr. in January, 1940. Tolleson served as construction supervisor for the house designed by Phoenix architect Jake Knapp, who described the design as following the "Colonial structures of the eastern seaboard." Purchased in 1942 by A. H. Willcox, division manager of the Arizona Grocery Co.

LOT: 192 Palmcroft
LOCATION: 1602 Palmcroft Way S. W.
HISTORIC NAME: Frank N. Briggs House
DATE: 1938

Built for Phoenix accountant F. N. Briggs who occupied the house through the 1940s.

LOT: 193 Palmcroft
LOCATION: 1608 Palmcroft Way S. W.
HISTORIC NAME: Ben C. Garside Jr. House
DATE: 1939

LOT: 194 Palmcroft
LOCATION: 1612 Palmcroft Way S. W.
HISTORIC NAME: Alex Remneas House
DATE: 1940

Built for Alex Renmeas, statewide manager for Mtn-States Telephone & Telegraph Co. Designed and built by active Phoenix builder John H. Lester who described the design as having "French Provincial lines."

LOT: 196 Palmcroft
LOCATION: 1628 Palmcroft Way S. W.
HISTORIC NAME: Roy Robinson House
DATE: 1938

Built for Robinson, who was president of the State Tractor & Equipment Co.. He occupied the house through the 1940s.

LOT: 198 Palmcroft
LOCATION: 1638 Palmcroft Way S. W.
HISTORIC NAME: G. F. Maughmer House
DATE: 1940

Built by local contractor C. F. Crittenden who described the design as following "modern southwestern architectural lines." Built for Glenn Manghmer, Phoenix manager of the General Electric Co.

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LOT: 199 Palmcroft
LOCATION: 1325 W. Coronado Road
HISTORIC NAME: Mac Chiate House
DATE: 1939

Designed by progressive Phoenix architects Gilmore and Ekman for Mac Chiate, owner of Mac's Liquors and Supplies. Built in the summer of 1939 by O. E. Kahle.

LOT: 201 Palmcroft
LOCATION: 1808 Palmcroft Way N. W.
HISTORIC NAME: Lester B. Stallcup
DATE: 1939

Completed in June 1939 as a spec. house by C. F. Crittenden. Purchased in August 1939 by Phoenix dentist L. B. Stallcup. Crittenden described the house design as having "modified Monterey lines."

LOT: 202 Palmcroft
LOCATION: 1814 Palmcroft Way N. W.
HISTORIC NAME: Fred W. Whittlesey House
DATE: 1938

Designed by prominent Phoenix architect F. W. Whittlesey as his own home. He occupied the dwelling from 1938 to 1947.

LOT: 203 Palmcroft
LOCATION: 1820 Palmcroft Way N. W.
HISTORIC NAME: Benjamin Herzberg House
DATE: 1938

Built for prominent Phoenix obstetric's physician and surgeon Dr. Benjamin Herzberg who occupied the house from 1938 to 1947.

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LOT: 206 Palmcroft
LOCATION: 1838 Palmcroft Way N.W.
HISTORIC NAME: John F. Quinn House
DATE: 1936
Built in 1936 for J. F. Quinn, district manager for the Central Arizona Light and Power Co. Owned in 1947 by A. Rollin Staley, president of a Phoenix food broker company by the same name.

LOT: 208 Palmcroft
LOCATION: 1846 Palmcroft Way N.E.
HISTORIC NAME: Percy Jones, Jr. House
DATE: 1938
Owned and occupied through the 1940s by Percy Jones, Jr., an engineer with the State Highway Department.

LOT: 209 Palmcroft
LOCATION: 1840 Palmcroft Way N.E.
HISTORIC NAME: Phillip/Mrs. Anna Hirshberg House
DATE: 1937
Built for Philip Hirshberg and occupied by Anna Hirshberg from 1941 through the 1940s.

LOT: 210 Palmcroft
LOCATION: 1832 Palmcroft Way N.E.
HISTORIC NAME: James W. Flood House
DATE: 1938
Built for J. W. Flood, Phoenix restaurant owner. Owned by Mrs. Laverne Fries in 1947.

LOT: 212 Palmcroft
LOCATION: 1822 Palmcroft Way N.E.
HISTORIC NAME: Lloyd E. Eisele House
DATE: 1937
Built for L. E. Eisele, treasurer and later vice-president of the Phoenix Bakery Co. Occupied by him through the 1940s.

LOT: 213 Palmcroft
LOCATION: 1814 Palmcroft Way N.E.
HISTORIC NAME: Archie M. Kroloff House
DATE: 1937
Occupied through the 1940s by A. M. Kroloff, career agricultural products executive. In early 1940s was corporate officer and assistant general manager of Capitol Fuel, Feed & Seed Co., later vice president of Advance Seed Co.

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LOT: 218 Palmcroft
LOCATION: 1630 Palmcroft Way S.E.
HISTORIC NAME: Porter Womack House
DATE: 1940-41

Built by very active local contractor P. W. Womack as his home. Designed by Phoenix architects Ben O. Davey and Herbert Stegman. Built during the winter of 1940-41, the house design was described as a "development of the popular southwestern ranch theme", and exemplifies the transition from Minimal Traditional to the Ranch Style.

LOT: 219 Palmcroft
LOCATION: 1626 Palmcroft Way S.E.
HISTORIC NAME: Sylvester C. Arena/Morrough O'Brien House
DATE: 1933

Built in 1933 for S. C. Arena, manager of A. Arena and Co., produce brokers. Brought in 1936 by M. W. O'Brien, a salesman for the Coulter Motor Co. (now Coulter Cadillac).

LOT: 221 Palmcroft
LOCATION: 1607 Palmcroft Way S.E.
HISTORIC NAME: Lambert H. Van Spankeren House
DATE: 1938

An executive with Fire and Casualty Insurance Co. L. H. Van Spankeren owned the house from 1938 through the 1940s.

LOT: 222 Palmcroft
LOCATION: 1601 Palmcroft Way S.E.
HISTORIC NAME: Cash Henderson/Frank L. Wallace House
DATE: 1939

Built on speculation by prominent contractor John H. Lester, the house was purchased by Cash Henderson, an investigator for the State Industrial Commission. It was owned in 1947 by Frank L. Wallace, principal of Wallace & Wallace, general contractors. Lester described the house as following "Monterey building lines."

