

**United States Department of the Interior  
National Park Service**

For NPS use only

**National Register of Historic Places  
Inventory—Nomination Form**

received **OCT 18 1983**  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Chelsea Place Historic District (Roosevelt Neighborhood MHA)

and/or common

**2. Location**

street & number Roughly includes West Lynwood and West Willetta Streets, between Central and Third Avenues.  not for publication

city, town Phoenix N/A vicinity of

state Arizona code 04 county Maricopa code 013

**3. Classification**

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<u>N/A</u>	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: Social Service

**4. Owner of Property**

name Multiple - see attached individual sheets

street & number

city, town N/A vicinity of state

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Maricopa County Recorder's Office

street & number 111 South Third Avenue

city, town Phoenix state Arizona

**6. Representation in Existing Surveys**

title Roosevelt Neighborhood Historic Buildings Survey has this property been determined eligible?  yes  no

date September 1982  federal  state  county  local

depository for survey records State Historic Preservation Office

city, town Phoenix state Arizona

(See continuation sheet.)

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

#### Summary/Context

The Chelsea Place Historic District is a residential area located in central Phoenix and encompasses the Chelsea Place addition to the original Phoenix townsite; that is, West Lynwood and West Willetta Streets bounded on the east and west by Central and Third Avenues. The district includes 61 buildings and their associated outbuildings. Visible from within the district are the historic sixteen-story Hotel Westward Ho (listed on the National Register) and the modern commercial skyscrapers of adjacent downtown Phoenix.

#### Description

The Chelsea Place Historic District developed between 1912 and 1930, with some infill as late as 1945. As a result, the primary architectural style in the district is the Bungalow (80 percent), which was the most popular style in Phoenix during the period. A wide variety of interpretations on the bungalow are present, including Japo-Swiss (CSP-13), Craftsman (CSP-18 and CSP-46), and period treatments (CSP-62 and CSP-76). Other styles present in the district include French Provincial Revival (CSP-66), Mission Revival (CSP-75), the Cotswold Cottage type (CSP-29), and Southwestern vernacular (CSP-10, CSP-19, and CSP-26). The juxtaposition of one-story and one-and-one half story houses enhances the visual diversity of the architectural styles.

The Chelsea Place Historic District has changed little since the period of significance (1912-1935). Houses in the residential district are generally sited on 50-foot-wide lots, although some lots are as large as 75 feet wide. Tree lawns,<sup>1</sup> which give the illusion of a setback deeper than the actual twenty feet, are landscaped with rows of California fan palm trees, providing a graceful ambiance.

The condition of the historic buildings in the district is generally good: more than 70 percent are in good to excellent condition, and only 5 percent are in poor to deteriorating condition. Almost all of the buildings' exteriors remain intact; none have irreparably lost their architectural integrity. Only three intrusions (CSP-16, CSP-17, and CSP-54) are present in the district. Because these intrusions are dispersed and, in general, are compatible in terms of scale and materials, their visual impact on the district is minimal.

The variety of Bungalow interpretations sprinkled with Period Revival houses and the palm tree-lined streets combine to create a distinctive sense of time and place.

#### Delineation of District Boundaries

The boundaries of the Chelsea Place Historic District were drawn to encompass the subdivision as it was originally platted. To the south of the district is the Moreland

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<sup>1</sup>Tree lawns consist of the landscaped right-of-way between the street and the sidewalk.

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Continuation sheet 2

Item number 7

Page 1

Corridor, a vacant strip created for the planned Papago Freeway. West of Third Avenue lies the proposed Kenilworth Historic District, which is visually separated from the Chelsea Place Historic District by intrusions and has a separate developmental history.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) residential development patterns and association with significant individuals
<b>Specific dates</b>	1912–1935	<b>Builder/Architect</b>	Various	

**Statement of Significance (in one paragraph)**

Summary

The Chelsea Place Historic District is significant for its status as an early example of a developer's subdivision, for its assemblage of Bungalow designs, and for its association with a number of significant persons in the history of Phoenix.

Developmental History

Chelsea Place, annexed to the City of Phoenix in 1913, was originally known as Latham Place, which also encompassed the areas known as McDowell Place and the Blount Addition. The Latham Place plat was filed on July 23, 1907, and each of the eight lots spanning the 157-foot-wide area between Central and Third Avenues was sold within two days, presumably to speculators, since no buildings were erected.

In March 1912, the undeveloped 25-acre tract (excluding McDowell Place and the Blount Addition) was purchased by Greene & Griffin Real Estate and Investment Company, financial agents for Home Builders, one of Phoenix' principal development companies at the turn of the century. A resurveyed and resubdivided plat containing 92 lots was filed in April 1912, and improvements to the property were begun. Streets and sidewalks were paved, electric and telephone lines were installed, and water, sewer, and gas lines were laid.

Chelsea Place was promoted as a fashionable, exclusive residential addition, with a building restriction of \$2,500. To enhance the aura of exclusiveness, elaborate entrances to Lynwood and Willetta were patterned after that of the exclusive Lafayette Square in Los Angeles. In December 1912, the Arizona Republic described the entrance as:

By far the most expensive and artistic arrangement for a street entrance that has ever been attempted in Phoenix. . .Its introduction here will help to beautify the already popular DeLuxe addition. . .The original curbing has been torn out and a wider and more graceful curb installed in its stead. This will be followed by the artistic railing with posts at each end extending into the addition. Each will have the ornamental electric light standards and will illuminate the entrance and make a most pleasing effect at night time.

The entrance (which no longer exists) was of cast concrete, made to simulate dressed sandstone, in a classical design.

## 9. Major Bibliographical References

See continuation sheet.

## 10. Geographical Data

Acreeage of nominated property Approximately 22 acres

Quadrangle name Phoenix Quad

Quadrangle scale 1:24000

UTM References UTM References given on Continuation Sheet 7, Item No.10, Page 2.

A 

Zone	Easting			Northing			

B 

Zone	Easting			Northing			

C 

Zone	Easting			Northing			

D 

Zone	Easting			Northing			

E 

Zone	Easting			Northing			

F 

Zone	Easting			Northing			

G 

Zone	Easting			Northing			

H 

Zone	Easting			Northing			

**Verbal boundary description and justification** The boundary of the Chelsea Place Historic District is as shown by the bold line on the attached map at a scale of 1 inch = 150 feet and includes all the individual properties as defined by their tax assessor numbers and legal descriptions listed on the inventory forms. (See continuation sheet.)

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	N/A	code
-------	-----	------	--------	-----	------

state	N/A	code	county	N/A	code
-------	-----	------	--------	-----	------

## 11. Form Prepared By

name/title Marsha Weisiger/Architectural Historian, Don Ryden/Historical Architect

organization Gerald A. Doyle & Associates

date March 1983

street & number 4331 North 12th Street

telephone (602) 264-3082

city or town Phoenix

state Arizona

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Donna G. Schuber

title State Historic Preservation Officer date September 20, 1983

For NPS use only

I hereby certify that this property is included in the National Register

See Continuation sheet for listing date \_\_\_\_\_  
Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior  
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Continuation sheet 3

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To foster interest in the addition, a contest was held to name the addition and one of its streets. Prizes of \$10 each were awarded to Mrs. Francis Cosley for the name of the addition and to Mrs. Ida Hutchinson for the street name Lynwood.

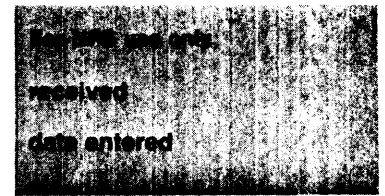
Chelsea Place is one of the most intact, early examples of a developer's subdivision in the City of Phoenix. Traditionally, Phoenix developers had sold only undeveloped lots, and it was the responsibility of the buyer to arrange for the design and construction of a house. Furthermore, although lots could be purchased on the installment plan, the owner could not erect a house until the loan was paid in full. Greene & Griffin revolutionized that method of developing. In addition to selling land, Home Builders, a subsidiary of Greene & Griffin, custom-designed and constructed houses, if the buyers so desired. (Alternatively, a buyer could elect to have a house designed and constructed by someone other than Home Builders.) Home Builders, which was incorporated in 1910 as a branch of Phoenix Building & Investment Company, sold the houses with the land on a buying plan with a low down payment and monthly installments, thus making home ownership within the reach of those with less affluent incomes.

#### Architecture

The majority of houses constructed in Chelsea Place were Bungalows. Indeed, the Chelsea Place Historic District encompasses one of the finest and most intact assemblages of Bungalows in Phoenix. These Bungalows range from finely detailed Craftsman Bungalows to modest interpretations of the California Bungalow.

The California Bungalow, popularized by Greene and Greene of Pasadena, California, was the most prevalent style for residential architecture in Phoenix from about 1912 until 1930. Bungalows were touted as "simple but artistic" homes for people of modest means. A suburban house type, the Bungalow was valued for its practicality. It was generally one-story in elevation (although some were one-and-one-half-story) and featured an open floor plan, which made the relatively small houses seem more spacious. Porches, both screened and unscreened, became an extension of the living space. The popularity of porches was influenced both by the Fresh Air Movement, a development of a concern for health and physical fitness, and Phoenix' arid climate. In the sweltering desert summers, most people slept on porches to take advantage of any cool breeze. Many locally good examples of California Bungalows are present in the Chelsea Place Historic District, most notably the Lewis W. Sadler House (CSP-7), the F.J. Paine House (CSP-31), the James Aldrich House (CSP-33), the Frank M. Mosshammer House (CSP-43), and the Lloyd B. Christy House (CSP-53).

The Craftsman Bungalow had its origins in the Arts and Crafts Movement. Popularized by Gustav Stickley's Craftsman magazine and the Chicago Arts and Crafts Society, the movement argued for simplicity and respect for materials. Craftsman Bungalows are characterized by the naturalistic use of local materials, such as brick and cobblestones, to create a building in harmony with the environment. Craftsman interiors emphasized the use of built-in cabinetry and decorative glass. Two outstanding examples of Craftsman architecture (CSP-18 and CSP-46) are present in the Chelsea Place Historic District.

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Continuation sheet 4

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Additionally, the Chelsea Place Historic District possesses some interesting variations on the bungalow design. The Japo-Swiss Bungalow, exemplified by the Martin V. Warren House (CSP-13), is a variation on the Swiss chalet, with an Oriental feeling often added by slightly upturned eaves. Other variations include a Bungalow duplex with Neoclassical Revival details (CSP-62) and an "Egyptian Bungalow" (CSP-76) with battered elephantine columns topped with abstracted lotus blossom capitals.

Association with Significant Persons

A number of prominent Phoenicians during the 1920-1940 period made Chelsea Place their home. The most noteworthy among these business and professional people and community leaders were David F. Johnson, Barnett E. Marks, Lloyd B. Christy, H.W. Asbury, and George Elbert Burr.

David Frederick Johnson (CSP-52) was the first Treasurer of the State of Arizona. He served as treasurer from 1912-1914 and again from 1917-1918. From 1919 until 1924, Johnson was on the Arizona Corporation Commission, serving as chairman for part of that time.

Another prominent public servant was Barnett Ellis Marks (CSP-75). During his distinguished career as an attorney, he served as Deputy County Attorney for Maricopa County and as Assistant U.S. Attorney for the District of Arizona.

Lloyd B. Christy (CSP-53) served as Mayor of Phoenix from 1909 until 1916. During his administration, a new charter system of government was adopted, and the old city council system was abandoned (that charter system has since been replaced). Christy was also a prominent banker and was one of the founders of the Phoenix Young Men's Christian Association and the Good Samaritan Hospital, of which he served as a director until 1944.

H.W. Asbury (CSP-22) made an important contribution to Phoenix when he purchased the Peoples Ice and Fuel Company, which he renamed the Crystal Ice and Cold Storage Company. The creation of ice and cold storage companies was important in making settlement in the desert feasible. Under Asbury's leadership, the firm became the largest ice and cold storage company in the state.

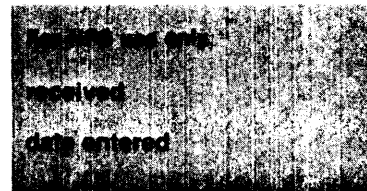
In addition to these locally significant figures, a person of national significance resided in Chelsea Place: George Elbert Burr (CSP-14). Burr was an internationally prominent artist, best known for his etchings. During his lifetime, he produced twenty-five thousand etchings, pulled off his own presses. The subjects of his major works were the Rocky Mountains and the Southwest. In 1932, he was described as "probably more numerously represented in the museums of the world than any other living artist of the graphic medium."<sup>1</sup> Burr lived in Chelsea Place from 1925 until his death

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<sup>1</sup>Seeber, Louise Combes. George Elbert Burr 1859-1939. Flagstaff, Arizona: Northland Press, 1971.

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Continuation sheet 5

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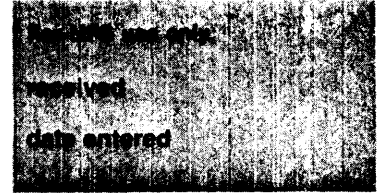
in 1939. During that period, collections of his works were exhibited in the Bibliotheque Nationale (Paris), the National Museum, and the Smithsonian Institution. Important collections of his etchings appear in the Metropolitan Museum of Art, the Library of Congress, the Boston Museum of Fine Arts, the Victoria and Albert Museum, and the British Museum, among others. In 1925, Burr helped found the Phoenix Fine Arts Association, the antecedent of the Phoenix Art Museum.

The importance of these historic figures combined with the assemblage of Bungalows and the addition's development patterns make the Chelsea Place Historic District an outstanding example of an affluent neighborhood in early twentieth century Phoenix.



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Verbal Boundary Description and Justification continued

The boundaries are drawn at the inside curb lines of the streets at the edges of the district.

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date entered

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All UTM's are keyed to accompanying USGS Quad Map.

