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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 nominated, 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 McNair, Jonas, House

other name/site number \_\_\_\_\_

2. Location

street & number: 5919 W. Myrtle Avenue N/A not for publication  
city/town: Glendale N/A vicinity  
state: Arizona code: AZ county: Maricopa code: 013 zip code: 85301

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).

James W. Garrison AZSHPO 20 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

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register  
 See continuation sheet.

determined eligible for the National Register  
 See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other (explain): \_\_\_\_\_

Elson H. Beall 9.6.06  
Signature of the Keeper Date of Action

**5. Classification**

**Ownership of Property Category of Property**

(Check as many boxes as apply)

(Check only one box)

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

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

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
0	0	sites
0	0	structures
0	0	objects
1	1	Total

**Name of related multiple property listing**

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

N/A

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC/Single Dwelling

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**

(Enter categories from instructions)

DOMESTIC/Single Dwelling

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**

Late Victorian

\_\_\_\_\_

\_\_\_\_\_

**Materials**

(Enter categories from instructions)

foundation Wood Siding

walls Wood Siding

roof Metal Standing Seam

other

\_\_\_\_\_

\_\_\_\_\_

**Narrative Description**

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

**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 a 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.

**Areas of Significance**

(Enter categories from instructions)

Community Planning and Development  
Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1897-1929  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1897  
1929  
\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

N/A  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

J.B. Doner  
\_\_\_\_\_

**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 # \_\_\_\_\_

**Primary Location of Additional Data:**

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other

Name of Repository:

City of Glendale Planning Department

**McNair, Jonas, House**

Name of Property

**Maricopa County, Arizona**

County and State

**10. Geographical Data**

**Acreage of Property** < 1 acre

**UTM References**

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>12</u>	<u>389853</u>	<u>3711805</u>	3	_____	_____
2	_____	_____	_____	4	_____	_____

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 Robert Graham, AIA / Douglas Kupel

organization Metropolis Design Group LLC date December, 2004

street & number 407 W. Osborn Rd #100 telephone (602) 274-9777

city or town Phoenix state: AZ zip code 85013

**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 the 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 instruction, 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 Reductions Projects (1024-0018), Washington, DC 20503.

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# National Register of Historic Places Continuation Sheet

Section Number 7 Page 1

McNair, Jonas, House  
Maricopa County, AZ

## NARRATIVE DESCRIPTION

### SUMMARY

The Jonas McNair House is a one-story wood framed Folk Victorian cottage. The house is near the center of downtown Glendale, Arizona in an established area of older homes. It exhibits a "gable front and wing" National Folk form accented with Victorian era turned porch posts. Originally a simple three-room dwelling with front and back porches, a rear addition constructed c. 1929 brought modern kitchen and bath functions to the house. The exterior of the house retains a remarkable degree of integrity, including original siding, turned porch posts, and windows as well as metal roofing and entry door probably dating to the c. 1929 remodel. The site includes one outbuilding, a rectangular, one-story stucco-on-adobe dwelling unit with a gabled roof dating c. 1950.

### DESCRIPTION

The Jonas McNair House is located in Glendale, Arizona, a suburb to the northwest side of Phoenix, in the central part of the state. The home occupies a 45 foot by 170 foot lot of the original Glendale townsite plat. The surrounding homes predominantly date to the early twentieth century. The house lies near the middle of a block on the south side of Myrtle Avenue. Like the other nearby homes it is centered on the lot and set back approximately 40 feet from the street. The street features raised concrete curbs and a 10-foot parkway with street trees of various species. The McNair House parcel has a grass lawn and mature trees. The back yard is enclosed with a wooden fence. An adobe rental dwelling measuring about 20 feet by 15 feet occupies the back of the lot, separated from the main house by a wooden fence and accessed mainly from the alley behind.