LOT: 223 Palmcroft
LOCATION: 1631 N. 13th Avenue
HISTORIC NAME: R. C. Perkins/R. L. Jennings House
DATE: 1937

Occupied from 1937 to the mid 1940s by Roscoe C. Perkins, an engineer with the State Highway Department. Owned after 1945 by Renz L. Jennings, prominent Phoenix Lawyer and senior partner Jennings and Tenney.

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LOT: 226 Palmcroft
LOCATION: 1621 Palmcroft Way S.E.
HISTORIC NAME: F. T. Elder/J. M. Green House
DATE: 1941

Built for Fred T. Elder, a salesman for the State Tractor & Equipment Co. Owned in the mid 1940s by John M. Green, co-owner of the Becker-Green Co., wholesale hardware.

LOT: 227 Palmcroft
LOCATION: 1601 Palmcroft Way S.W.
HISTORIC NAME: Charles A. Becker House
DATE: 1937

Built in 1937 for C. A. Becker, president of the Phoenix Bakery Co. Occupied by him through the 1940s.

LOT: 229-230 Palmcroft
LOCATION: 1625 Palmcroft Way S.W.
HISTORIC NAME: Dr. Mayo Robb House
DATE: 1940

Occupied by prominent Phoenix eye, ear, nose and throat specialist, Dr. Mayo Robb through 1940s. Designed by Gilmore and Ekman, active residential architects in 1930s and 1940s. Built by Browman and Chapman, contractors, the house was described as a "modified ranch house design." Exemplifies the early transition to that style as well as the integration of the garage into the house design.

LOT: 231 Palmcroft
LOCATION: 1315 W. Coronado Road
HISTORIC NAME: Samuel S. Smith House
DATE: 1938

Built for Samuel S. Smith, part owner of Smith Iron and Metal Co., a Phoenix family business.

LOT: 232 Palmcroft
LOCATION: 1309 W. Coronado Road
HISTORIC NAME: A. C. Branio/J. A. Smith House
DATE: 1937

Built for Arch C. Branio, state manager of the Occidental Life Insurance Company. Owned in 1940 by James A. Smith, a CPA, who occupied the house through the 1940s.

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LOT: 233 Palmcroft
LOCATION: 1301 W. Coronado Rd.
HISTORIC NAME: Abraham J. Stern House
DATE: 1939

Built for Phoenix chiropodist A. J. Stern. His wife Evelyn Stern still occupies the home. The design of the house was described by architect C. O. Gilliam as having "French Provincial lines", and exemplifies the popular Minimal Traditional Styles of the 1930s and 1940s. The house was built by O. E. Kahle.

LOT: 234 Palmcroft
LOCATION: 1632 N. 13th Avenue
HISTORIC NAME: E. A. Irvine/E. DeLany/C. R. West House
DATE: 1930

Built for local Phoenix author Edna A. Irvine in 1930. Owned between 1937 and 1940 by Mrs. Eleanor DeLany. By 1942 the house was owned by C. R. West.

LOT: 238 Palmcroft
LOCATION: 1821 Palmcroft Way N.W.
HISTORIC NAME: Charles L. Gilmore/Frank H. Bush House
DATE: 1938

Designed by C. L. Gilmore of the popular architectural firm of Gilmore and Ekman as his own home. Gilmore sold it to farm implement salesman F. H. Bush in 1939 who occupied the house through the 1940s. Gilmore's design was published in the Architectural Forum, February, 1939 as a "particularly good example of the combination of modern and traditional elements and adaption to climatic conditions."

LOT: 242 Palmcroft
LOCATION: 1302 W. Coronado
HISTORIC NAME: W. C. Miller House
DATE: 1939

Built for W. C. "Bill" Miller, owner of Miller Insurance Agency. He occupied the house until 1947.

LOT: 244 Palmcroft
LOCATION: 1809 N. 13th Avenue
HISTORIC NAME: H. D. & Mrs. Corbin S. Wilson House
DATE: 1938

Built in 1938 for H. D. Wilson & occupied from 1941 to 1947 by Mrs. Corbin S. Wilson.

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LOT: 246 Palmcroft
LOCATION: 1827 Palmcroft Way N.E.
HISTORIC NAME: Howard E. Gunnels House
DATE: 1940

H. E. Gunnels was district sales manager for Standard Oil of California when the house was built in 1940. He occupied the residence through the 1940s.

LOT: 249 Palmcroft
LOCATION: 1801 Palmcroft Way N.E.
HISTORIC NAME: Douglas H. Driggs House
DATE: 1940

Built as the residence of Douglas H. Driggs, president of Western Building and Loan Association and son of the firms founder Don C. Driggs. The business name was changed in 1946 to Western Savings and Loan Association.

LOT: 250 Palmcroft
LOCATION: 1228 W. Coronado
HISTORIC NAME: Tucker L. Pinney House
DATE: 1940

Built for T. L. Pinney, manager and son of co-founder of Pinney and Robnson, Phoenix pioneer sporting goods store. Constructed by George W. Hoggan in the summer of 1940 and described as "following French Provincial lines," the house as a good example of the Minimal Traditional Style.

LOT: 12 Encanto
LOCATION: 728 W. Palm Lane
HISTORIC NAME: Martin E. Wist House
DATE: 1930

Built for M. E. Wist, career office & school equipment supply executive. He occupied the house from 1930 until 1934 and sold the house in 1941. Wist was a partner and later vice-president of Peterson, Brooke, Steiner and Wist, aka PBSW, later Wist Office Supply.

LOT: 13 Encanto
LOCATION: 732 W. Palm Lane
HISTORIC NAME: Harry I. Stone House
DATE: 1941

Built in the spring of 1941 for H. I. Stone, Phoenix shoe retailer. The house was constructed by L. C. Rogers and was described as a "modified Monterey design."

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LOT: 38 Encanto
LOCATION: 2102 Encanto Drive S.W.
HISTORIC NAME: I. M. Dawson/Lt. Col. R. Gordon House
DATE: 1933

The house has a succession of owners between 1933 and 1942 including I. M. Dawson, J. H. Hilldring, and finally Lt. Col. Randolph Gordon who served as the state commander of the C C C until 1942.

LOT: 48 Encanto
LOCATION: 934 W. Palm Lane
HISTORIC NAME: Dr. Matthew Cohen House
DATE: 1941

Purchased by Phoenix physician Dr. M. Cohen in 1941 from builder C. F. Crittenden. Cohen occupied the house through the 1940s. Crittenden described the house design as having "modified Monterey lines."