Chelsea Place Historic District

- A. Z-12; E-399875; N-3703190
- B. Z-12; E-400260; N-3703190
- C. Z-12; E-400260; N-3702975
- D. Z-12; E-399900; N-3702975

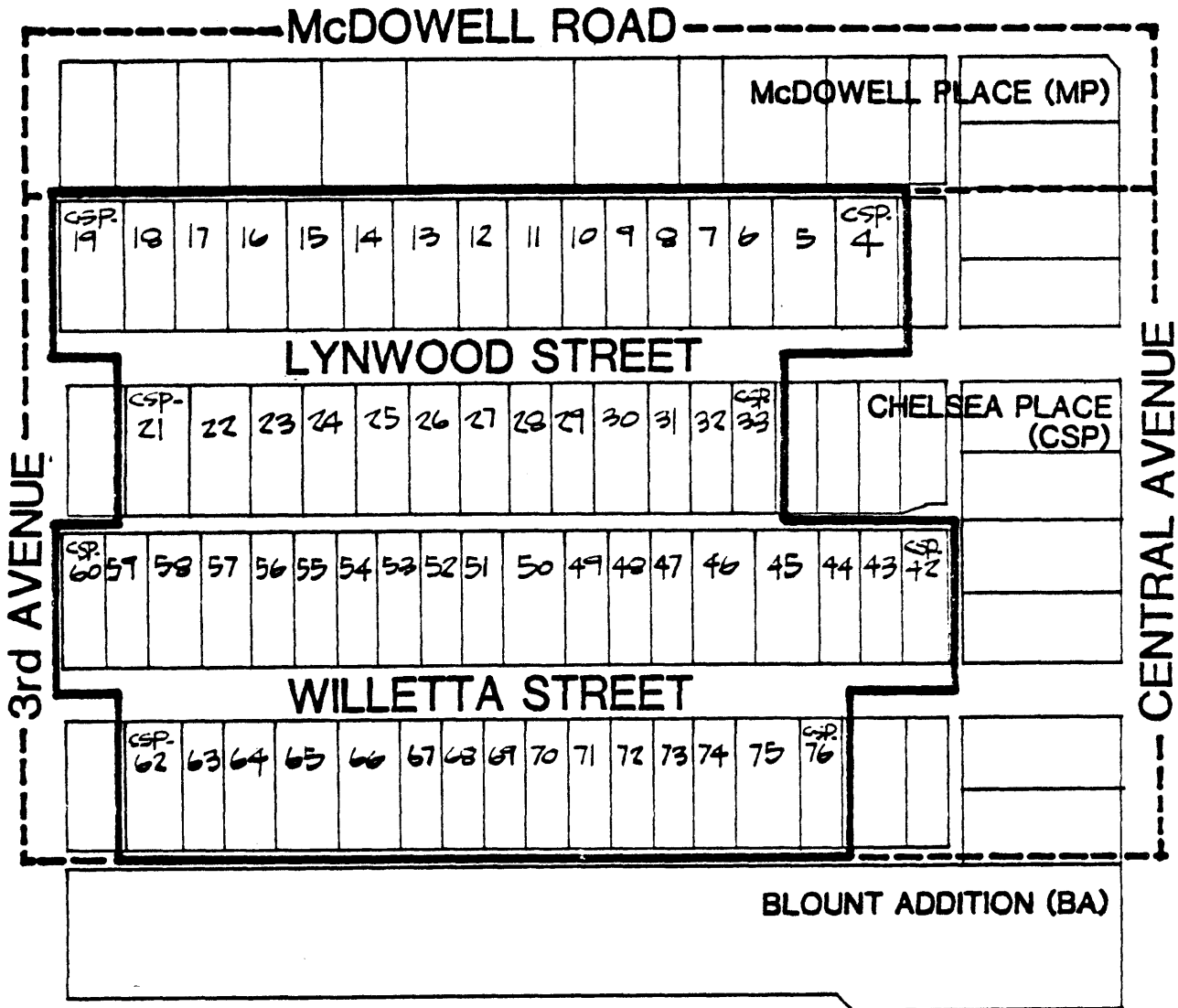


*92 West Lynwood St*

**Chelsea Place Historic District**

# Chelsea Place

▲▲ HISTORIC ▲ DISTRICT ▲▲



# Chelsea Place Historic District

Period of Significance: 1912-1935

Verbal Boundary Description:

The Chelsea Place Historic District roughly includes West Lynwood Street and West Willetta Street between Central and Third Avenues.

Physical Description:

The Chelsea Place Historic District includes 61 buildings and their associated outbuildings and encompasses the Chelsea Place addition to the original Phoenix townsite. The primary architectural style in the district is the Bungalow. Other styles present in the district include French Provincial Revival (CSP-66), Mission Revival (CSP-75), the Cotswold Cottage type of Period Cottage Revival (CSP-29), and Southwestern vernacular expressions (CSP-10, CSP-19, and CSP-26). Only three intrusions are present. Approximately 80 percent of the historic buildings in the district are stuccoed, with the remainder having exposed brick, either painted or natural. The condition of the historic buildings is generally good: more than 70 percent are in good to excellent condition, and only 5 percent are in poor to deteriorating condition. None have irreparably lost their architectural integrity. During its period of significance, Chelsea Place was primarily a single-family residential neighborhood, with some multifamily residences. This residential character remains today, but many houses have been converted into multifamily dwellings. The residential character, the variety of Bungalow interpretations sprinkled with Period Revival houses, and the California Fan Palm trees that line the streets combine to create a distinctive sense of time and place.

Statement of Significance/History:

The Chelsea Place Historic District is significant for its status as an early example of a developer's subdivision, for its assemblage of Bungalow designs, and for its association with a number of significant persons in the history of Phoenix.

Chelsea Place, developed by Greene & Griffin, fiscal agents for Home Builders, is an example of a change in the process by which subdivisions were developed in the early twentieth century. Traditionally, Phoenix developers sold only undeveloped lots, and it was the responsibility of the buyer to arrange for the design and construction of a house.

Furthermore, a house could not be erected until the lot was paid for in full. In contrast, Home Builders custom-designed and constructed houses, which were sold with the land on an installment plan. Although Chelsea Place was not the first addition to be developed in this manner it is a good example of this innovation.

The Chelsea Place Historic District encompasses one of the finest and most intact assemblages of Bungalows in Phoenix. These Bungalows range from finely detailed Craftsman Bungalows to modest interpretations of the California Bungalow. Additionally, the district possesses some interesting variations on the Bungalow design, including a Japo-Swiss Bungalow (CSP-13), a Bungalow duplex with Neoclassical Revival details (CSP-62), or an "Egyptian Bungalow" (CSP-76) with battered elephantine columns topped with abstract lotus blossom capitals.

Within these houses lived a number of prominent Phoenicians during the 1920-1940 period. Most noteworthy among these were David F. Johnson (CSP-52), the first Treasurer of the State of Arizona; Barnett Ellis Marks (CSP-75), who served as Deputy County Attorney for Maricopa County and as Assistant U.S. Attorney for the District of Arizona; and Lloyd B. Christy (CSP-53), Mayor of Phoenix from 1909 until 1916. Arthur C. Luhrs (CSP-58), who was responsible, with George Luhrs, for the development of the Luhrs Building and the Luhrs Tower in downtown Phoenix, and H.W. Asbury (CSP-22), president of Crystal Ice and Cold Storage Company, were also prominent residents. In addition to these locally significant residents, George Elbert Burr (CSP-14), an internationally known artist, resided in Chelsea Place during the period of his greatest worldwide recognition.

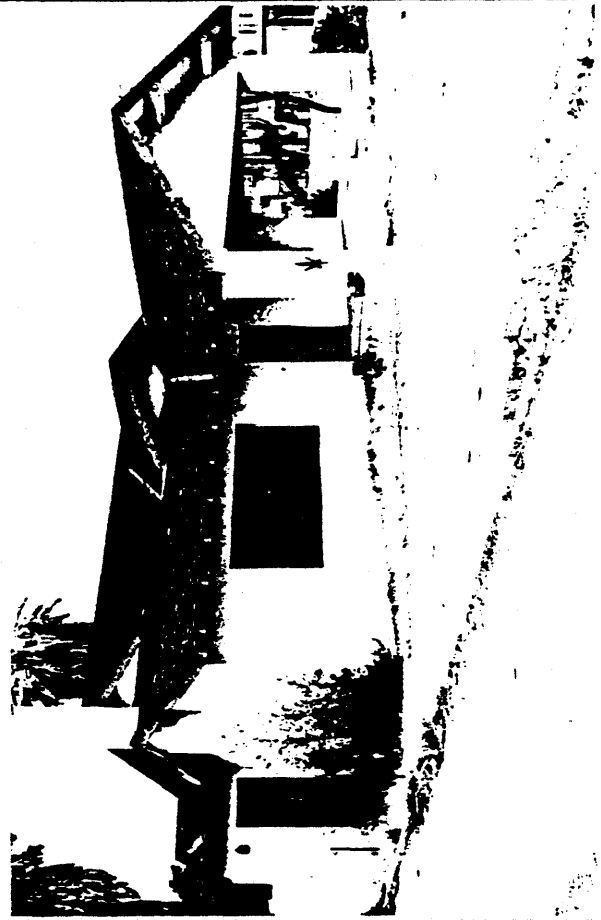
The importance of these historic figures combined with the assemblage of Bungalows and the addition's development patterns make the Chelsea Place Historic District an outstanding example of an affluent neighborhood in early twentieth century Phoenix.

Note:

The Keeper of the National Register determined that these properties are eligible for inclusion on the National Register as part of the Chelsea Place Historic District on October 28, 1981.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME George C. Barnum House		COUNTY Maricopa	INVENTORY NO. CSP-4 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 24 West Lynwood			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-49	
OWNER OF PROPERTY Woodrow V. & Victoria R. Johnson		PHONE 264-6141	
STREET & NO./P.O. BOX 4001 N. Central Avenue			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85012
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 North 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward NE			
HISTORIC USE Single family residence			
PRESENT USE Unoccupied single family residence		ACREAGE Less/Acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Const. ca. 1913; modified 1946, 1948, 1953			



## PHYSICAL DESCRIPTION

The stuccoed brick bungalow at 24 West Lynwood is essentially rectangular in plan, with room additions at the sides and rear of the house. The multi-gabled, wood-shingled roof is very interesting in its composition of intersecting planes and offset gables. The entrance is offset to the east and sheltered by a gabled porch, which is supported by stuccoed brick pillars. Many window openings have been modified to create modern "picture windows." Although the structure appears sound, the exterior elements have been vandalized and are deteriorated. The house is presently boarded up.

STATEMENT OF SIGNIFICANCE/HISTORY

The George C. Barnum House was constructed ca. 1913 and, thus, is one of the oldest houses in Chelsea Place. George C. Barnum, for whom the house is named, moved in ca. 1920. He was Manager of Phoenix Tent and Awning Company. The house contributes to the historic district.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

LOT 4 & E2 LOT 5, CHELSEA PLACE.

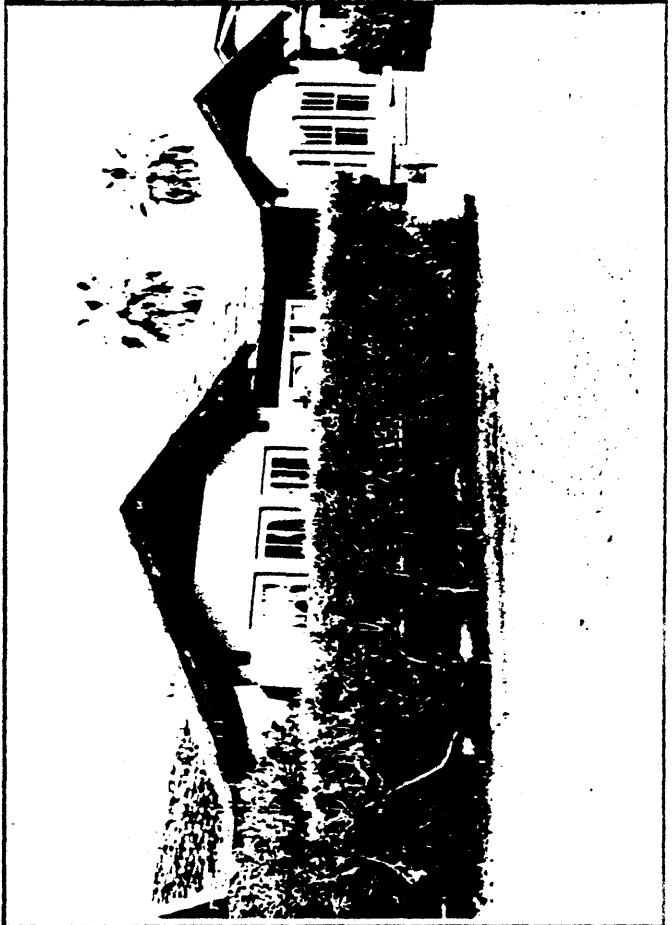
GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

This property is in an area designated by the City of Phoenix for Community Development Block Grant funds for rehabilitation.



# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Harold C. Bennett House		COUNTY Maricopa	INVENTORY NO. CSP-5 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 30 West Lynwood			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-50	
OWNER OF PROPERTY Lawrence Freedlund		PHONE 258-9920	
STREET & NO./P.O. BOX 30 West Lynwood			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 North 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward NW			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/Acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1914			



## PHYSICAL DESCRIPTION

The Harold C. Bennett House has an H-shaped floor plan with several intersecting gable roofs. The decorative gables with slat ventilators have knee-brace brackets supporting the deep overhangs. The symmetrical facade is somewhat unusual for a bungalow, having an unroofed, low-walled terrace between two wings. The front door at the terrace is flanked by paired, eight-light casement sashes. At the front of each wing are three double-hung, three-over-one windows. The house appears to have sustained few alterations but is somewhat deteriorated, especially the asphalt shingles. The Harold C. Bennett House retains most of its original form and contributes to the character of the neighborhood.

STATEMENT OF SIGNIFICANCE/HISTORY

The Harold C. Bennett House, constructed ca. 1914, contributes to the historic district by virtue of its age, style, and integrity. Harold (Hal) C. Bennett was a member of an Arizona pioneer family, which came to Phoenix in 1891. He operated the Bennett Lumber Company until 1919, when he moved to Los Angeles. Bennett was the son of Walter Bennett, a noted attorney and former Phoenix Mayor.