The Jonas McNair House represents the Folk Victorian style. As an elaborated cousin of the National Folk style, it represents the "gable front and wing" house form with Victorian era wooden porch details. The original house is composed of a two-room, front gabled mass intersected by a one-room side gable, offset from the front of the house to form recessed porches on front and back (a "T" plan shape). The roofs are steeply pitched and are covered in standing-seam metal panels over an earlier wood shingle roof. The metal roof is thought to date contemporaneously to other additions that were made to the rear of the house in c. 1929. The front porch features turned wooden posts resting on a later concrete porch floor (dated c. 1970). Walls are sheathed in painted, horizontal V-groove lap siding. The walls are undifferentiated from the foundation, which is also covered in lap siding. Windows are wooden, double-hung type with a one-over-one pattern. The entry doors are paired French doors probably c. 1929, and lead directly into the living room.

The rear addition takes the form of a simple shed-roofed extension containing the kitchen, dining area, and bathroom. Similar exterior siding materials were used, blending the addition with the original house. Windows used in the addition were larger, multi-pane fixed wooden windows. The back door of the addition appears to be salvaged from the original house prior to alterations; it is a four-panel wooden door (two-by-two pattern).

Few original finishes have survived on the interior of the house. The original lath-and-plaster wall finish appears to be in place, occasionally covered with an additional layer of modern wallboard. Some interior wood trim remains, including a three-foot high beaded wood wainscot in the living room, and several simple, wide door casings. While the original interior room arrangement is still evident, it has been partially obscured by the addition of walls in the bedrooms to form closets and a hallway leading to the kitchen and bath addition. These additions are thought to date to c. 1929. Later alterations were restricted for the most part to modernized finishes and fixtures, such as the addition of carpeting and sheet vinyl over the wood floors and replacement of plumbing fixtures and kitchen cabinets.

The adobe rental unit in the back yard is one story in height with a rectangular floor plan measuring about 15 feet by 20 feet. The walls are covered in heavily textured stucco. The wood-framed roof has a medium-pitched gable form covered in asphalt shingles. The gable end material is vertical wood boards. The fascias have been replaced with rough-sawn lumber. Windows are original one-over-one wood double hung type. The main entry, into the living area, is on the east side, and a secondary back door is on the west. The unit also contains a bathroom and bedroom. The estimated construction date of the unit is c. 1950.

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## **CONTRIBUTING ELEMENTS**

Jonas McNair House

## **NONCONTRIBUTING ELEMENTS**

Adobe Rental Unit

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McNair, Jonas, House  
Maricopa County, AZ

## NARRATIVE STATEMENT OF SIGNIFICANCE

### SUMMARY

The Jonas McNair House is located in downtown Glendale, Arizona. The house is situated on lots 4 and 5 of Block 4, plat of Glendale. The house takes its name for Jonas McNair, who constructed the building in 1897. The McNair House is considered significant under National Register criterion "A" for its association with early community development in Glendale. Significance under Criterion A is described by the historic context "Construction and Subsequent Development of the Jonas McNair House, 1897-1929". The McNair House is also considered significant under National Register criterion "C" as a rare surviving example of nineteenth century residential architecture in Glendale, specifically an example of the Folk Victorian style. Architectural significance is described by the historic context "Early Architectural Styles in Glendale Prior to 1920." The period of significance for the McNair House starts with its construction in 1897 and continues until 1929, when minor additions and alterations were made to the house.

### Historical Background of Glendale, Arizona, 1882-1955

In December of 1882, three prominent Salt River Valley businessmen incorporated the Arizona Canal Company and began plans to bring water to the northern reaches of the Valley. M.W. Kales, Clark Churchill, and William A. Hancock planned to take water from the north bank of the Salt River far above the diversion points for the other north-side canals. Their diversion point, on the Salt River three-quarters of a mile below the Verde River confluence, would allow the Arizona Canal Company to open approximately 100,000 acres of land stretching across the northern part of the Valley from the Salt River to the Agua Fria River, including the area now known as Glendale.