LOT: 51 Encanto
LOCATION: 2011 N. 11th Avenue
HISTORIC NAME: Edward W. Samuel House
DATE: 1939

Designed by prominent Phoenix architect Orville A. Bell, known for his American traditional and Spanish ecelectic designs. The house was described as a "Southwestern Spanish design" by the architect. It was built by J. H. Forsythe for E. W. Samuel, a supervisor for the U. S. Department of the Interior.

LOT: 52-53 Encanto
LOCATION: 2023 N. 11th Avenue
HISTORIC NAME: Ramon C. Aso House
DATE: 1941

Built for Arizona sheep rancher R. C. Aso by William Rasmussen, contractor. The house was designed by prominent Phoenix architect Fred Whittlesey who described the house as "southwestern ranch type of architecture."

LOT: 54 Encanto
LOCATION: 2033 N. 11th Avenue
HISTORIC NAME: John M. Foote House
DATE: 1937

Occupied through the 1940s by J. M. Foote, supervisor with the Arizona Fruit & Vegetable Standardization Board.

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LOT: 157 Encanto
LOCATION: 2215 N. 11th Avenue
HISTORIC NAME: R. Lee Foster House
DATE: 1941

Built by Phoenix contractor Andy Womack for R. Lee Foster, vice-president of Pathological Laboratory.

LOT: 173 & 174 Encanto
LOCATION: 2225 N. 9th Avenue
HISTORIC NAME: Edward A. Spring House
DATE: 1941

Built for E. A. Spring, secretary of the Capitol Foundry Company, one of Phoenix oldest non-agricultural industries. He occupied the house through the 1940s. J. H. Cline built the house in the winter of 1940-41, and described the design as a "conventional western ranch theme of architecture."

LOT: 179 & 180 Encanto
LOCATION: 2210 Encanto Drive N.E.
HISTORIC NAME: Dr. Edger B. Pease House
DATE: 1941-42

Built for Phoenix dentist Dr. E. B. Pease by C. F. Crittenden. The house was designed by Lescher & Mahoney who dominated the architectural scene in Phoenix from the 1920s to the 1940s.

LOT: 183 Encanto
LOCATION: 2237 Encanto Drive N.E.
HISTORIC NAME: Curtis C. Cooper House
DATE: 1937

Occupied by C. C. Cooper from 1937 through the 1940s.

LOT: 202 W. Encanto Amended
LOCATION: 2044 N. 11th Avenue
HISTORIC NAME: J. A. Johnson/Palmer Dysart House
DATE: 1941

Built for J. A. Johnson and by 1945 owned by Phoenix physician Palmer A. Dysart.

LOT: 203 W. Encanto Amended
LOCATION: 2038 N. 11th Avenue
HISTORIC NAME: Martin Kulik House
DATE: 1939

Built in the spring of 1939 by Maxwell and Anderson, Phoenix contractors.

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LOT: 206 W. Encanto Amended
LOCATION: 2020 N. 11th Avenue
HISTORIC NAME: Dr. Onie D. Williams House
DATE: 1941
Built in 1941 and by 1945 occupied by Phoenix physician Dr. O. D. Williams.

LOT: 207 W. Encanto Amended
LOCATION: 2014 N. 11th Avenue
HISTORIC NAME: Cleon T. Knapp Jr. House
DATE: 1939
Built in 1939 for Phoenix salesman C. T. Knapp who occupied the house through the 1940s.

LOT: 210 W. Encanto Amended
LOCATION: 1110 W. Palm Lane
HISTORIC NAME: Benton S. Brady/R. M. & M. H. Stevens House
DATE: 1939
Built for B. S. Brady, a distribution agent of Pacific Fruit Express. Sold to R. H. Stevens in 1942 and occupied by Mrs. M. H. Stevens through the 1940s.

LOT: 211 W. Encanto Amended
LOCATION: 1114 W. Palm Lane
HISTORIC NAME: George E. McDonald House
DATE: 1939
Built for G. E. McDonald, state manager for the Woodmen of the World through the 1940s.

LOT: 212 W. Encanto Amended
LOCATION: 1118 W. Palm Lane
HISTORIC NAME: Joe G. Rice/Mrs. I. M. Rice House
DATE: 1939
Purchased by J. G. Rice, president of First Federal Savings and Loan Association, in November, 1939 from speculative builders Wilkinson and Conger. The house design was described as having "modern southwestern architectural lines" at the time it was built. Ivan Rice continued to reside at the house after 1946. First Federal Savings and Loan Association, now Merabank, is the largest S & L in Arizona.

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LOT: 213 W. Encanto Amended
LOCATION: 1122 W. Palm Lane
HISTORIC NAME: E. G. Gerber/C. A. Upton House
DATE: 1939
Built for Elmo G. Gerber, an agent for American National Insurance Co. who occupied the house through the 1940s.

LOT: 214 W. Encanto Amended
LOCATION: 1126 W. Palm Lane
HISTORIC NAME: William J. Murphy House
DATE: 1939
Built for Phoenix realtor W. J. Murphy who occupied the house through the 1940s.

LOT: 217 W. Encanto Amended
LOCATION: 2001 N. 13th Avenue
HISTORIC NAME: James M. Hall
DATE: 1940
Designed and built by Wilkinson and Conger and occupied in September 1940 by Phoenix insurance agent J. M. Hall.

LOT: 258 W. Encanto Amended
LOCATION: 2002 N. 13th Avenue
HISTORIC NAME: John F. Byus/D. H. Morris House
DATE: 1939
Built in 1939 for Phoenix area salesman J. F. Byus and owned after 1946 by David H. Morris a draftsman for the Salt River Valley Water Users Association (now Salt River Project).

LOT: 259 W. Encanto Amended
LOCATION: 1306 W. Palm Lane
HISTORIC NAME: I. K. Caughey/J. C. Welty House
DATE: 1939
Owned by I. K. Caughey from 1939 to 1945, and by J.C. Welty after 1945.

LOT: 260 W. Encanto Amended
LOCATION: 1310 W. Palm Lane
HISTORIC NAME: Rudolph G. Zepeda House
DATE: 1940
Built in 1940 for R. G. Zepeda, assistant vice president of the Valley National Bank. Occupied by Zepeda through the 1940s.

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LOT: 261 W. Encanto Amended
LOCATION: 1314 W. Palm Lane
HISTORIC NAME: Barbara Chase House
DATE: 1939

Built for Barbara Chase, and employee of the advertising section of Goldwaters Department Store.