Between ca. 1919 and ca. 1927, the house was the residence of Warren McArthur, Jr. McArthur was co-owner of McArthur Brothers Mercantile Company (the city's first Dodge dealership), was associated with his brother in building the Arizona Biltmore, and was a founder of the Arizona Museum.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Arizona Republican, January 19, 1960, 16:4.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.  
Sloan, R.E. History of Arizona, Vol. IV. Phoenix: Record Publishing Company, 1930.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

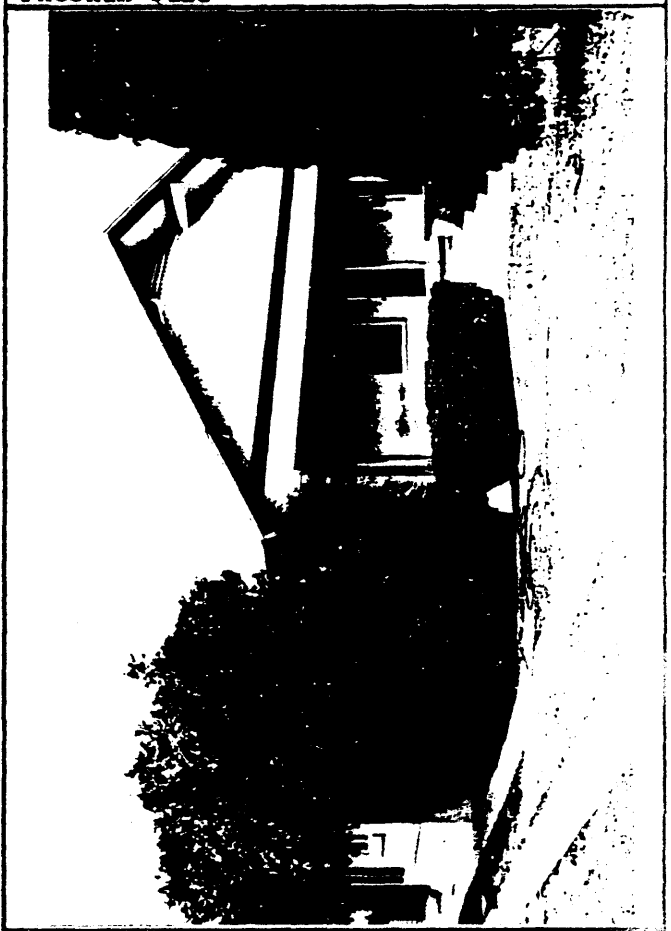
W 2 LOT 5 & ALL LOT 6, CHELSEA PLACE.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

This property is in an area designated by the City of Phoenix for Community Development Block Grant funds for rehabilitation.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY <b>Maricopa</b>	INVENTORY NO. <b>CSP-6 (C)</b>
COMMON PROPERTY NAME		QUAD/COUNTY MAP <b>Phoenix Quad</b>	
PROPERTY LOCATION-STREET & NO. <b>34 West Lynwood</b>			
CITY, TOWN/VICINITY OF <b>Phoenix</b>		ASSESSOR'S PARCEL NO. <b>111-33-51</b>	
OWNER OF PROPERTY <b>Lazarus Manoil</b>		PHONE <b>253-3092</b>	
STREET & NO./P.O. BOX <b>34 West Lynwood</b>			
CITY, TOWN <b>Phoenix</b>	STATE <b>Arizona</b>	ZIP <b>85003</b>	
FORM PREPARED BY <b>Gerald A. Doyle &amp; Associates</b>		DATE <b>August 1982</b>	
STREET & NO./P.O. BOX <b>4331 N. 12th Street</b>		PHONE <b>264-3082</b>	
CITY, TOWN <b>Phoenix</b>	STATE <b>Arizona</b>	ZIP <b>85014</b>	
PHOTO BY <b>Jeffrey Acker</b>		DATE <b>July 1982</b>	
VIEW <b>Toward NW</b>			
HISTORIC USE <b>Single family residence</b>			
PRESENT USE <b>Doctor's office</b>		ACREAGE <b>Less/acre</b>	
ARCHITECT/BUILDER <b>Home Builders, builder</b>			
CONSTRUCTION/MODIFICATION DATES <b>Constructed ca. 1912; modified 1946 and 1948</b>			



## PHYSICAL DESCRIPTION

The front facade and landscape of the house at 34 West Lynwood appears to be unaltered. Building permit records indicate that the original duplex was internally modified to accommodate a doctor's office, a frame bedroom was added at the rear, and the garage was converted into an apartment. The rectangular plan of this stuccoed brick bungalow is sheltered by an asphalt-shingled gable roof, intersected by another gable roof at the front porch. The wide gables are stuccoed and have small lattice ventilators. The porch is supported by two simple, square columns. A third column, east of the porch, holds up an open timber pergola. A belt course at window sill height surrounds the house. Opening on the front porch are two sets of French doors, a single front door and a small one-over-one, double-hung window. The driveway of this house is shared with the neighbor to the west, dividing in the backyard at each garage. The house is in excellent condition and is very well maintained. It is a creditable home to the neighborhood.

**STATEMENT OF SIGNIFICANCE/HISTORY**

The house at 34 West Lynwood, constructed ca. 1912, was one of the first five houses built in Chelsea Place. Although it is not associated with any important historic personages, the house is noteworthy as an early bungalow built to encourage the sale of homes in Chelsea Place. It is a contributing element of the historic district.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

LOT 7, CHELSEA PLACE.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

This property is in an area designated by the City of Phoenix for Community Development Block Grant funds for rehabilitation.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Lewis W. Sadler House		COUNTY Maricopa	INVENTORY NO. CSP-7 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 38 West Lynwood			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-52	
OWNER OF PROPERTY Christine Campbell		PHONE	
STREET & NO./P.O. BOX 38 West Lynwood			
CITY, TOWN Phoenix	STATE Arizona	ZIP 85003	
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix	STATE Arizona	ZIP 85014	
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward NE			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1920			



## PHYSICAL DESCRIPTION

The Lewis W. Sadler House is an outstanding example of design in the Bungalow style. The irregular plan of this stuccoed brick, one-story house is emphasized by the several intersecting and overlapping gables. The front facade consists of three overlapping (offset) gables, which relate in plan to the porch, bedroom, and living room. The stuccoed gables have matching louvered ventilators, projecting purlins, and barge boards with decoratively cut tails. Two simple, square columns support the porch. The two tall chimneys repeat the form of the porch columns. One-over-one, double-hung windows, singly or in pairs, fill the rectangular masonry openings with projecting sills. The house is surrounded by a belt course at floor level. The house appears virtually unaltered; even the rear sleeping room has not been enclosed. The only modifications are the asphalt shingles and monochrome paint scheme. Its backyard garage is reached by a concrete split track driveway that is shared with the house to the east. The house is in excellent condition, and its tasteful landscaping is well tended.

**STATEMENT OF SIGNIFICANCE/HISTORY**

The Lewis A. Sadler House is noteworthy for its association with Lewis Sadler and for its architectural integrity. The bungalow was constructed ca. 1920 for Lewis W. Sadler, a prominent figure, with Carl Anderson, in the establishment of insurance companies in Arizona. The bungalow possesses one of the few sleeping porches in Phoenix that remains intact. As a result, the bungalow is an important contributor to the historic district.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Daws, A. George. What Made Arizona Men. Daws Publishing Company 1919.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

LOT 8, CHELSEA PLACE.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

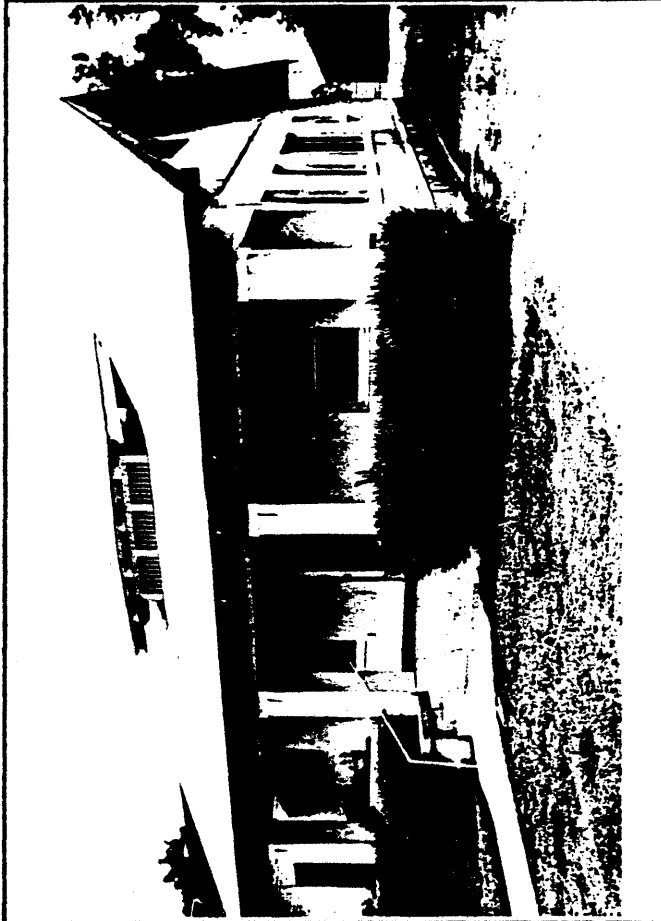
This property is in an area designated by the City of Phoenix to receive Community Development Block Grant funds for rehabilitation.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Reverend George Varney House	
COMMON PROPERTY NAME	
PROPERTY LOCATION-STREET & NO. 42 West Lynwood	
CITY, TOWN/VICINITY OF Phoenix	ASSESSOR'S PARCEL NO. 111-33-53
OWNER OF PROPERTY Crissie T. Clawson	PHONE
STREET & NO./P.O. BOX 42 West Lynwood	
CITY, TOWN Phoenix	STATE Arizona
ZIP 85003	
FORM PREPARED BY Gerald A. Doyle & Associates	DATE August 1982
STREET & NO./P.O. BOX 4331 N. 12th Street	PHONE 264-3082
CITY, TOWN Phoenix	STATE Arizona
ZIP 85014	
PHOTO BY Jeffrey Acker	DATE July 1982
VIEW Toward NW	
HISTORIC USE Single family residence	
PRESENT USE Single family residence	ACREAGE Less/acre
ARCHITECT/BUILDER	
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1915	

COUNTY Maricopa	INVENTORY NO. CSP-8 (C)
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QUAD/COUNTY MAP Phoenix Quad
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**PHYSICAL DESCRIPTION**

The Reverend George Varney House is very typical of the Bungalow Style as found throughout the Roosevelt Neighborhood. The rectangular, stuccoed brick house has a single, broad, asphalt-shingled, gable roof, whose ridge is parallel to the street. There is a ventilated shed dormer centered on the front slope and an offset gable on the west side. The barge boards have decorative jigsaw-cut tails. The slope of the broad roof covers a full width porch supported by four square columns with decorative capitals. A similar decorative element is seen above the masonry openings: raised lintels turn down about 16 inches along the jambs. The windows have one-over-one, double-hung sashes, and each window has a projecting sill. A belt course surrounds the house at the floor level. A garage of galvanized sheet metal stands in the backyard. Room additions at the rear of the building appear compatible with the original house. The house is in good structural condition but the finishes are only in fair shape. The front facade seems to be unaltered, except for the asphalt shingles and monochromatic paint scheme. With little effort the facade could be returned to its original state. The house, nonetheless, contributes to the character of the streetscape.

**STATEMENT OF SIGNIFICANCE/HISTORY**

The Reverend George Varney House, constructed ca. 1915, represents a bungalow design that is very typical of the neighborhood. Although the house is not significant, it contributes to the historic district by virtue of its age, style, and architectural integrity. The Reverend George Varney, the first resident of the house, was pastor of the First Baptist Church.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

LOT 9, CHELSEA PLACE.

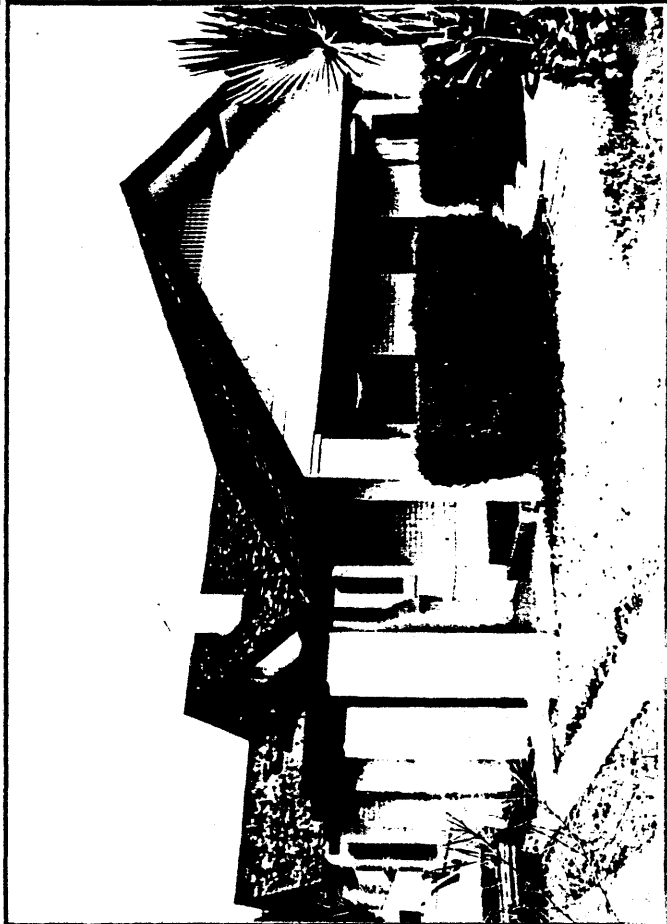
**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

This property is in an area designated by the City of Phoenix for Community Development Block Grant funds for rehabilitation.



# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME <b>Earle E. Nash House</b>		COUNTY <b>Maricopa</b>	INVENTORY NO. <b>CSP-9 (C)</b>
COMMON PROPERTY NAME		QUAD/COUNTY MAP <b>Phoenix Quad</b>	
PROPERTY LOCATION-STREET & NO. <b>50 West Lynwood</b>			
CITY, TOWN/VICINITY OF <b>Phoenix</b>		ASSESSOR'S PARCEL NO. <b>111-33-54</b>	
OWNER OF PROPERTY <b>Leona F. Nogan</b>		PHONE	
STREET & NO./P.O. BOX <b>50 West Lynwood</b>			
CITY, TOWN <b>Phoenix</b>		STATE <b>Arizona</b>	ZIP <b>85003</b>
FORM PREPARED BY <b>Gerald A. Doyle &amp; Associates</b>		DATE <b>August 1982</b>	
STREET & NO./P.O. BOX <b>4331 N. 12th Street</b>		PHONE <b>264-3082</b>	
CITY, TOWN <b>Phoenix</b>		STATE <b>Arizona</b>	ZIP <b>85014</b>
PHOTO BY <b>Jeffrey Acker</b>		DATE <b>July 1982</b>	
VIEW <b>Toward NW</b>			
HISTORIC USE <b>Single family residence</b>			
PRESENT USE <b>Single family residence</b>		ACREAGE <b>Less/acre</b>	
ARCHITECT/BUILDER <b>Home Builders, builder</b>			
CONSTRUCTION/MODIFICATION DATES <b>Constructed ca. 1913; modified 1944</b>			



**PHYSICAL DESCRIPTION**

The Earle Nash House, at 50 West Lynwood, has an original floor plan identical to (although reversed) the house at 34 West Lynwood. It is unusual to find repeated floor plans in the subdivision as in the case of the Nash and Shedd Houses. Both houses have been modified differently, but the massing remains about the same. The houses differ in details and finishes. The Nash House is generally cruciform in plan and has a main gabled roof covered with wood shingles, with smaller offset gables at the sides and a broad intersecting gable at the front porch. The gables are stuccoed and have lattice ventilators. In the recessed corner adjacent to the front porch and west wing is an open timber pergola upheld by two columns and a pilaster that match the two square stuccoed columns supporting the porch. The exterior walls are divided by a belt course at window sill height. Above the belt course, the bricks are painted; below they are stuccoed. Masonry openings are spanned by slightly projecting brick arches, segmental at the bottom and flat at the top. The windows are one-over-one, double-hung. The pergola shades a sidewalk connecting the porch's side steps to the split track concrete driveway. A garage stands in the backyard. The house's structure and finishes appear to be in good condition. The landscape could be better maintained. The bungalow has retained its architectural style and integrity and, thus, contributes to the neighborhood's historical character.

**STATEMENT OF SIGNIFICANCE/HISTORY**

Although the Earle E. Nash House is not significant, it contributes to the historic district by virtue of its age, style, and architectural integrity. The house was one of the earliest buildings constructed in Chelsea Place (ca. 1913). Earle E. Nash, the first resident, was in the wholesale produce business.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Arizona Republican, August 29, 1920, 12:1.  
City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

LOT 10, CHELSEA PLACE.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

This property is in an area designated by the City of Phoenix for Community Development Block Grant funds for rehabilitation.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Albert C. Horton, Jr. House		COUNTY Maricopa	INVENTORY NO. CSP-10 (S)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 52 West Lynwood			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-55	
OWNER OF PROPERTY Mary C. Dutton		PHONE 256-6759	
STREET & NO./P.O. BOX 52 West Lynwood			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 North 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward NE			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/Acre	
ARCHITECT/BUILDER Dwight B. Heard Investment Co., builder			
CONSTRUCTION/MODIFICATION DATES Constructed 1923; modified 1930			



## PHYSICAL DESCRIPTION

The Albert C. Horton, Jr. House is an excellent example of the Southwest vernacular design. The house is rectangular in plan and symmetrical in elevation. The central front door is flanked by matching windows. Each of these wide windows consists of three sections: two narrow casement sashes flanking a central double-hung window. The sashes each have nine lights arranged so that the very large center light is bordered by the remaining eight lights. Separate porches with decorated parapets shade the two front windows. A roof spanning between the porches has been added to protect the front door from the weather. Square masonry columns support the porch roofs. The use of corbelled parapets, inset panels, and occasional colored tiles to delineate the silhouette of the major architectural elements is essential to the Southwest vernacular type, which leans more toward the angular Art Deco than the curvilinear Mission Revival. The Horton House is an unaltered example of the best quality Southwest vernacular house and is a locally significant building for that reason.

**STATEMENT OF SIGNIFICANCE/HISTORY**

The Albert C. Horton, Jr. House is significant as one of the outstanding examples of Southwestern vernacular architecture in the neighborhood. Southwestern vernacular architecture differs from its stylistic predecessors (Mission Revival and Spanish Colonial Revival) because of its design simplicity, angular, rather than curvilinear, lines, and Art Deco details. The house was constructed in 1923 by Dwight B. Heard Investment Company.

Because of its architectural qualities, the Albert C. Horton, Jr. House appears to be eligible for individual listing on the National Register.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Arizona Republican, August 26, 1923; September 25, 1923.  
City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

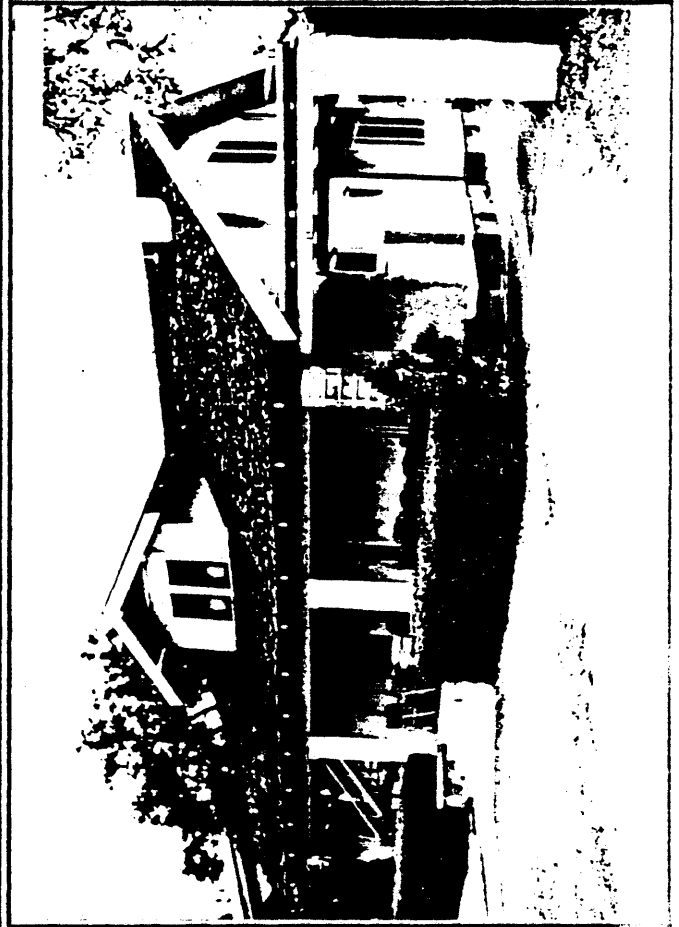
LOT 11, CHELSEA PLACE.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

This property is in an area designated by the City of Phoenix for Community Development Block Grant funds for rehabilitation.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME <b>B. Lee Purvines House</b>		COUNTY <b>Maricopa</b>	INVENTORY NO. <b>CSP-11 (C)</b>
COMMON PROPERTY NAME		QUAD/COUNTY MAP <b>Phoenix Quad</b>	
PROPERTY LOCATION-STREET & NO. <b>54 West Lynwood</b>			
CITY, TOWN/VICINITY OF <b>Phoenix</b>		ASSESSOR'S PARCEL NO. <b>111-33-56</b>	
OWNER OF PROPERTY <b>Albert V. and Reta May Wallace</b>		PHONE	
STREET & NO./P.O. BOX <b>54 West Lynwood</b>			
CITY, TOWN <b>Phoenix</b>		STATE <b>Arizona</b>	ZIP <b>85003</b>
FORM PREPARED BY <b>Gerald A. Doyle &amp; Associates</b>		DATE <b>August 1982</b>	
STREET & NO./P.O. BOX <b>4331 N. 12th Street</b>		PHONE <b>264-3082</b>	
CITY, TOWN <b>Phoenix</b>		STATE <b>Arizona</b>	ZIP <b>85014</b>
PHOTO BY <b>Jeffrey Acker</b>		DATE <b>July 1982</b>	
VIEW <b>Toward NW</b>			
HISTORIC USE <b>Single family residence</b>			
PRESENT USE <b>Single family residence</b>		ACREAGE <b>Less/acre</b>	
ARCHITECT/BUILDER <b>Home Builders</b>			
CONSTRUCTION/MODIFICATION DATES <b>Constructed 1915; modified 1947</b>			



## PHYSICAL DESCRIPTION

The broad, wood shingled plane of the simple gabled roof of the B. Lee Purvine House projects beyond the front wall to form a full-width porch roof supported by four plain columns. A pergola (now roofed) spans the adjacent driveway at the east side of the front porch. The upper half-story is lighted by windows in the east and west gable walls and by windows in the south gable dormer. The brick walls have a "splatter dash" stucco finish and have a delineating belt course at the first floor elevation. Segmental arches span the masonry openings, and projecting sills support the double-hung windows. The front windows, fifteen-over-one, are remarkable for their horizontal proportions. The chimney is simply detailed to match the porch columns. A freestanding exterior stairway has been added to the west side to allow private entrance to the converted apartment upstairs. A 1915 newspaper article says the house had ten rooms and a basement with a furnace and fruit room. It also had many built-in features: bookcases, writing desks, sideboard, pantry, and dressers. Hot water was supplied by a solar heater. Although the lines and massing of the building do not conform in the purest sense to the Bungalow style, its details and materials are bungalowoid in character. The Purvine House is in excellent condition and, along with its yard, is very well maintained. The front facade has maintained its integrity in spite of the addition of the exterior stair and thus contributes to the neighborhoods historic character.

**STATEMENT OF SIGNIFICANCE/HISTORY**

Although not a significant building, the B. Lee Purvines House contributes to the historic district by virtue of its bungalow style and its integrity. The home was constructed in 1915 for Mr. Purvines by Home Builders. Purvines, a rancher, resided in the house until 1925.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Arizona Republican, March 14, 1915, 12:5-6; September 28, 1925, 14:3.  
City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

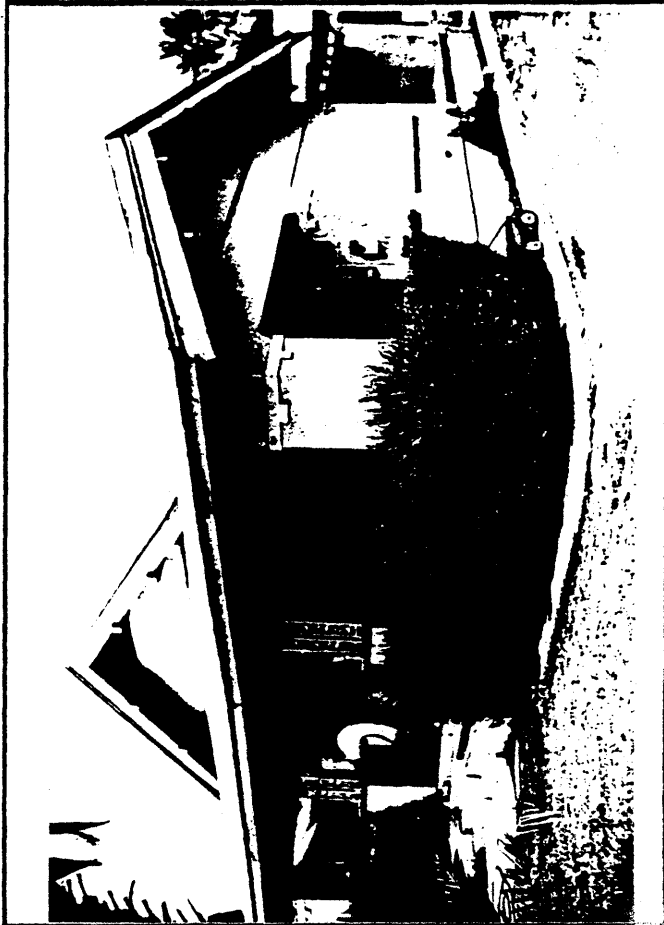
E 15' LOT 13 & ALL LOT 12, CHELSEA PLACE.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

This property is in an area designated by the City of Phoenix for Community Development Block Grant funds for rehabilitation.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME <b>James H. Mulrein House</b>		COUNTY <b>Maricopa</b>	INVENTORY NO. <b>CSP-12 (C)</b>
COMMON PROPERTY NAME		QUAD/COUNTY MAP <b>Phoenix Quad</b>	
PROPERTY LOCATION-STREET & NO. <b>60 West Lynwood</b>			
CITY, TOWN/VICINITY OF <b>Phoenix</b>		ASSESSOR'S PARCEL NO. <b>111-33-57</b>	
OWNER OF PROPERTY <b>Pamela Erickson</b>		PHONE	
STREET & NO./P.O. BOX <b>60 West Lynwood</b>			
CITY, TOWN <b>Phoenix</b>		STATE <b>Arizona</b>	ZIP <b>85003</b>
FORM PREPARED BY <b>Gerald A. Doyle &amp; Associates</b>		DATE <b>August 1982</b>	
STREET & NO./P.O. BOX <b>4331 N. 12th Street</b>		PHONE <b>264-3082</b>	
CITY, TOWN <b>Phoenix</b>		STATE <b>Arizona</b>	ZIP <b>85014</b>
PHOTO BY <b>Jeffrey Acker</b>		DATE <b>July 1982</b>	
VIEW <b>Toward NE</b>			
HISTORIC USE <b>Single family residence</b>			
PRESENT USE <b>Multi-residential</b>		ACREAGE <b>Less/acre</b>	
ARCHITECT/BUILDER <b>Home Builders</b>			
CONSTRUCTION/MODIFICATION DATES <b>Constructed ca. 1914</b>			



## PHYSICAL DESCRIPTION

The rectangular plan and simple low massing of the James H. Mulrein House produces a character of solidity and stability. This stuccoed brick bungalow's broad front porch, which wraps around the east side, is supported by stout corner piers, decorated with a simple keyed cap. The short piers, flanking the central porch stairs have been altered by the addition of inappropriate floral design wrought iron, probably introduced as an intermediate support of the long free-span porch beam. The north east bay of the porch has been enclosed. The house is covered by a broad, sweeping asphalt-shingled gable roof with a gabled dormer on the front slope at the south wall plane. The only decorative features on the large, blank, stucco gable walls are small lattice ventilators near the peak and projecting purlins. The most decorative elements of the house are the two tall, slender chimneys which are topped with a crenelated masonry detail. The silhouette of the living room chimney is expressed on the exterior west wall, which is also decorated with masonry sills and reveals, and caps that relate to the porch pier details. The multi-light, double-hung windows fill openings spanned by segmental arches. The two-story, hipped-roof addition at the rear may have been added when the house was divided into four apartments. The house has a partial basement. Its original detached garage no longer exists. The Mulrein house appears to be in good condition and is fairly well maintained. In spite of some modification it retains most of its original character and, thus, contributes to the historic streetscape.