Glendale pioneer W.J. Murphy helped make these plans a reality. Murphy came to Arizona from Illinois late in 1880. As a contractor for grading the Atlantic and Pacific Railroad in northern Arizona, Murphy brought with him knowledge of the construction industry. In the spring of 1883, the Arizona Canal Company contracted with Murphy to construct the Arizona Canal. Since money was short, the canal company directors gave Murphy bonds in the company as payment for his work. Murphy traveled far outside of Arizona to market the bonds and obtain money for construction.

Construction on the Arizona Canal started on May 7, 1883. By January of 1885, Murphy's construction crews had completed the canal. This opened many thousands of acres in the northern Salt River Valley to homesteading. In order to develop these lands, Murphy, along with William Christy and Clark Churchill, organized the Arizona Improvement Company in 1887. The improvement company provided water and land to the settlers. Some of the early homesteaders in the Glendale area included Sam Stout, John Issacs, A.J. Straw, W.T. Hanna, James McMillan, William H. Bartlett and Samuel C. Bartlett. The Arizona Improvement Company owned and controlled many more thousands of acres.

Murphy realized that the success of the Arizona Improvement Company depended on more than just a handful of large landowners. As early as 1884, Murphy encouraged Chicago temperance colonizer B.A. Hadsell to visit the Salt River Valley and investigate the possibilities for settlement. Murphy offered Hadsell generous terms to found a colony, to be called Glendale. Hadsell visited the area, but found it a bit too desolate for his liking. He went on to California instead, establishing the colony of Covina near Los Angeles.

Glendale still needed some additional amenities to make it attractive to settlers. The first of these came in 1887, when Murphy announced the construction of Grand Avenue. This eighteen-mile road, constructed at a diagonal against the grid pattern of township and range lines in the Valley, originated in downtown Phoenix and extended to the northwest. Murphy completed Grand Avenue in 1888. He planned the highway to accommodate a second amenity for Glendale, a railroad. In 1891, prominent businessman Frank Murphy organized the Santa Fe, Prescott & Phoenix Railway (SF, P&P) to link the territorial capitol at Phoenix with northern Arizona's transcontinental railroad at Ash Fork, passing through Prescott along the way. W.J. Murphy, familiar with Frank Murphy's plans (no relation), constructed Grand Avenue with a sufficient width to accommodate the railroad right-of-way.

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McNair, Jonas, House  
Maricopa County, AZ

With the transportation improvements in place, Murphy resumed courting potential townsite developers. In 1891 he renewed discussions with Hadsell. The temperance movement leader had returned to Chicago after his California colonizing expedition seven years earlier, and now felt the time was right to launch a new colony. Hadsell arrived in Phoenix in November of 1891, and this time the lure of Murphy's improvements made a lasting impression on him. Hadsell selected almost an entire section of land for the colony, with the junction of today's Northern Avenue and 67th Avenue at its northwest corner. In February of 1892, with the assistance of the Arizona Improvement Company and its associated New England Land Company, as well as wealthy Chicago investor George W. Kretzinger, Hadsell filed the plat of Hadsell's Addition to Glendale with the Maricopa County Recorder.

The official founding of Glendale is listed as 1892 because of the platting of Hadsell's Addition. Murphy had actually prepared a townsite plat for Glendale earlier, but hesitated to file it without a firm market for the town lots. Hadsell's arrival with his colony of German Reformed Baptists of the River Brethren branch, eliminated the need for caution. In November of 1892, the New England Land Company, an Arizona Improvement Company affiliate, platted the Glendale Townsite south and east of Hadsell's Addition.

The first families arrived in the spring of 1892 and quickly settled on the large twenty-acre lots of Hadsell's Addition. Early colonists included Newton D. Hadsell, S.B. Stoner, N.T. Franklin, M.M. and J.J. Byers, and O.A. Pennoyer. Second and third waves of colonists arrived in 1893 and 1894. These included Peter Forney, J.W. Forney, J.L. Betz, Issac E. Thayer, A.B. Laughlin, and J.B. Doner. By 1895, approximately seventy families joined the temperance colony at Glendale. Their religious beliefs precluded the sale of intoxicating liquors in the community. These ideals attracted others desirous of a peaceful and orderly community. A small business center developed along the west side of today's Glenn Avenue and 59th Avenue (then Lincoln and 4th Ave. - later Meridian).