LOT: 262 W. Encanto Amended
LOCATION: 1318 W. Palm Lane
HISTORIC NAME: Robert H. Markham House
DATE: 1939

Built for R. H. Markham, a corporate officer of the Phoenix-Tempe Stone Company, one of the largest cement contractors in the valley during The New Deal Years. Designed by popular Phoenix architects Gilmore and Ekman and built by Hugh R. Meadows, the house was described as a "ranch type house".

LOT: 263 W. Encanto Amended
LOCATION: 1322 W. Palm Lane
HISTORIC NAME: D. K. Turner/J. F. Fisher House
DATE: 1939

Built for Phoenix attorney D. Kelly Turner in 1939. Owned by J. F. Fisher, manager of Superior Building Materials after 1946.

LOT: 265 W. Encanto Amended
LOCATION: 1330 W. Palm Lane
HISTORIC NAME: Horace E. Comers House
DATE: 1938-1939

Built during the winter of 1938-39 by Hugh R. Meadows for produce businessman Horace E. Comers. Designed by Gilmore and Eckman along what they described as "Monterey Lines".

LOT: 330 W. Encanto Amended
LOCATION: 2214 N. 11th Avenue
HISTORIC NAME: Henry M. Sinclair House
DATE: 1939

Owned and occupied through the 1940s by H. M. Sinclair, a salesman for the Brunswick Drug Co.

LOT: 331 W. Encanto Amended
LOCATION: 2210 N. 11th Avenue
HISTORIC NAME: R. S. Smith/G. W. Miller House
DATE: 1938

Built in 1938 for R. S. Smith; leased through the early 1940s and owned after 1946 by George W. Miller, a salesman for W. J. Murphy and Co.

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LOT: 332 W. Encanto Amended
LOCATION: 2206 N. 11th Avenue
HISTORIC NAME: A. L. Rosenberg/L. H Coons House
DATE: 1938

Built for Thrifty Drug store owner Allen L. Rosenberg and owned after 1946 by L. H. Coons, manager of the Payless Drug stores.

LOT: 333 W. Encanto Amended
LOCATION: 2202 N. 11th Avenue
HISTORIC NAME: Gustavus E. Engstrom
DATE: 1941

Built for G. E. Engstrom, manager of Arizona Sash Door and Glass Co., who occupied the house through the 1940s.

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Continuation SheetSection number 8 Page 8.1ENCANTO-PALMCROFT HISTORIC DISTRICTAMENDMENT TO NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM -
PART 8. STATEMENT OF SIGNIFICANCESummary

This amendment to the Encanto-Palmcroft Historic District National Register registration form is for a boundary increase to include twenty four additional resources, and for a reclassification of 106 resources within the existing district from non-contributing to contributing.

The boundary increase and reclassification is based on new areas of significance related to two historic contexts: "The Influence of Public Planning and Housing Policy on Residential Development in Phoenix, 1935 to 1942", and "Domestic Architectural Design Inspired by the Federal Housing Programs of the Depression-Era, 1935-1942". both contexts were previously documented by the same author as this amendment in the WILLO Historic District National Register Nomination (listed 1991). The WILLO Historic District is adjacent and to the east of the Encanto-Palmcroft Historic District. They both share the same historic development period (1920 to 1942). the contexts discussed in this amendment are based largely on those discussed in the WILLO Historic District nomination.

HISTORIC CONTEXT: The Influence of Public Planning and Housing Policy on Residential Development in Phoenix, 1935 to 1942Summary

The influence of public planning and housing policy on the shaping of subdivisions and the design and construction of houses is a significant aspect of early twentieth century local history. The pattern of events and activities at the national, state and local level that affected Phoenix' residential development during that time included the City Planning Movement, the nationwide promotion of zoning regulations, the establishment of Arizona's first zoning enabling legislation, the local promotion of comprehensive planning, and the creation of Phoenix' first planning and zoning commission. Influential to the creation of national public housing policy were organizations like Better Homes in America, the National Real Estate Board, and the President's Commission on Home Ownership. The nation's first federal policy dealing with housing standards and home ownership was the result of the New Deal economic recovery programs, specifically the Federal Housing Administration and the

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Home Owner's Loan Corporation. The array of public policies and programs that emerged during the 1920s and 1930s were significant to the shaping of Phoenix' urban and suburban character. The effects of those policies are clearly illustrated in the residential development of the Encanto-Palmcroft area between 1935 and 1942.

The Advent of Zoning in Phoenix

The idea that orderly development of urban areas was critical to the economic stability and future success of America's cities became an important issue beginning in the second decade of the twentieth century. The importance of regulating growth was especially visible in the southwestern United States, where an expanding population had produced a major real estate boom and subsequent phenomenal growth in suburban residential areas.

The movement to establish land use zoning as an effective means to control orderly growth began in the industrialized cities of the east and midwest. The push for planning and zoning policies grew principally from the need to protect the health and welfare of the public. For those cities zoning was a "necessary act of salvation" to curb indiscriminate building that resulted in inappropriate mixes of residential, commercial and industrial uses.

While those issues were important to the expanding cities of the southwest, the additional consequence that zoning "tends to stabilize real estate values, promote orderly building and enhance beauty" was even more important. Because regulating land use was an effective means of stabilizing and enchanting property values, the real estate industry became one of the most vocal proponents of zoning policy. By the mid 1920s the National Association of Real Estate Boards was "taking an active part in the framing of zoning and planning laws to conserve the real estate values of their communities."

The advent of zoning regulation was clearly a boom to the real estate industry in the western United States. Subdivision developers and other real estate interests had been concerned about unabate and inappropriate land use and its effects on the value of property they promoted or controlled for several decades. Prior to zoning laws, the only direct means the industry had to regulate use was in the form of deed restrictions, particularly for residential property. Such restrictions provided some assurance to prospective buyers that their property would not be adversely affected by inappropriate development, at least within their own neighborhood. Typical residential deed restrictions dealt with a minimum construction value for the home, building setbacks, height,

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number of dwelling units per lot and the race of the property owner. The development of the Encanto-Palmcroft subdivisions were handled in that manner, effectively creating a homogenous neighborhood in terms of the size, style and setting of the houses.

Unfortunately subdivision developers had little control over adjacent development restrictions or existing developments that had no stringent deed restrictions. The uniformity in land use that zoning ordinances provided and the fact that they were regulated by a municipality and not a private developer, led the way to a greater confidence by the real estate industry in the marketability of subdivisions and thus an increase in development activity.