**STATEMENT OF SIGNIFICANCE/HISTORY**

Although not significant, the James H. Mulrein House contributes to the historic district by virtue of its bungalow style. Constructed ca. 1914 by Home Builders, the house was the residence of James H. and Millie Mulrein from about 1914 until about 1924. Mulrein was president of J.H. Mulrein Plumbing Company, later called Plumbing Supply Company.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

W 35' LOT 13 & E2 LOT 14, CHELSEA PLACE.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

This property is in an area designated by the City of Phoenix for Community Development Block Grant funds for rehabilitation.



# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Martin V. Warren House		COUNTY Maricopa	INVENTORY NO. CSP-13 (S)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 66 West Lynwood			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-58	
OWNER OF PROPERTY Howard L. & Maxine R. Northcraft		PHONE 255-0108	
STREET & NO./P.O. BOX 66 West Lynwood			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward NE			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1913			



## PHYSICAL DESCRIPTION

The 1913 Martin V. Warren House is of a design unique to the neighborhood: the Japo-Swiss Bungalow. This particular eclectic sub-type of the Bungalow Style is a variation on (usually a simplification of) the Swiss chalet, with an Oriental feeling often added by slightly upturned eaves and sometimes a large amount of nonfunctional and very elaborate woodwork around the porch columns. Unlike the usual earthy brown tones of the common bungalows, the Japo-Swiss examples were painted in lighter colors and often trimmed in white. The one-story, Warren House displays all the above characteristics. The slight irregularities of its rectangular floor plan are further emphasized in the vertical dimension at the front facade by three staggered gables, supported by projecting purlins. A white-painted belt course surrounds the house at window sill height and separates two stucco textures--rough above and smooth below. The detailing of the porch columns and railing is particularly decorative. A design element used repeatedly is the small curved, rather than battered, buttress, which is found at the porch piers and at the building's corners. The double-hung windows, which are sometimes grouped in twos or threes, have an upper sash divided into nine lights, the center light being very large and framed by the rest. The house has a partial basement, entered from the rear outside, and a detached garage in the backyard. The unaltered house and grounds are in particularly good condition and are well maintained.

**STATEMENT OF SIGNIFICANCE/HISTORY**

The Martin V. Warren House, constructed ca. 1913, is significant as one of the earliest homes in Chelsea Place and as one of the best, and most intact, examples of the Japo-Swiss sub-style of California bungalow in Phoenix.

The Japo-Swiss style, a variation on the Swiss Chalet with an Oriental flavor, was popularized in California by Pasadena architects Charles and Henry Greene. The style prevailed in California well into the twenties.

Because of the rarity of Japo-Swiss bungalows in Phoenix, the Warren House appears eligible for individual nomination to the National Register.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Maricopa County Assessor's Records.

Maricopa County Recorder's Records.

Phoenix City Directories.

Sanborn Insurance Maps.

Winter, Robert. The California Bungalow. Los Angeles: Hennessey & Ingalls, Inc. 1980.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

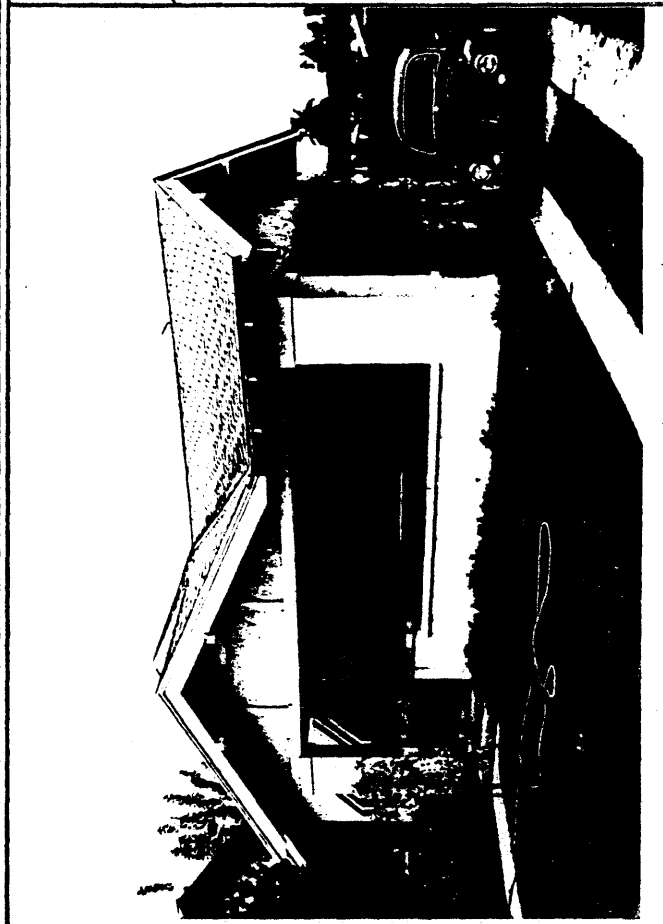
W2 LOT 14 & ALL LOT 15, CHELSEA PLACE.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

This property is in an area designated by the City of Phoenix for Community Development Block Grant funds for rehabilitation

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME George Elbert Burr House		COUNTY Maricopa	INVENTORY NO. CSP-14 (S)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 70 West Lynwood			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-59	
OWNER OF PROPERTY Donald F. and Janice Charlene Hering		PHONE 256-0621	
STREET & NO./P.O. BOX 70 West Lynwood			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 North 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward NE			
HISTORIC USE Single family residence/artist's studio			
PRESENT USE Single family residence		ACREAGE Less/Acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1919; modified 1937			



## PHYSICAL DESCRIPTION

The George Elbert Burr House retains the picturesque roof lines and porch of the typical stuccoed brick bungalow. The rectangular floor plan is made more interesting by the intersecting and overlapping gables of the asphalt shingled roof. Projecting purlins support the deep overhangs that shelter the gable walls, which feature large ventilators with vertical laths and a half-timber detail which divides the stucco surface into squares and triangles. Although the front door is located at the center of the house, the offset porch creates a facade with a very interesting asymmetrical composition. The front steps rise at the west side of the porch and are aligned with the front door. Two simple, heavy, square columns with a plain band as a capital support the porch, which is enclosed with a low masonry wall with a concrete cap. The front windows, which are nearly square, are the one-over-one, double-hung type. At the rear of the house is a detached garage and separate artist's studio, both with detailing identical to that on the main house. One obvious intrusion on the facade is a stripped metal awning over the front, west window. Additionally, the original wood shingles have been replaced with asphalt ones, and the original earth tone color scheme has been repainted white. With little difficulty, the Burr house could be restored to its original condition. Nonetheless, it is in excellent condition and is very well maintained, retaining most of its integrity. The Burr House contributes to the architectural character of the neighborhood.

#### STATEMENT OF SIGNIFICANCE/HISTORY

The George Elbert Burr House, constructed ca. 1920, is significant for its association with George Elbert Burr, who owned the house from 1925 until his death in 1939. Burr was a nationally prominent artist who, in 1932, was described as "probably more numerously represented in the museums of the world than any other living artist of the graphic medium."<sup>1</sup>

George Elbert Burr was born April 14, 1859 in Munroe Falls, Ohio. In 1888, after studying at the Art Institute in Chicago and in France and Italy, Burr did watercolor illustrations for Scribner's and Harper's magazines and for John Muir's Picturesque California. The following year, he became an illustrator for Cosmopolitan and Leslie's. By the close of his career, he had created some fifty oil paintings, more than one thousand watercolors, and two thousand pen-and-ink drawings. However, Burr is best known for his etchings. During his lifetime, he produced twenty-five thousand etchings, pulled off his own presses.

The subjects of his major works were the Rocky Mountains and the Southwest. Most prominent of these were thirty-five etchings on the American Desert, which were exhibited in Bibliotheque Nationale, Paris, in 1928 and in the National Museum in 1930. His works were exhibited at the Smithsonian Institution on three occasions. Important collections of his etchings appear in the New York Public Library, the Metropolitan Museum of Art, the Library of Congress, the Denver Public Library, the Phoenix Art Museum, the Fogg Art Museum, the Boston Museum of Fine Arts, the Victoria and Albert Museum, and the British Museum. (See continuation sheet)

#### SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

City of Phoenix Building Permit Records

Leeper, Gertrude Bryan, and House, Maude Morris. Who's Who in Arizona in Business, Professions and Arts, Vol I 1938-1940. Phoenix: Arizona Survey Publishing Company, 1938.

Maricopa County Assessor's Records.

Maricopa County Recorder's Records.

Phoenix City Directories.

Sanborn Insurance Maps.

<sup>1</sup>Seeber, Louise Combes. George Elbert Burr 1859-1939. Flagstaff, Arizona: Northland Press, 1971.

#### GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

LOT 16 & E 10' LOT 17, CHELSEA PLACE.

#### GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

This property is in an area designated by the City of Phoenix for Community Development Block Grant funds for rehabilitation.

70 West Lynwood  
Burr House  
CSP-14

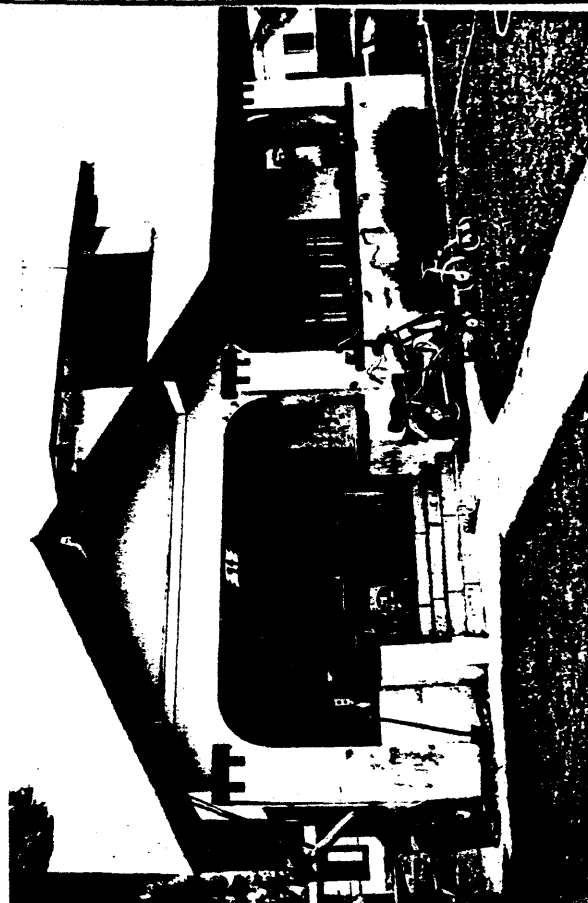
STATEMENT OF SIGNIFICANCE/HISTORY (Continued)

In approximately 1924, Burr moved to Phoenix from Denver, probably because of his poor health. The following year, he purchased his home at 70 West Lynwood, with his studio in an outbuilding. While a resident of Phoenix, he played a prominent role in encouraging the arts. In 1925, he helped found the Phoenix Fine Arts Association (the antecedent of the Phoenix Art Museum) and served on the Board of Governors. He was elected president of the organization in 1928. Burr was also a member of the Arizona Society of Artists.

Because of its association with this internationally prominent artist, the George Elbert Burr House appears to be eligible for the National Register of Historic Places at the level of national significance.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Louis T. Baswitz House		COUNTY Maricopa	INVENTORY NO. CSP-15 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 74 West Lynwood			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-60	
OWNER OF PROPERTY M. Leslie and John D. Hansen		PHONE	
STREET & NO./P.O. BOX 818 West Edgemont			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85007
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 North 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward NW			
HISTORIC USE Single family residence			
PRESENT USE Duplex		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constr. ca. 1919; modified 1935, 1941, 1947			



## PHYSICAL DESCRIPTION

The stuccoed brick house at 74 West Lynwood exhibits many characteristics of the Bungalow style. The asymmetrical facade of the 1½-story duplex conceals the rectangular form of the floor plan. Elements of the front elevation include a two-bay porch plus one bay of the porte cochere, an intersecting gable roof above the entry (west) porch bay, and a lighted shed dormer at the center bay. The gables of the asphalt shingled main roof faces the sides. The porch bays are supported by square columns with decorative capitals. There are two front doors at the porch, each leading to the apartment on either side of the house. Several types of windows are found here--three pairs of nine-light casements, one-over-one double-hung with fixed sidelights, and single double-hung windows. At the rear of the house is a garage converted into an apartment and another detached dwelling unit. The house appears to be in fair structural condition, but the exterior stucco is deteriorating at the porch rails. The facade retains its basic original form and is a contributing member to the streetscape.

STATEMENT OF SIGNIFICANCE/HISTORY

Although the Louis T. Baswitz House is not a significant building, it contributes to the historic district by virtue of its setting and Bungalow style. Constructed ca. 1919, this house was built for Louis T. and Hannah M. Baswitz, who first purchased the land with Henry Baswitz in 1913. Louis T. Baswitz was a partner with the Baswitz Cigar Company in Phoenix.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Arizona Republican, February 16, 1913, 19:3.  
City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

W 40' LOT 17 & E 30' LOT 18, CHELSEA PLACE.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

This property is in an area designated by the City of Phoenix for Community Development Block Grant funds for rehabilitation.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. CSP-16 (I)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 82 West Lynwood			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-61	
OWNER OF PROPERTY Sandra K. Schuer and James M. Cross		PHONE	
STREET & NO./P.O. BOX 82 W. Lynwood			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward NE			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER Alfred Anderson, builder			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1945			



## PHYSICAL DESCRIPTION

The painted brick house at 82 West Lynwood, a late-comer to the neighborhood (circa 1945), was built in the style of many such post-war tract houses. The L-shaped floor plan has an asbestos shingled hipped roof with clay tile ridges; the roof is intersected by a gabled roof at the southeast wing. A nearly flat porch roof shelters the front door at the angle of the plan. The fascia at the porch has been jigsaw cut in a scalloped pattern. A low belt course surrounds the house at the window-sill level. The wood casement windows are set in rectangular masonry openings. A louvered awning wraps around the southwest corner window. The house is in excellent condition and is very well maintained. Although it was built long after the surrounding houses and is of a different style, its scale, massing, and character are compatible with the earlier buildings, and the house is not glaringly intrusive.