The completion of the SF, P&P railroad through Glendale opened up the colony to the larger community of the Salt River Valley. The railroad constructed an icehouse and depot in Glendale. The completion of the railroad necessitated some changes in the original townsite plat, and in February of 1895 Chicago investor and large Glendale landowner George W. Kretzinger re-platted a portion of the original townsite. The Amended Plat of Glendale included a central park with small business lots surrounding it and a Market Street to accommodate businesses associated with the railroad.

The completion of the railroad and the associated re-platting of the central portion of the town led to new development in the community. The focus of the business community shifted to Washington Street in the vicinity of the park. By 1895 the population of Glendale reached 300. Its residents opened the Glendale elementary school in that year, giving the community a sense of stability and permanence. In 1896, the New England Land Company platted the Woodford Addition to Glendale, further evidence of the need to provide housing for new residents.

Natural forces soon tested the staying power of Glendale residents. A flood in 1895 washed out the headgates of the Arizona Canal, sending a wave of water down the canal. This flood inundated the small town of Glendale. In 1897 a three-year drought began, leaving farmers with insufficient water to irrigate their crops. The drought spurred area farmers to organize the Salt River Valley Water Users Association in 1903, which lobbied for the construction of a dam on the Salt River to store floodwater so that it could be saved and released gradually during dry periods for irrigation. The lack of a stable water supply hampered Glendale development efforts during the first few years of the twentieth century.

During the drought from 1897 to 1900, a number of residents left Glendale and the Salt River Valley. By the time the drought broke, only the most hardy and tenacious still remained in the dry and desolate area that central Arizona had become. The drought brought the first period of Glendale's community development to a close. But the early settlers had planned well. The seeds they planted in the form of water development projects that would soon see fruit.

In 1905, the Federal government began construction of Roosevelt Dam on the Salt River, the first step in returning agricultural prosperity to the Salt River Valley. This massive government investment convinced others that the Glendale area would grow and prosper in the future. In 1903, Murphy and others had organized the Arizona Sugar Company with backing from Michigan investors. They planned to plant sugar beets, which would then be processed in a Glendale factory. Construction of the factory



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began in 1903, but financial difficulties forced a delay. Reorganized as the Southwestern Sugar and Land Company, the firm completed the factory in 1906.

The completion of the beet sugar factory and the continuing construction of Roosevelt Dam led to a spirit of optimism and energy in Glendale. The year 1905 thus marks the end of the early period of community development. After that time, the community experienced an influx of labor to work in the sugar factory and in the surrounding fields. Investors platted several subdivisions during this period to accommodate the demand for additional residential housing in the growing community. These new subdivisions ushered in a new era of community development as the small town of Glendale expanded beyond its original boundaries.

In July of 1908, the Glendale Land Company platted the Orchard Addition. In December, the same company platted the Park Addition. In April of 1909, the Southwestern Sugar and Land Company platted the Sugar Addition to provide housing for their workers. The Glendale Land Company platted a third subdivision in 1910, Park Place, followed by its Ranch del Higo subdivision in 1911.

The addition of five subdivisions to Glendale in the three-year period from 1908 to 1911 provides strong evidence of a new phase of growth in the community. In order to better manage growth and the problems sometimes associated with it, in 1910 Glendale residents incorporated as the Town of Glendale. Residents selected a sugar beet to grace their municipal seal, underlining the importance of agriculture to the town. An estimated 1,000 individuals resided within the town limits in 1910.