The successful results of the zoning and planning movement nationwide can be seen in the rapid increase in local zoning ordinances during the 1920s. The first zoning ordinances was adopted by New York City in 1920. In 1921, 48 cities--representing a population of 11 million--had zoning ordinances in place. Of the 287 cities in the U. S. with a population between 25,000 and 100,000, half had zoning ordinances by the end of 1926. By June 1930, it was reported that "500 progressive cities in the country...have been provision for effective zoning as a result of the nationwide movement."

In Phoenix, the first policies and programs in the area of city planning and its "newest science, city zoning," began in 1920. That year the City Commissioners retained the Chicago firm of Bennett and Parsons to prepare a city plan and make recommendations for land use, roadways and park sites. The plan, prepared by city planner H. T. Frost, was exemplary of the City Beautiful Movement of that period. Although the plan was adopted, it was never fully realized. It did, however, bring city fathers and Phoenix citizens in touch with modern planning concepts that dealt with the automobile and orderly growth through zoning.

The major impact of Phoenix' initial plan on its future was the recommendation that a "city plan commission" be created. In 1921 the City Commissioners appointed a City Planning Commission. The commission was charged with formulating a workable general plan for the city's orderly growth, and was responsible for reviewing and approving new subdivision plats within the city limits. The Encanto and Palmcroft subdivisions were among the earliest to be reviewed and approved by the City Planning Commission.

Because zoning was "the cornerstone for effective city planning," the commission also began investigating land use regulation through the use of police power. The Commission's efforts to create and adopt a zoning

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ordinance began in earnest in 1925 when the state legislature passed Arizona's first Zoning Enabling Act. Spearheading the movement for a local zoning ordinance was William G. Hartranft, Chairman of the Phoenix Planning Commission, and an avid supporter of progressive city development. A retired cement products manufacturer, Hartranft was one of the promoters of the Kenilworth and Palmcroft residential subdivisions and resided for some twenty years in the North Chelsea Place subdivision on Central Avenue. Referred to as the "father of Phoenix parks development," he was largely responsible for the major city parks expansion program of the 1930s, including the creation of Encanto Park, and served as Chairman of the Phoenix Parks and Recreation Commission.

Hartranft served as Chairman of the Phoenix Planning Commission from 1921 to 1941 and provided the guidance and continuity necessary for the success of the city's early planning and zoning efforts. In 1926 he noted that Phoenix was growing at a rate that would double its population in five to seven years and lamented that "few cities the size of Phoenix remain unzoned." In his campaign for zoning, Hartranft appealed to the real estate interests, focusing particularly on the benefits that zoning would have on property values and the marketability of real estate. He argued that zoning laws were necessary if Phoenix were to compete with the west coast cities. He noted that at the end of 1926 there were 47 cities in California that had enacted zoning ordinances and by comparison, "there is only one town zoned in Arizona--Chandler." Phoenix was competing with California for the "same class of citizens as settlers, and must zone in order to get them." Unlike Arizona, California was "quick to recognized the value of zoning" as a drawing card for east coast investors and settlers" who desired beautiful surrounding and orderly growth to protect their investments. "California is many laps ahead," he argued. "Until we zone, we are heavily handicapped."

The Phoenix Planning Commission began formulating a specific General Plan and zone ordinance in early 1928, and by June 1930, the city's first zoning ordinance and detailed zoning map was adopted by the City Commissioners.

In the latter half of the 1930s development activity in Phoenix increased with the resurging local and national economy. The Encanto-Palmcroft area, as with most subdivisions dating to the 1920s, was a prime location for "infill" development during that period. That second phase of development also brought with it a changing demand in housing markets which included increased residential densities in the central Phoenix areas as well as the need for increased neighborhood commercial uses along major roadways. Both of these factors were not anticipated in the original 1930 zoning plan.

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In addition, the city's boundries had been expanded in the intervening years, requiring zoning of those proviously unincorporated areas. The city's northern boundary had been extended north to Thomas Road from roughly 15th Avenue east to 7th Street. By 1941 all of the Encanto-Palmcroft area was included within the city's corporate limits. When the first ammendments to the General Plan and Zoning Ordinance were made in 1941, the Encanto-Palmcroft area was zoned for single family residences, with the exception of the lots facing on McDowell, which were zoned for multiple family and apartments. The zoning of the Encanto Palmcroft subdivisions solidified its future as a stable and desirable low density residential area.

Private Sector and Federal Government Influence on Housing Policy

Other movements that were aimed toward influenung some national or local policy regarding the improvement of housing, suburban planning and the ideal of home ownership flourished during the 1920s. While no full blown national housing policy was established during this period, developers, builders, architects and other groups in the construction and real estate industries made substantial contributions toward laying the groundwork for long-range Federal housing policy. Many of the programs undertaken, primarily in a promotional or educational vein, resulted in the maturation of what would become established practices for the home-building industry beginning in the 1930s and continuing to today.

Clearly, the first step toward increased marketing in the residential construction industry was increased "education" of the general public about home ownership. Efforts by developers and realtors to increase home buying nationwide came to a peak in the mid-1920s simultaneously with the national economic boom.

The National Association of Real Estate Boards, along with local member real estate boards throughout the country began a well orchestrated effort to encourage home ownership in the mid 1920s. In cooperation with the American Construction Council, plans were formulated to erect "model homes" in several cities in the country to educate the public "in the value of good construction."

During 1926 more than fifty local real estate boards participated to some degree in this home ownership campaign. Most boards sponsored "home shows" and home ownership expositions, featuring permanent model homes, home industry exhibits, and films dealing with the advantages of home ownership.

An organization geared more toward the idea of influencing some national

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policy regarding housing issues was the Better Homes in America movement. Founded in 1922 by Mrs. William Brown Meloney, Better Homes in America was principally a national educational movement that emphasized the relationship between good homes and living conditions, and family values. Their purpose was to encourage the construction of sound, attractive, and economical single family homes, and to boost home ownership, particularly for families of modern means. The movement linked the importance of wholesome home life, family cultural activities, and "character building in the home" to the need for better solutions to the housing problem in general.

To carry out their purposes, the organization sponsored annual Better Homes campaigns directed toward educating local communities in aspects of better housing standards and better home life. In 1925, 2,000 cities, including Phoenix, took part in the Better Homes Campaign. The success of the movement was its widespread education of the public at the local level in the areas of modern home construction, home furnishing, labor saving household devices, and the advantages of home ownership for families of modest incomes. The movement also demonstrated the value of utilizing model homes as a educational as well as marketing tool.

Phoenix' first "model home" was constructed in the fall of 1924 as a direct result of these national movements. The concept of a model, or demonstration home, was noted in local accounts as being "widely known in the east as a means of educating the public to more efficient and economical equipment and appointment of homes."