STATEMENT OF SIGNIFICANCE/HISTORY

This house was constructed in 1945 and, thus, does not meet the criteria for "significant" or "contributing" buildings. However, it is compatible with the other homes on the street by virtue of its scale, setting, and design.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

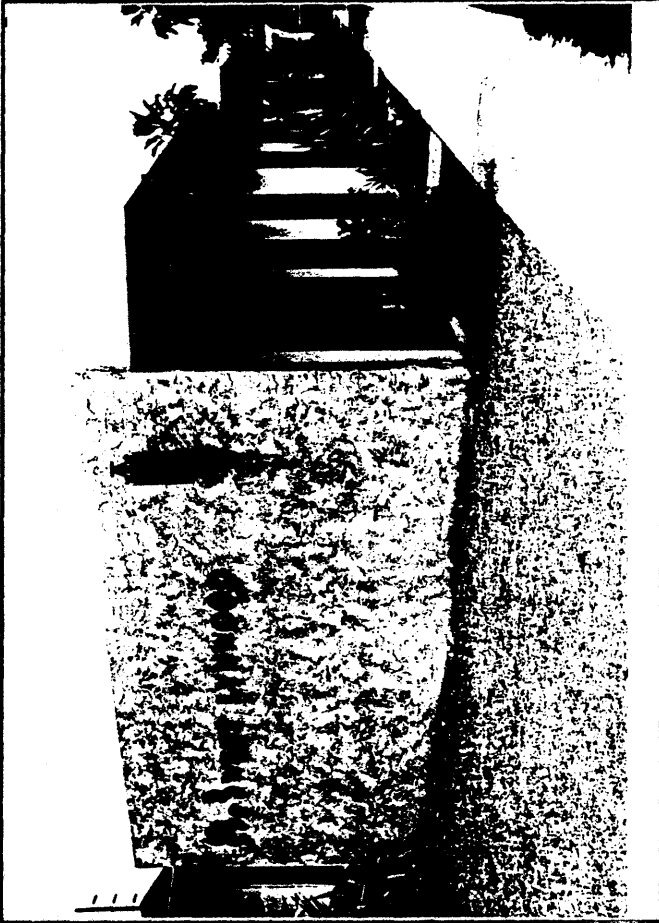
W 20' LOT 18 & ALL LOT 19, CHELSEA PLACE

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

This property is in an area designated by the City of Phoenix for Community Development Block Grant funds for rehabilitation.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. CSP-17 (I)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 88 West Lynwood			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-62A	
OWNER OF PROPERTY Gordon L. & Phyllis M. Edwards		PHONE	
STREET & NO./P.O. BOX 7533 North 46th Avenue			
CITY, TOWN Glendale		STATE Arizona	ZIP 85301
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward NW			
HISTORIC USE Apartments			
PRESENT USE Apartments		ACREAGE Less/acre	
ARCHITECT/BUILDER Calvin H. VanNess, architect			
CONSTRUCTION/MODIFICATION DATES Constructed 1971			



## PHYSICAL DESCRIPTION

The original four-bedroom brick house on this lot was demolished in 1966. In 1977, an eight-unit apartment was built. The apartment building is a rectangular, flat-roofed box with walls of stuccoed concrete block and plywood siding. The front elevation is little more than a flat, rectangular parapet wall. The dwelling units are arranged back-to-back and are entered from the east and west respectively. The front yard is covered with gravel. Planter strips at the entrances are sparsely planted with "desert landscaping". The building is in good condition but is not well-maintained. The structure is an intrusion to the character of the neighborhood.

STATEMENT OF SIGNIFICANCE/HISTORY

Despite its low scale, this apartment building, designed by Calvin H. VanNess, architect, and constructed in 1971, represents an intrusion on the historic district.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

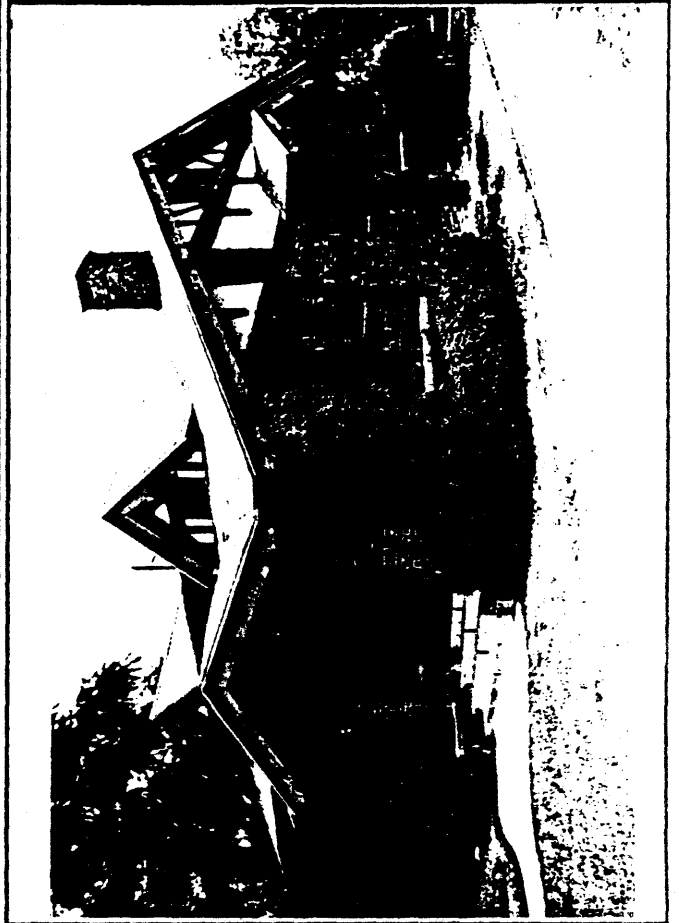
LOT 20 & PT LOT 21 BEG SE COR LOT 21 N 154' W 13' TH SLY 154' M/L to S LN OF LOT 15' W OF POB TH E 15' TO POB, CHELSEA PLACE.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

This property is in an area designated by the City of Phoenix for Community Development Block Grant funds for rehabilitation.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Saufley/Wilkinson House		COUNTY Maricopa	INVENTORY NO. CSP-18 (S)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 92 West Lynwood			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-64A	
OWNER OF PROPERTY Catherine Wilkinson		PHONE 253-4090	
STREET & NO./P.O. BOX 92 West Lynwood			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward NW			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER Home Builders, builder			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1913			



**PHYSICAL DESCRIPTION**

The exterior of the one-story Saufley/Wilkinson House displays all the finest attributes of a Craftsman Style bungalow. The facades of this rectangular-plan house are made particularly interesting by the playful juxtaposition of intersecting gabled roofs and dormers. The major gabled roof, whose ridge is parallel to the street, is surmounted with twin high-pitched gabled dormers connected by a low-pitched shed dormer, all of which are embellished with Tudor half-timbers and lattice ventilators. The southeast corner porch is sheltered by a projecting, low-pitched gabled roof supported on two brick columns. The bay window on the east side (at the diningroom) has its own little gable roof. The gables of the major roof are divided into two parts by half-timbering, with shingle siding below and stucco above. All gable overhangs are supported by bracketed purlins and feature bargeboards with fancy cut-outs at their lower ends. The roofs are now covered with asphalt shingles. The masonry walls are built of natural brown-colored bricks interspersed with an occasional clinker (particularly at the chimney and porch columns). Each window opening is spanned by a flat arch and is trimmed with a projecting brick sill that turns down at each end. The form of the chimney is expressed on the exterior east wall. The portion of the chimney above the roof is rather squat and finished with a single corbel. The multi-light, double-hung windows are rather small. A gravel driveway, on the east side of the house, leads to the small garage in the backyard. The house and grounds are well cared for, and, except for the asphalt shingles, the present exterior of the house is identical to that in a 1937 photograph.

**STATEMENT OF SIGNIFICANCE/HISTORY**

The Saufley/Wilkinson House is noteworthy as an outstanding example of a Craftsman Bungalow and as the home of Francis M. Wilkinson. Furthermore, the house is significant as one of the earliest homes built in Chelsea Place.

Built ca. 1913 by Home Builders, the house was known for many years as the home of its first owner, Robert C. Saufley. Saufley became a well known entrepreneur after his arrival in Phoenix ca. 1909. He owned the Saufley Rubber Company, a cotton farm, and a tire and rubber dealership. Saufley resided at 92 West Lynwood from ca. 1914 until ca. 1923.

In 1926, the house was purchased by Francis M. Wilkinson. Wilkinson, born in Illinois, came to Phoenix in 1909, after a brief residence in Saskatchewan, Canada. Upon his arrival, he devoted his life to the agricultural development of the Salt River Valley. A farmer and rancher, he operated a wholesale dairy and grew wheat and alfalfa. He was active in the Salt River Valley Water Users Association, serving as president for two years and as a member of the Board of Water Governors for six years. An active Republican, he was a delegate to the state Republican Convention in 1912. During the period that he lived at 92 West Lynwood, Wilkinson was manager of the Pacific Coast Joint Stock Land Bank of San Francisco, an institution which specialized in loans to farmers. Wilkinson also owned the Riverside Sand and Gravel Company for many years. The Saufley/Wilkinson House is still owned by a Wilkinson decendent.

(See continuation sheet)

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Arizona Republican, November 2, 1924, Section 2, 1:4.

Arizona Republican, December 3, 1958, 9:2.

Daws, A. George, What Made Arizona Men. Daws Publishing Company, 1919.

Maricopa County Assessor's Records.

Maricopa County Recorder's Records.

Phoenix City Directories.

Sanborn Insurance Maps.

Wilkinson, Catherine, oral interview, 1982.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

W 35', LOT 21 & E2 22 ALSO PT LOT 21 BEG AT PT N LN A DIST 13' W OF NE COR THERE OF TH W ALG SD N LN 2' TO PT 35' E OF TH NW COR OF LOT TH S TO PT ON S LN OF SD LOT 35' E OF SW COR OF LOT SD PT BEING 15' W OF SE COR OF SD LOT TH NLY TO POB.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

This property is in an area designated by the City of Phoenix for Community Development Block Grant funds for rehabilitation.

92 West Lynwood  
Saufley/Wilkinson House  
CSP-18

STATEMENT OF SIGNIFICANCE/HISTORY (Continued)

Architecturally, the house is one of the best examples of a Craftsman Bungalow in Phoenix. The Craftsman style, popularized by Gustav Stickley, is characterized by the naturalistic use of local materials to create a building in harmony with the environment.

Both because of extraordinary Tudor-style Craftsman design, the excellent workmanship of the details, and the architectural integrity of the house and because of its association with Francis M. Wilkinson, this house appears to be individually eligible for the National Register at the local level of significance.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. CSP-19 (c)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 96 West Lynwood			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-65	
OWNER OF PROPERTY Mildred Charon		PHONE 258-3556	
STREET & NO./P.O. BOX 98 West Lynwood			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 North 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward NE			
HISTORIC USE Duplex			
PRESENT USE Duplex		ACREAGE Less/Acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1929			



**PHYSICAL DESCRIPTION**

The one-story, stuccoed duplex at 96 West Lynwood is designed in the Southwest vernacular manner. Its roofline combines both parapets and gables. One entrance porch is sheltered by a parapet roof and is accessed through round arches. The other entrance is covered by a simple shed-like extension of the gabled roof beyond. Many of the window openings are decorated with wooden lintels. The building is in fair condition but not well kept. The landscaping has been allowed to overgrow and obscure the building's facade. The house has retained much of its integrity despite the asphalt shingles, inappropriate paint colors, and evaporative coolers in the windows.

STATEMENT OF SIGNIFICANCE/HISTORY

Although this ca. 1929 duplex is neither historically nor architecturally significant, it contributes to the historic district by virtue of its age, massing, and architectural integrity.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

W 2 Lot 22 & All Lot 23, Chelsea Place

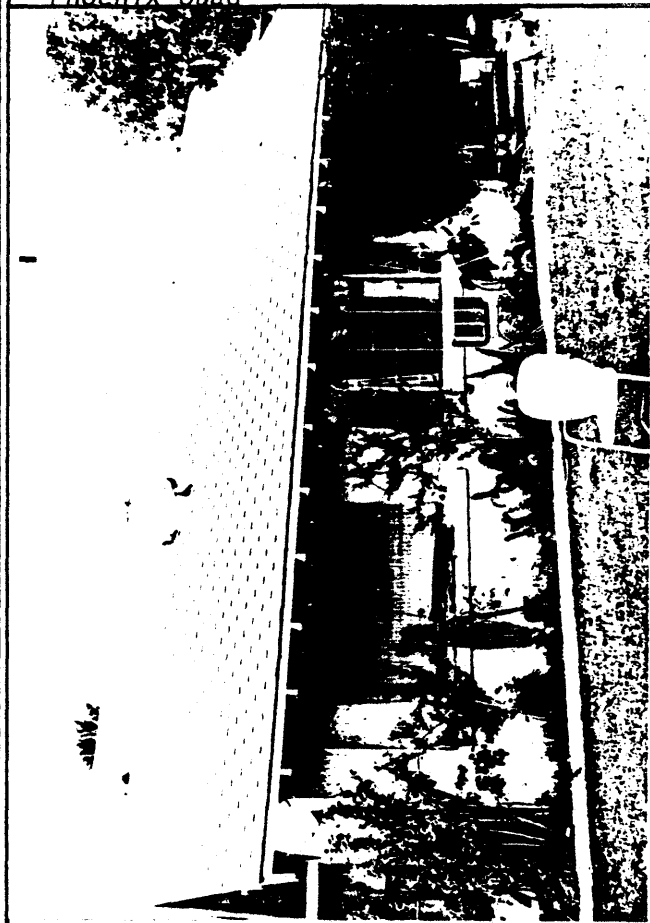
GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

This property is in an area designated by the City of Phoenix to receive Community Development Block Grant funds for rehabilitation.



# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME William F. Neail House		COUNTY Maricopa	INVENTORY NO. CSP-21 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 93 West Lynwood			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-67	
OWNER OF PROPERTY William E. and Mary Rose Harris		PHONE	
STREET & NO./P.O. BOX 93 West Lynwood			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 North 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward SW			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/Acre	
ARCHITECT/BUILDER Home Builders, builder			
CONSTRUCTION/MODIFICATION DATES Constructed 1913; modified 1956			



## PHYSICAL DESCRIPTION

This bungalow is one-and-one-half stories in elevation and rectangular in plan. An asphalt-shingled gabled roof covers the house and its front porch as well. Two of the three porch bays have been infilled; an additional raised concrete porch extends across the remainder of the facade. The house has been spray stuccoed, covering even the gable half-timbers. It is in fair condition.

STATEMENT OF SIGNIFICANCE/HISTORY

Constructed in 1913 by Home Builders for William F. Neail, this Bungalow was one of the earliest houses built in Chelsea Place. William F. Neail, president of Sun Drug Company, lived in the house until ca. 1925. Although the integrity of the house has been compromised by additions and spray stucco, it contributes to the historic district.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Arizona Republican, November 17, 1912, 18:3; January 26, 1913, 10:3.  
City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

E2 LOT 25 & ALL LOT 26, CHELSEA PLACE.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

This property is in an area designated by the City of Phoenix to receive Community Development Block Grant funds for rehabilitation.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME H.W. Asbury House		COUNTY Maricopa	INVENTORY NO. CSP-22 (S)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 91 West Lynwood			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-68	
OWNER OF PROPERTY John L. & Eleanor L. Walters		PHONE	
STREET & NO./P.O. BOX 91 West Lynwood			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 North 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward SW			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/Acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1919			



## PHYSICAL DESCRIPTION

This one-story, stuccoed bungalow at 91 West Lynwood possesses an intriguing roof-line composed of intersecting and offset half-timbered gables. Mesh screens between the half-timbers serve to ventilate the attic space. Knee braces support the overhangs, which have decorative bargeboards. The chimneys are topped with decorative corbelled bands. The wrap-around porch extension has been enclosed. The wide front porch shades the living room window, which is comprised of three double-hung sashes. This lovely bungalow has retained its architectural integrity and is in good condition. It certainly contributes to the historic streetscape.

STATEMENT OF SIGNIFICANCE/HISTORY

The H.W. Asbury House is locally significant as the former residence of H.W. Asbury, (1878-1943).

The house was constructed ca. 1919 for H.W. Asbury. Asbury came to Arizona in 1900. For eight years, he was manager of the Navajo Ice & Cold Storage Company in Winslow, the largest plant of its kind in the southwest. The ice plant included an electric light and power plant, a common combination during the period. In 1913, Asbury purchased The People's Ice and Fuel Company, which he renamed the Crystal Ice & Cold Storage Company. The creation of ice and cold storage companies in the desert climate was important in making the settlement of the area feasible. The company, for which he served as president and manager, continues to operate today and is the largest ice and cold storage company in the state. Asbury lived at 91 West Lynwood from ca. 1919 until about 1935.

Because of its association with Asbury, the house may be individually eligible for the National Register.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Conners, Jo, Who's Who in Arizona, Vol. I. Tucson: Arizona Daily Star, 1913.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

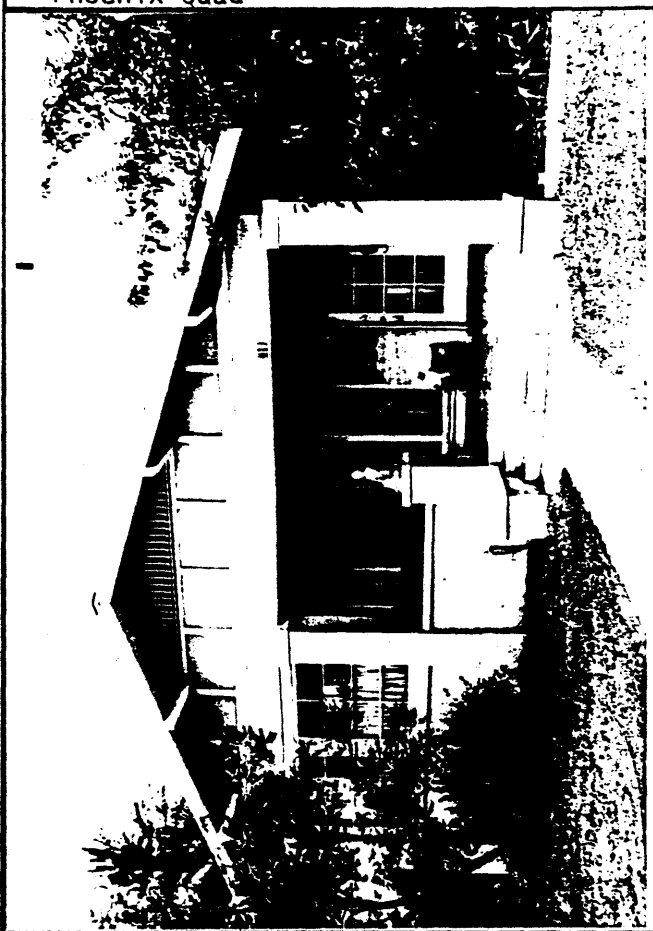
LOT 27 & W2 LOT 28, CHELSEA PLACE.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

This property is in an area designated by the City of Phoenix to receive Community Development Block Grant funds for rehabilitation.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME George C. Kahrs House		COUNTY Maricopa	INVENTORY NO. CSP-23 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 81 West Lynwood			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-69	
OWNER OF PROPERTY & Tracy S. Anderson		Jerome T. PHONE 254-6943	
STREET & NO./P.O. BOX 81 West Lynwood			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward SE			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1920			



## PHYSICAL DESCRIPTION

The one-story, stuccoed bungalow at 81 West Lynwood features a prominent front porch offset at the facade. The intersecting porch gable is decorated with a slat ventilator and stuccoed panels. The east bay of the two-bay porch appears to be the original glass sun room, in that its window assemblies match those of the house. These casement windows have very thin stiles, rails, and muntins. The wide front door is an eight-light French door. The house appears to be in very good condition and contributes to the historic neighborhood.

**STATEMENT OF SIGNIFICANCE/HISTORY**

Although the George C. Kahrs House is neither architecturally nor historically significant, it contributes to the historic district by virtue of its ca. 1920 construction date, its bungalow style, and its architectural integrity. George C. Kahrs, proprietor of the Hardwick Hotel, resided in the house from ca. 1920 until ca. 1929.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

E2 Lot 28 & W 37.5' Lot 29, Chelsea Place.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

This property is in an area designated by the City of Phoenix to receive Community Development Block Grant funds for rehabilitation.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Derwin D. & Matilda J. Northrup House		COUNTY Maricopa	INVENTORY NO. CSP-24 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 75 West Lynwood			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-70	
OWNER OF PROPERTY Lucille Huebner		PHONE 253-2617	
STREET & NO./P.O. BOX 75 West Lynwood			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 North 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward SW			
HISTORIC USE Single Family Residence			
PRESENT USE Single Family Residence		ACREAGE Less/Acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1922; modified 1970			



## PHYSICAL DESCRIPTION

This 1½-story, stuccoed brick bungalow utilizes some common stylistic details in unusual ways. The irregular plan is covered by a bellcast gabled roof with a ventilated shed dormer that stretches nearly the entire length of the asphalt-shingled roof. The east corner of the roof is supported by a squat, cobblestone pier, while the west corner is supported by the mass of an octagonal bay window and a kneel brace. Wood shingles cover the portion of wall spanning the porch. The stuccoed east gable is lighted by a pair of windows. The bargeboards have decoratively shaped rafter tails. Both casement and double-hung, multi-light sashes are found in segmental arched openings. The chimney, too, is made of cobblestones. The house is in good condition and has maintained its integrity. This bungalow contributes to the character of the historic neighborhood.

STATEMENT OF SIGNIFICANCE/HISTORY

Although the Northrup House is not architecturally or historically significant, it contributes to the historic district due to its age, style, and construction materials. Constructed ca. 1922, it was the home of Dr. Derwin D. Northrup, an optometrist, until his death in the late 1920's. His widow, Matilda, continued to live there until ca. 1934.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

City of Phoenix Building Permit Records  
Maricopa County Assessor's Records  
Maricopa County Recorder's Records  
Phoenix City Directories  
Sanborn Insurance Maps

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

E 12.5' Lot 29 & all Lot 30, Chelsea Place

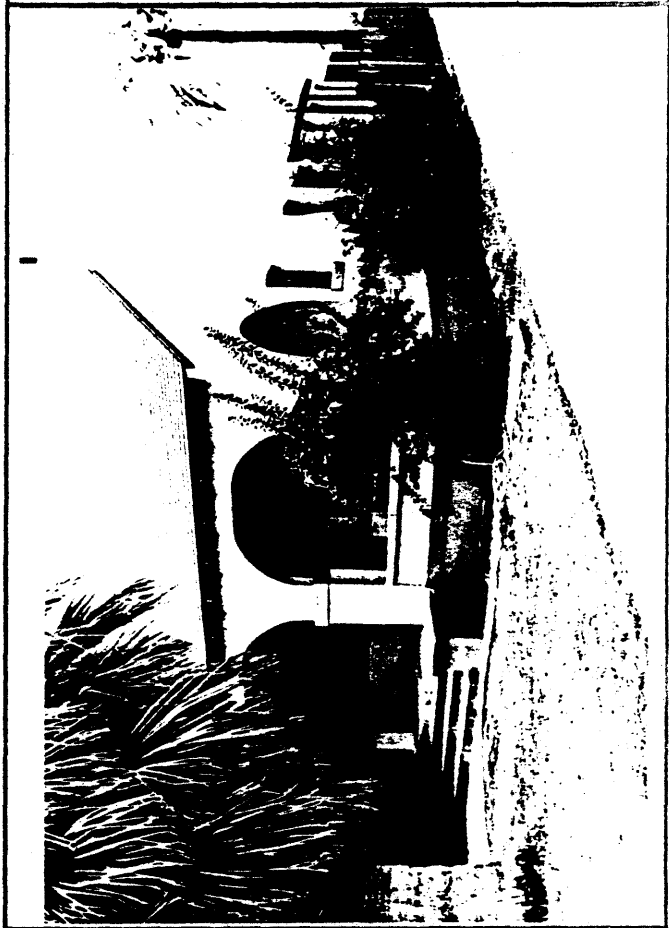
GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

This property is in an area designated by the City of Phoenix to receive Community Development Block Grant funds for rehabilitation.



# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Eric P. & Adell Kolberg House		COUNTY Maricopa	INVENTORY NO. CSP-25 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 69 West Lynwood			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-71	
OWNER OF PROPERTY Robert D. & Lea E. Moody		PHONE	
STREET & NO./P.O. BOX 69 West Lynwood			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 North 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward SE			
HISTORIC USE Single Family Residence			
PRESENT USE Single Family Residence		ACREAGE Less/Acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1914; modified 1947			



## PHYSICAL DESCRIPTION

The curved openings of the wrap around front porch give the Kolberg House a Mission Revival flavor. The porch is covered by an asphalt-shingled shed roof, whose upper margin overlaps the parapet of the front wall. The side walls of the house are resolved in stepped parapets without a coping detail. These plain parapets, the lack of Spanish clay tiles, and plate height marks telegraphed through the stucco at the side walls suggest that the existing roof may not be the original design. In addition to the absence of Spanish Colonial Revival or Mission Revival details, the indication of gables on the Sanborn map's notation of this house suggest possible modification when fire damage was repaired in 1947. Nonetheless, the house still is compatible with neighborhood and is in very good condition.

STATEMENT OF SIGNIFICANCE/HISTORY

Although the Kolberg House is neither architecturally nor historically significant, it contributes to the historic district by virtue of its age, style, and setting. The house was constructed ca. 1914. Eric P. Kolberg purchased the house ca. 1917. Kolberg, vice president of Arizona Laundry Company and prominently identified with the affairs of the City, lived in the house until his death in 1921. Adell Kolberg who was secretary-treasurer of Arizona Laundry, continued to live in the house until the late 1930's.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Arizona Republican, August 31, 1913, 10:3, March 23, 1921, 14:5-6.  
City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records  
Maricopa County Recorder's Records  
Phoenix City Directories  
Sanborn Insurance Maps

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

Lot 31 & W 12.5 Lot 32, Chelsea Place.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

This property is in an area designated by the City of Phoenix to receive Community Development Block Grant funds for rehabilitation.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. CSP-26 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 65 West Lynwood			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-72	
OWNER OF PROPERTY Michael & Theresa H. Reed		PHONE	
STREET & NO./P.O. BOX 65 West Lynwood			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward SE			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1924; modified 1936, 1948			



## PHYSICAL DESCRIPTION

The lovely one-story, stuccoed Southwest vernacular house at 65 West Lynwood offers a charming facade with a Spanish flavor. It is the combination of the stepped parapets with the later clay tile porch that creates this effect. The facade is nearly symmetrical in the arrangement of the door and the casement windows. The full-width porch is defined by a low stuccoed railing; upon the railing's four piers stand thick wood columns, which uphold the porch roof. The house is in excellent condition, is well-maintained, and retains its architectural integrity. This house contributes greatly to the historic streetscape.