## Construction and Subsequent Development of the Jonas McNair House, 1897-1929

Jonas McNair came to Glendale in 1894. He represents what historians have called the "second wave" of colonists to make the temperance community their home. McNair operated a butcher shop and meat market in the small town. Partnering with another settler, the business was called McNair & Heise Butchers. The two men advertised that they carried the "best of alfalfa beef" in the area. After his health began to fail in 1899, McNair sold his portion of the business to A.W. Bennett.

On June 6, 1896, Jonas McNair purchased lots 5 and 6 in Block 4 of the Glendale plat from the New England Land Company. President W.D. Fulwinder signed the deed on behalf of the corporation that had been established to organize the temperance colony. McNair paid \$100 for the lots. As with other purchasers of land in Glendale, McNair pledged to never allow the sale of intoxicating liquor on the property. The land also carried with it a proportional share of Arizona Canal Water Right No. 487.

By December of 1896, McNair finalized plans to construct a home on his property. On December 8, he took out a mortgage in the amount of \$400 from the Phoenix Building & Loan Association. This was for a construction loan. By the end of December McNair reached an agreement with local contractor and builder J.B. Doner to erect the house. Construction started just after the first of the year in 1897.

Doner's reputation was made, in part, by the large two-story residence he constructed on his own lots. Doner's residence was located immediately to the east of McNair's lots. By the first week in February, a reporter for the Phoenix Weekly Herald noted that the McNair House was nearing completion. The reporter went on to observe that the area surrounding McNair's property was "getting quite thickly settled."

McNair managed to enjoy his new home for only a short while. Within the next two years, he became ill and sold his business. The severe drought made the next few years difficult. In 1905, as Glendale and the Salt River Valley finally began to emerge from the dark years at the turn of the century, Jonas McNair passed away. He never lived to see prosperity return to the small community he had called home for the past eleven years.

The McNair estate then passed through Maricopa County Probate Court. On June 14, 1905, the probate court ordered the property sold. On July 3, 1905, the probate court held an auction. Local resident Mary R. Pierce was the high bidder. She agreed to pay \$500 in gold coin for the lots and home, exactly equal to the amount McNair had invested in the lots and improvements. The probate court confirmed the sale, and on July 15, 1905, estate administrator R.H. Greene signed the deed for the property over to Mary Pierce.

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The property passed through a number of hands over the next few decades. Mary Pierce owned the home for four years, until 1909. J.E. Pothast and his wife owned the house for five years, from 1909 to 1914. A number of other individuals owned the property for periods that ranged from one to four years. In 1926, George Arthur White and his wife, Mary Elizabeth White, acquired the property.

In 1929, the Whites expanded the house to the rear. This addition incorporated what was the original back porch and converted it into a kitchen. In the process, the original cellar beneath the rear of the home was now partially under the addition. The cellar entrance emerged on what was now a new back porch. The cellar served as a cool location for fruits, vegetables, and preserved foods. The Whites also modified the landscaping of the property by constructing a walk from the sidewalk to the front porch, which then curved around the east side of the property to the new addition. Although the exact date in 1929 these changes were made is not available, it can be assumed that these expenditures were prior to the stock market crash. The addition is thus most closely associated with the economic boom times of the twenties and not the depression era that followed.

In later years, with the increased demand for housing after World War Two, a small one-bedroom outbuilding was constructed along the back of the lot near the alley. This post-WWII building is separate from the historic home, and at some distance from it. Neither the 1929 addition nor the post-WWII outbuilding has had a negative impact on the integrity of the McNair House. It still possesses its integrity from the historic era.

## Early Architectural Styles in Glendale Prior to 1920

Permanent settlement by Europeans in the Salt River Valley did not occur until the early 1870s with the founding of Phoenix (1872). By 1892, when Glendale was formally established, the rudimentary adobe and brush structures that were initially built had been largely replaced by formally designed structures of the Victorian period.

The most architecturally significant homes of the nineteenth century in Glendale were ranch houses on large estates, including Manistee Ranch (1897) and Sahuaro Ranch (1887-98) (both previously listed in the National Register). These structures were built in late Victorian styles such as the Queen Anne and Shingle styles. As the center of large ranches, these homes were built of permanent materials such as brick and stone with wood framed interior walls and roofs.