Unlike the fairly common builder's speculative houses that would be open for inspection to prospective home buyers once completed, the model home was almost purely demonstrative in concept. It was fully furnished and appointed with the latest modern devices for home-making and convenient living. Business representatives were on hand during the open house to demonstrate the products, all of which could be purchased locally.

The Phoenix model home was built at 2405 North Central. While the building no longer exists, it marked the beginning of an important trend in the housing industry. The use of model homes as a means of marketing in the real estate industry would grow in popularity in the 1920s and become a common practice by the late 1940s.

The federal government did not actively involve itself in housing policy until the 1920s, primarily as the result of an acute housing shortage following World War I. A select committee of the U. S. Senate was appointed in 1920 to investigate and make recommendations necessary "to

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stimulate and foster the development of construction work in all its forms." The Committee's recommendations steered away from any direct federal government involvement in housing, and advised that solutions to the housing shortage should come through private business. As a result of the study, however, the first federal agency dealing with the broad issue of housing, the Division of Building and Housing, was established in the Department of Commerce.

As the 1920s progressed and the immediacy of the housing shortage was addressed (largely by state initiative), the need for some long-term federal housing policy grew increasingly important. In 1931 a national conference was held dealing with all of the most pressing aspects of the national housing problem. "The President's Conference on Home Building and Home Ownership" set the framework for many of the housing policies that were to evolve during the Great Depression.

A key theme of the conference and the resultant recommendations of its various committees was that the ideal of individual home ownership should be a major goal of the country. In his statement at the opening meeting President Hoover remarked that "the sentiment for home ownership is so embedded in the American heart that millions of people who dwell in tenements, apartments and rented rows of solid brick have the aspiration for wider opportunity in ownership of their own homes."

Some of the recommendations to come from the Home Building Conference which later would influence federal housing policy, included the replacement of the short-term amortized mortgage; assisting private enterprise with government aid in solving the low-income family housing problems in blighted areas; and reduction in house building costs through encouraging large-scale residential development.

The New Deal and the Resurgence of Construction in the 1930s.

The decade of the 1930s was the most significant period of growth in Phoenix's pre-World War II history. Beginning with the great Depression and ending with the economy-strengthening federal programs of the New Deal years, the decade witnessed a sharp rise in growth and related construction activity. The neighborhoods and subdivisions in northcentral Phoenix, including the Encanto-Palmcroft area, were developed to their maturity during that period. The Encanto-Palmcroft Historic District provides a good illustration of that aspect of the evolution of Phoenix' twentieth century urban character.

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The worst years of the local economic depression, 1931 through 1935, are reflected in the virtual standstill in real estate development and construction in Phoenix. Annual residential construction permits during that period dropped to all time lows. An average of about 6% of the available lots in existing residential subdivisions were being built upon during that period, compared with an average of 40% in the four years prior to 1941. The creation of new subdivisions, or the replatting of existing tracts during the first half of the 1930s was virtually non-existent.

From 1933 through 1941, Arizona's strong Congressional delegation, led by Senator Carl Hayden, facilitated huge expenditures of public money from the New Deal federal agencies, particularly the Works Progress Administration (WPA) and the Public Works Administration (PWA). In addition to highways and bridges, the federal government sponsored the construction of schools, utilities, government buildings, parks, playgrounds and recreational facilities in Phoenix. By 1935 the federal government was the largest employer in Maricopa County and by 1937, was pouring more than \$10 million annually into the local economy.

New Deal legislation in the fields of banking and construction eventually spurred activity in housing development such that, by 1940 construction was moving at the "fastest pace ever, exceeding the boom days prior to 1930". By 1941, the value of construction in the Phoenix urban area was exceeding \$4 million annually.

Development of new subdivisions reflected the valley's growing post-depression economy. Between 1936 and 1941, over 50 new subdivisions were filed in Phoenix and the vicinity. Aside from the development of new subdivisions during the late 1930s, the number of new homes constructed on vacant lots in earlier subdivisions, like Encanto-Palmcroft, is a telling indication of the scope of the post-depression boom.

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The National Housing Act and the FHA

The housing policies and programs of the federal government in the 1930s were clearly the most influential factors affecting residential development in Phoenix and across the nation during the Great Depression. The New Deal years of the Roosevelt Administration marked the beginning of the federal government's full-fledged participation in the provision and improvement of housing nationwide. The federal housing policies that evolved during the depression years were based on three major principles: First, a recognition that housing was a problem of national concern; Second, an acceptance of the ideal of individual home ownership as a major goal of federal housing policy; Third, an emphasis upon mortgage finance terms and mortgage institutions as principal avenues to wide achievement of home ownership.

The vehicle for accomplishing most of those goals was the National Housing Act of 1934. Perhaps one of the most important pieces of legislation to emerge from Roosevelt's first 100 days, the National Housing Act resulted in the tremendous surge in the housing market which characterized the economic recovery of the last half of the 1930s.

The purpose of the National Housing Act was to "improve nationwide housing standards, provide employment and stimulated industry, improve conditions with respect to home mortgage financing, and to realize a greater degree of stability in residential construction." The Act created the Federal Housing Administration (FHA) which was designed to stimulate new construction through increased mortgage lending by private institutions. To accomplish this, the FHA insured private lenders against loss on new mortgage loans, thus making lending relatively risk free. In return FHA required that housing built with insured loans meet certain design and construction standards, and that the borrower be allowed to repay the loan over a long period with fixed, affordable monthly payments.

Those two primary elements of the FHA program--better construction standards and simpler financing--were the factors that led to the sharply increased volume of housing related business from 1935 through 1941. In 1934 there were only 62,000 new house construction starts nationwide, compared with 347,000 during 1938. By the end of 1940, 8,329 lending institutions across the nation were holding FHA insured mortgages. That year the federal government reported about 500 new house construction starts daily under FHA financing. At the outbreak of World War II, almost \$4 billion in home and property improvement financing had been underwritten by the FHA, representing 500,000 new homes.

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Building activity in Phoenix during that same period followed a pattern similar to the nationwide trend. During the first half of 1934, probably the lowest period in the local economic depression, building permits issued were valued at only \$53,000. For the same period in 1936, Phoenix area building permits totaled \$469,000. Of the total number of homes built in Phoenix by June 1936, 67% were financed by FHA insured mortgages.

From January 1935, when the FHA program was initiated in Arizona, up to the end of 1939, the FHA had accepted 2,100 new construction mortgages statewide with a total value of \$8.3 million. The impressive statistics, according to Arizona FHA director Thomas J. Elliott reflected "a return to prosperity under the stimulus of the FHAs better housing program."

In an effort to boost the public's awareness of FHA mortgage financing and to show future home-owners the advantages of the program, the FHA, local lending institutions, and building contractors sponsored the construction of three "demonstration houses" in central Phoenix neighborhoods. The houses, built in the summer and fall of 1936, were constructed for private owners but opened for public inspection to demonstrate the "ultra modern dwellings achieved through FHA financing." Each home was built in a different price category to show the range of design standards and financing possibilities. The smallest cost less than \$4,000, the mid-size house in the \$5,000-\$6,000 range, and the largest in the \$7,500-10,000 range.

All of the houses were designed by Lescher and Mahoney, architects. Leslie J. Mahoney was identified at the time as the statewide FHA supervising architect. Two of the demonstration houses were built east of Seventh Avenue and were intended to exemplify typical low and moderately priced FHA house. The third was built in the Palmcroft Subdivision. It was built for J. F. Quinn at 1838 Palmcroft. Completed on October 4, 1936, it represented the highest price category, was designed as a "Monterey type home," and was called the "Home of Comfort."

An important concept to emerge from the FHA program involved promoting uniformity in neighborhood design and residential styles with the view that such uniformity would stabilize real estate values in the future. The concept was a dramatic departure from the manner in which subdivisions were developed in Phoenix during the boom years of the 1920s. It also had a significant effect on the character of new residential areas and set the precedent for how subdivisions would be designed, marketed and built for the next four decades.

The concept was that streetscapes should present an appearance of uniformity and sense of continuity in design related directly to the ability to successfully market new subdivisions, infill development in older subdivisions, and to protect real estate values in the long term.

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Federal housing administrators argued that "a developer's success in the long run must depend upon the character of the neighborhood he creates..." and that the successful developer "...is more than a subdivider of land; he is a builder of communities."

The FHA had also prepared a number of publications aimed at home designers, builders and developers which explained the basic principals they promoted. "Planning Neighborhoods for Small Houses" and "Principles of Planning Small Homes" were two publications issued as technical bulletins by the FHA in 1936. The results of that concept was the further promotion and solidification of the uniformity in house design and stylistic treatment, which is readily illustrated by the Depression-era houses built in the Encanto Palmcroft area.

The influence of the FHA program on the depression-era growth of the housing industry in Phoenix is well illustrated by the historic resources of the Encanto-Palmcroft Historic District. Slightly more than half of the historic residential buildings were constructed between 1935 and 1941.

An estimated 70% of those houses were built using FHA insured mortgage financing. They represent some of the earliest local examples of the implementation of the FHA program. They also illustrate how the initial housing policies of the federal government led to sweeping changes in house design, construction standards, subdivision planning and the overall character of Phoenix' 20th century urban environment.

HISTORIC CONTEXT:

Domestic Architectural Design Inspired By the Federal Housing Programs of the Depression Era, 1935 to 1942.

The movement away from the heavily romanticized Period revival styles of the 1920s to a more simplified and even uniform reference to period architecture began during the new deal years. Houses constructed during the decade of the 1930s conformed largely to a few standardized house forms manipulated slightly in roof window and door treatment to convey some period image. This somewhat dramatic shift in domestic architectural design can be attributed to a great extent to the programs of the FHA. The minimum materials and construction standards required by the FHA for insured mortgages for new construction played an important role in how houses were designed and built. In addition, the FHA openly supported more uniformity in style for new subdivisions in order to enhance future property values.

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Local builders and developers also saw the advantages to simple choices in the range of house plans and styles as a means to more economically build large scale housing projects. By 1942, much of the moderate size new house construction in Phoenix was being undertaken by builders who were developing small subdivisions with a limited palate of materials, house plans and stylistic choices.

While the builders still referred to the house designs by some name recalling a period style, they also stressed that the homes were of "modern design". The evolution of residential styles to the modern architecture of the post war boom years has its roots in the housing built during the great Depression. In fact, the decade of the 1930s saw the advent of the modern tract house, both in terms of its design and in its context of subdivision planning. Two most commonly used stylistic references for house designs, built locally between 1935 and 1942, were the "Monterey Style" and the French Provincial Style". That range of styles representing some period image is broadly referred to as the Minimal Traditional Style.

These Minimal Traditional styles, as well as some American Colonial examples, were used on slightly more than 43% of the houses in the Encanto Palcroft Historic District. That percentage corresponds as well to the amount of housing construction activity that occurred in the area as a result of the FHA program.

The Monterey style house of the 1930s was the precursor to the modern Ranch Style house and finds its roots in the "California Rancho" residences. The local interpretation of the style was a simplified version of the Eclectic Monterey Style house seen throughout northern California. The two story houses of that region were typified by a single low pitched gable roof, sometimes with an offset ell, a second story balcony, often cantilevered, and casement windows almost always articulated with false shutters.

In the local, more standardized variations, the style is recognized by its single-story facade presented to the street as a long mass covered with a gabled roof with exposed rafters and often terminated at one end with a cross gabled ell. A veranda supported by plain or turned wood posts was usually recessed under the principal roof and extended the length of the facade. The walls of the Monterey Style home were almost always constructed of brick, painted white. Brickwork typically included a wainscott or skirt below the window sills laid in tapestry bond, while the upper walls were laid in Flemish row lock. Doors were offset toward the ell and almost all were paneled or battened.

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Windows were steel casement discreetly located along the wall. A focal window was often included in the design with fixed side and top lites around a simple two leaf casement window. Influence of the modern movement is seen frequently in the use of corner windows. Most windows were decorated with wood shutters. Shutter design was a common method of achieving the image of southwestern regionalism that the style sought to achieve. Batten shutters with "Z" cross-bracing were common. Others often included a cutout design motif such as a sahuaro cactus, cowboy hat or desert animal.

Houses designed in what was termed the "French Provincial Style" were based loosely on the French Eclectic house designs of the 1920s. The house form, as well as the detailing of this style were much more subtle and reserved than its more picturesque predecessor. Using many of the same floor plans and shapes as the Monterey Style house, the French Provincial examples were almost always covered with hipped roofs. The eaves were commonly detailed with cornice molding at the roof-wall junction and had little, if any, overhang. Most examples from the 1930s were asymmetrical in form with interlocking hipped roofs giving the appearance of a rambling farmhouse. Doorways were often offset, facing at right angles to the street. Porches used in the French Provincial Style were limited to overhangs or canopies, or were small attached roofs near the intersection of the house's two main wings. More formal variations of the style presented a symmetrical, or nearly so, facade with a central entrance.