Homes of the Victorian period within Glendale were generally much simpler than their ranch-house cousins, and built of less-permanent materials. While it is generally assumed that most of the homes in Glendale built between 1892 and 1900 were built in the Victorian mode, very few examples remain. The vast majority of historic homes remaining within the Glendale city limits date from 1910 through the 1950s. In fact, outside of Manistee Ranch and Sahuaro Ranch, only three intact residential properties are known to survive from Glendale's nineteenth century period of development, and only two of these, including the McNair House, are on their original site.

From the scant remaining nineteenth century examples of architecture in Glendale, and the lack of pictorial or documentary evidence to the contrary, it is surmised that most of the homes of this era in the central part of Glendale were simple examples of popular styles, such as the Folk Victorian style McNair House, or the Neoclassical C. C. Burkholter House (7402 N. 61<sup>st</sup> Ave.; c. 1900?).

National Folk house forms are those that were built without specific reference to an aesthetic style, but rather reflected the interior arrangement of rooms. For instance, the "Hall-and-Parlor" form describes a 2-room cabin, broad side to the street, often with a veranda porch. National Folk homes are common across the country in areas historically reflecting an unsophisticated or lower-income population. During the Victorian era, National Folk homes were occasionally "dressed up" using decorative elements from ornate house styles such as the Queen Anne but without implementing the form and massing. For instance, a hall-and-parlor Folk house could be detailed with turned porch columns and jigsaw-cut fascias. Examples such as this have been termed "Folk Victorian".

The Jonas McNair house is a wood-framed Folk Victorian cottage of the "Gable Front and Wing" variety. Classification of the

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home as "Folk Victorian" as opposed to the stylistically-neutral designation "National Folk" is based solely on the use of turned wooden porch posts and classically detailed door and window casings.

By 1910, arts-and-crafts thought began penetrating into the public consciousness and homes in Glendale were predominantly built in the Bungalow style or in simplified renderings of that aesthetic. This trend continued through World War I and on into the 1920s, as Period Revival styles gained popularity.

The Jonas McNair House is therefore considered to be a rare surviving example of nineteenth century architecture in Glendale, and significant as an intact Folk Victorian style home.

**INTEGRITY**

Overall, the Jonas McNair House retains a high degree of historic integrity, particularly on the exterior.

The house occupies its original location. Its design is unaltered except for the addition of French doors in the front wall beneath the porch, and a rear shed addition containing a Kitchen. These alterations occurred during the period of significance. The original form and detail of the house is largely unobscured by these changes. The setting remains a residential street, among similarly sized and sited homes. While most of these homes were built long after the McNair House, they provide the proper context for understanding the home's part in the early development of Glendale. Original materials of the building are also in evidence, particularly on the exterior. Interior spaces have been remodeled. The workmanship of the time period is evident in the turned posts and the application of exterior materials such as clapboard siding. The house does also convey a historic feeling and association through the aggregate qualities of the other aspects of integrity, in addition to the wear and weathering of the home through the years.

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McNair, Jonas, House  
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## **VERBAL BOUNDARY DESCRIPTION**

Lot 6 of Block 4 of Glendale Arizona, as recorded in Book 10, Page 10, Maricopa County Records.

## **BOUNDARY JUSTIFICATION**

Boundary corresponds to original ownership parcel.

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**National Park Service**

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**McNair, Jonas, House**  
**Maricopa County, AZ**

Photographer: Roberta L. Graham  
Date: November, 2004  
Location of Original Negatives: Metropolis Design Group, LLC  
2601 N. 3<sup>rd</sup> St. #308  
Phoenix, Arizona 85004

<u>Photo #</u>	<u>View to</u>	
1	SW	Front three-quarter view of house
2	SE	Front three-quarter view of house
3	N	Rear of house
4	SW	Rental unit