Elaboration of details recalling the European traditions included raised panel doors, and some type of architrave and door surround, such as fluted pilasters. Some designs included broken pediments above the door. Most houses included false shutters, usually louvered. Large chimneys were common elements used to add a romanticized character to the house. Bay windows were also frequently employed at a street facing wall with parasol type roofs sheathed in metal.

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PHOTOGRAPH INFORMATION

The following information applies to all photographs:

Photographer: G. G. George

Date of photographs: February 1, 1992

Location of original negatives: Encanto-Palmcroft Homeowners Association

Individual photograph information:

Photograph Number: 1
Direction of Camera: South

Photograph Number: 2
Direction of Camera: South

Photograph Number: 3
Direction of Camera: South

Photograph Number: 4
Direction of Camera: South

Photograph Number: 5
Direction of Camera: South

Photograph Number: 6
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Photograph Number: 9
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Photograph Number: 10
Direction of Camera: South

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Photograph Number:	11
Direction of Camera:	South
Photograph Number:	12
Direction of Camera:	South
Photograph Number:	13
Direction of Camera:	Southeast
Photograph Number:	14
Direction of Camera:	East
Photograph Number:	15
Direction of Camera:	East
Photograph Number:	16
Direction of Camera:	East
Photograph Number:	17
Direction of Camera:	East
Photograph Number:	18
Direction of Camera:	East
Photograph Number:	19
Direction of Camera:	East
Photograph Number:	20
Direction of Camera:	East
Photograph Number:	21
Direction of Camera:	East
Photograph Number:	22
Direction of Camera:	South
Photograph Number:	23
Direction of Camera:	South

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Section number 10 Page 1**SECTION 10. GEOGRAPHICAL DATA****UTM References**

Additional UTM references for the Encanto-Palmcroft boundary change:

65	<u>11 2 </u>	<u>13 9 8 7 0 0 </u>	<u>13 7 0 3 7 8 0 </u>
	Zone	Easting	Northing
76	<u>11 2 </u>	<u>13 9 9 0 0 0 </u>	<u>13 7 0 3 7 8 0 </u>
	Zone	Easting	Northing

3/2/93

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Encanto-Palmcroft Historic District (Boundary Increase)
Maricopa County, Arizona

ADDITIONAL DOCUMENTATION APPROVAL
92000670

Patrick Andrews 3/29/93

United States Department of the Interior
National Park Service

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NATIONAL
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**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 Correction to the Encanto-Palmcroft Historic District

other names/site number 2033 North 11th Avenue

=====

2. Location

=====

street & number 2033 N. 11th Ave not for publication ☐
city or town Phoenix vicinity ☐
state Arizona code AZ county Maricopa code 013 zip code 85007

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

Tamara Garvin 2/25/93
Signature of certifying official Date

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 commenting or other official Date

State or Federal agency and bureau

3/2/93

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Correction Page 1 2033 N. 11th Ave.
name of property
Maricopa, AZ
county and State
Encanto-Palmcroft Historic District
name of multiple property listing

=====

Correction to the Encanto-Palmcroft Historic District, listed on the National Register of Historic Places on February 16, 1984, and amended on June 9, 1992.

DELISTING OF PROPERTY

LOT: 54 Encanto
LOCATION: 2033 North 11th Avenue
HISTORIC NAME: John M. Foote House
DATE: 1937

This property referenced above was mistakenly listed as a contributor to the Encanto-Palmcroft Historic District, Phoenix, Maricopa County, Arizona.

By mistake this house was listed as a contributor in the 1992 amendment to the district. This 1937 house was completely remodel in 1976 and not enough of its historic fabric remains to justify inclusion on the National Register. This house is not significant as defined by the 1992 amendment.

The Arizona SHPO staff requests the Keeper to delist the property listed above from the list of "contributors" in the amendment since its inclusion was an error.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Encanto--Palmcroft Historic District

MULTIPLE
NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 7/14/06 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 8/27/06
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 84000696

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 8-16-06 DATE

ABSTRACT/SUMMARY COMMENTS:

~~Additional Documentation Accepted~~

RECOM./CRITERIA Accept

REVIEWER Edson Beall

DISCIPLINE Historian

TELEPHONE _____

DATE 8-16-06

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

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

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
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 Correction to the Encanto-Palmcroft Historic District

other names/site number _____

2. Location

street & number 1300 Block of West McDowell Road (1302 to 1326) not for publication _____
city or town Phoenix vicinity _____
state Arizona code AZ county Maricopa code 01 zip code 85007

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 X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally
_____ statewide X locally. (X See continuation sheet for additional comments.)

James W. Gorman AZSITPO 10 JULY 2006
Signature of certifying official 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 commenting or other official Date

State or Federal agency and bureau

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Correction

Page 1

Correction to Encanto-Palmcroft Historic District
name of property
Maricopa, AZ
county and State

Correction to the Encanto-Palmcroft Historic District, listed on the National Register of Historic Places on February 16, 1984, and amended on June 9, 1992 and May 19, 1994.

The 1994 amendment to the Encanto-Palmcroft Historic District expanded the period of significance up to 1944. In Section 7, page 12, the list of noncontributing properties lists the following buildings as noncontributors due to age:

LOT:	133, 134 Palmcroft
LOCATION:	1302-1306 W. McDowell Road
HISTORIC NAME:	Palmcroft Apartments
LOT:	135, 136 Palmcroft
LOCATION:	1310-1314 W. McDowell Road
HISTORIC NAME:	Palmcroft Apartments
LOT:	137, 138 Palmcroft
LOCATION:	1318-1320 W. McDowell Road
HISTORIC NAME:	Palmcroft Apartments
LOT:	139, 140 Palmcroft
LOCATION:	1322-1326 W. McDowell Road
HISTORIC NAME:	Palmcroft Apartments

On each the date of construction was estimated within the range of 1943 to 1947, which was largely outside the period of significance.

Recent research discovered an article in *Arizona Builder & Contractor Magazine* (August, 1943) indicating that the buildings were completed in 1943. The article included a photograph of all the buildings. The staff of the Arizona State Historic Preservation Office field checked the properties and determined that they retain sufficient integrity to convey their historic character.

The Arizona State Historic Preservation Office requests that the Keeper of the National Register reclassify these buildings as contributors to the Encanto-Palmcroft Historic District as they definitely fall within the district's period of significance.