STATEMENT OF SIGNIFICANCE/HISTORY

Although this ca. 1924 house is neither historically nor architecturally significant, it contributes to the historic district by virtue of its age, style, and architectural integrity.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Arizona Republican, March 2, 1924, Sec. 2, 8:8.  
City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

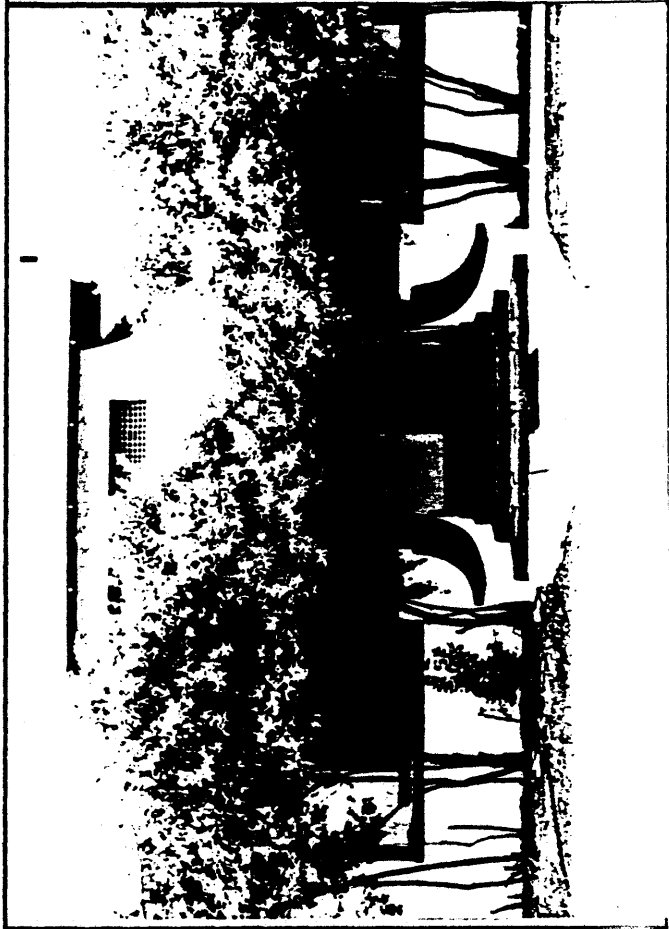
E 37.5' Lot 32 & W 25' Lot 33, Chelsea Place.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

This property is in an area designated by the City of Phoenix for Community Development Block Grant funds for rehabilitation.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Earnest and Rae Evelyn Munson House		COUNTY Maricopa	INVENTORY NO. CSP-27 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 59 West Lynwood			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-73	
OWNER OF PROPERTY Nicholas L & La Juanna Rayes		PHONE	
STREET & NO./P.O. BOX 59 West Lynwood			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward S			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER Home Builders, builder			
CONSTRUCTION/MODIFICATION DATES Constructed 1913; modified 1965			



## PHYSICAL DESCRIPTION

The one-story, stuccoed bungalow of Dr. Earnest Munson has an air of elegance created by the contrasting paint scheme and dark asphalt shingles; this effect is particularly enhanced by the compound curve of the porch stair rails and the curved profile of the shed dormer walls. The large stuccoed shed dormer with a lattice vent rises from the front slope of the main gabled roof, which merges with an offset gable on the west side. These stuccoed gables feature knee braces and lattice vents. The chimney has a decorative device at its cap. A pair of wide, triple, one-over-one windows flank the central front door. The house is in excellent condition, but its facade is obscured by trees. There appear to be no intrusions. The Munson House is a fine contributing structure to the historic neighborhood.

#### STATEMENT OF SIGNIFICANCE/HISTORY

The Earnest Munson House is noteworthy as the former residence of Dr. Earnest and Rae Evelyn Munson and contributes importantly to the historic district.

The house was constructed in 1913 by Home Builders for Harry W. Asbury, manager of the Crystal Ice and Cold Storage Company. Asbury lived in the house until ca. 1918, when he sold it to Dr. Earnest Munson.

Munson, who came to Phoenix at the turn of the century, was one of the best known optometrists in Arizona. He was appointed to the Board of Optometric Examiners of Arizona by Governor Joseph H. Kibbey and continued to serve under Governor R. E. Sloan and Governor George W. P. Hunt. During his third term Munson was appointed President of the Board. In 1907, he helped to obtain passage of a law regulating the practice of Optometry. In addition to his medical practice, Munson, with his two brothers, formed Munson Brothers, in 1909, a firm that pickled and packed olives and manufactured olive oil. Munson was an active member of the Phoenix Board of Trade. Rae Evelyn Munson was also prominent in the community through her activities with the Women's Club, the Women's Christian Temperance Union, and the First Methodist Episcopal Church.

#### SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Arizona Republican, May 18, 1913, 20:1; August 31, 1913, 10:3.

City of Phoenix Building Permit Records.

Conners, Jo. Who's Who in Arizona. Tucson: Arizona Daily Star, 1913.

McClintock, James H. Arizona: Prehistoric-Aboriginal-Pioneer-Modern. Chicago: S. J. Clarke Publishing Company, 1916.

Maricopa County Assessor's Records.

Maricopa County Recorder's Records.

Phoenix City Directories.

Sanborn Insurance Maps.

#### GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

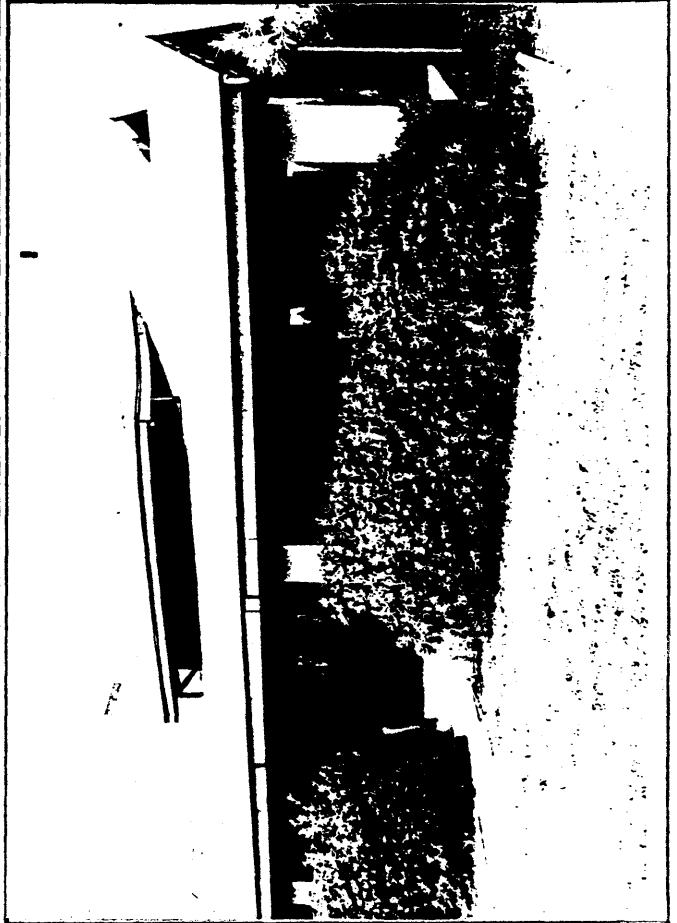
E2 Lot 33 & W 35' Lot 34, Chelsea Place.

#### GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

This property is in an area designated by the City of Phoenix for Community Development Block Grant funds for rehabilitation.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. CSP-28 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 53 West Lynwood			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-74	
OWNER OF PROPERTY Kit Smith		PHONE 254-3968	
STREET & NO./P.O. BOX 53 West Lynwood			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 North 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix,		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward SE			
HISTORIC USE Single Family Residence			
PRESENT USE Single Family Residence		ACREAGE Less/Acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1914; modified 1948			



## PHYSICAL DESCRIPTION

The one-story, stuccoed bungalow at 53 West Lynwood is characterized by a broad front porch and a low shed dormer. The asphalt-shingled gabled roof is low-pitched and has deep overhangs. The front porch wraps around the west side and shades the wide front and side windows. These windows are each composed of three double-hung sashes. Plain, square columns support the porch roof. The house appears unaltered except for the rear porch enclosure and the asphalt-shingles. It is in fair condition, yet still contributes to the historic neighborhood.

STATEMENT OF SIGNIFICANCE/HISTORY

Although this ca. 1914 house is neither historically nor architecturally significant, it contributes to the historic district by virtue of its age, style, and architectural integrity.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Arizona Republican, February 16, 1913, 19:3.  
City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

E 15' of Lot 34 & W 35' of lot 35, Chelsea Place.

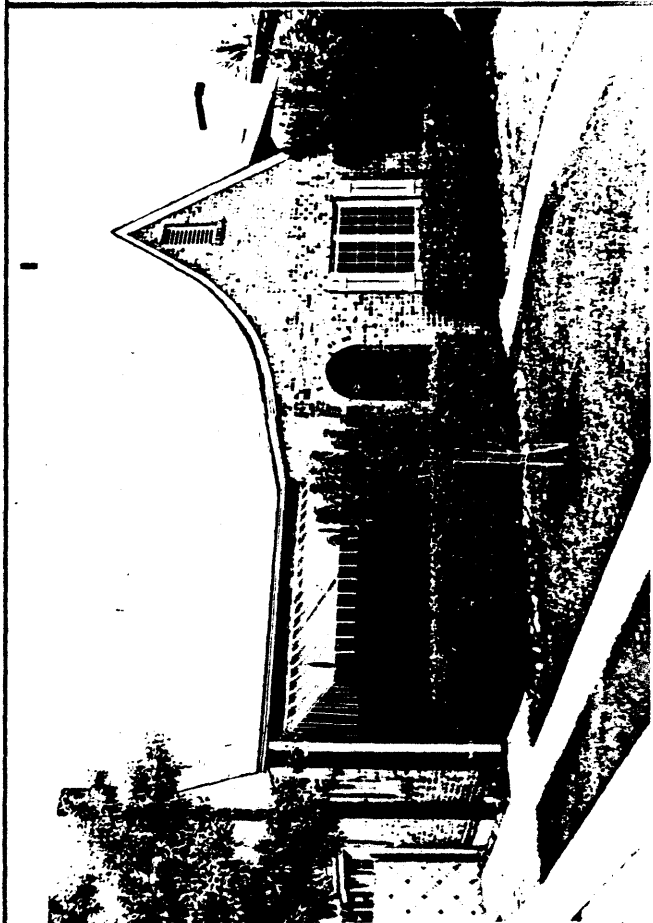
GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

This property is in an area designated by the City of Phoenix to receive Community Development Block Grant funds for rehabilitation.



# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. CSP-29 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 51 West Lynwood			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-75	
OWNER OF PROPERTY Jack B & Lydia A. Nichols		PHONE	
STREET & NO./P.O. BOX 51 West Lynwood			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 North 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix,		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward SW			
HISTORIC USE Single Family Residence			
PRESENT USE Single Family Residence		ACREAGE Less/Acre	
ARCHITECT/BUILDER Carl O. Johnson, Builder			
CONSTRUCTION/MODIFICATION DATES Constructed 1926			



## PHYSICAL DESCRIPTION

The one-story, natural brick house at 51 West Lynwood is designed in a Period Revival Style. The L-shaped house has a very high-pitched, asphalt-shingled gabled roof. The front gables' east slope curves over the arched opening of the tiny entry porch. A tall, narrow louvered ventilator is set in a rectangular opening high in the gable. Below is a pair of twelve-light casement windows (with non-functional shutters). A canvas awning shades the wide multi-light window. A chimney clings to the east wall and emerges only a little way above the high ridge. The house is in excellent condition and is unaltered except for the asphalt shingles and the chainlink fence. This house is a great asset to the historic neighborhood.

STATEMENT OF SIGNIFICANCE/HISTORY

Although this 1926 house, built by Carl O. Johnson, is neither historically nor architecturally significant, it contributes to the historic district by virtue of its age, style, and architectural integrity.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Arizona Republican, April 11, 1926, Sec. 3, 1:2.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

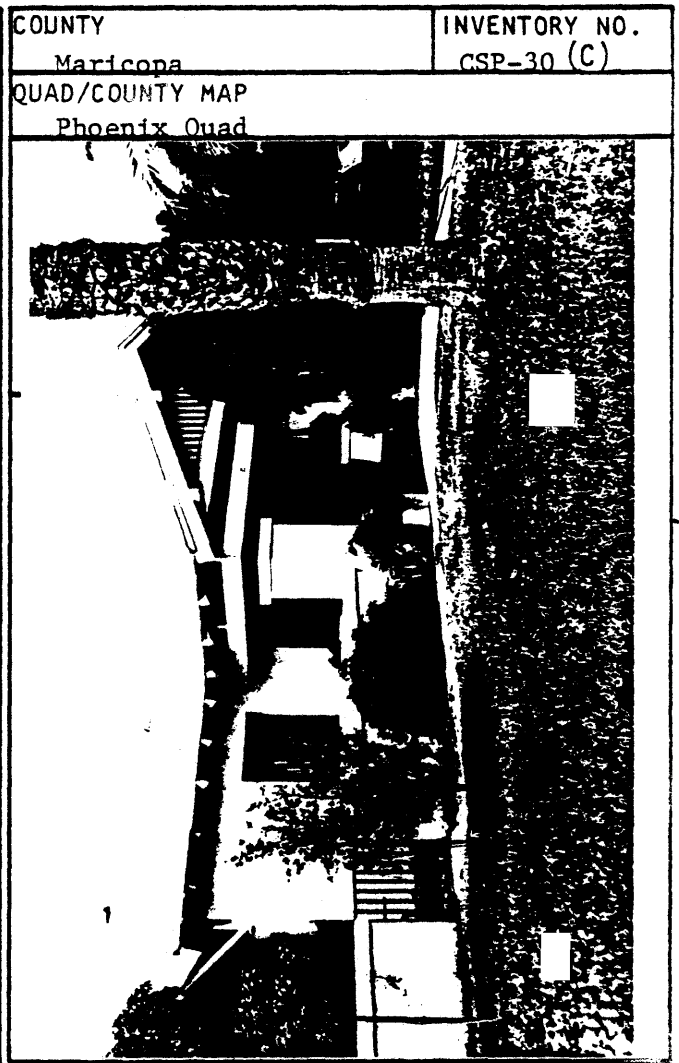
E 15' of Lot 35 and W 35' of Lot 36, Chelsea Place.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

This property is in an area designated by the City of Phoenix to receive Community Development Block Grant funds for rehabilitation.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME	
COMMON PROPERTY NAME	
PROPERTY LOCATION-STREET & NO. 45 West Lynwood	
CITY, TOWN/VICINITY OF Phoenix	ASSESSOR'S PARCEL NO. 111-33-76
OWNER OF PROPERTY Halldor E. & Barbara S. Hjalmarson	PHONE 254-1222
STREET & NO./P.O. BOX 45 West Lynwood	
CITY, TOWN Phoenix	STATE Arizona
ZIP 85003	
FORM PREPARED BY Gerald A Doyle & Associates	DATE August 1982
STREET & NO./P.O. BOX 4331 North 12th Street	PHONE 264-3082
CITY, TOWN Phoenix,	STATE Arizona
ZIP 85014	
PHOTO BY Jeffrey Acker	DATE July 1982
VIEW Toward SW	
HISTORIC USE Single Family Residence	
PRESENT USE Single family Residence	ACREAGE Less/Acre
ARCHITECT/BUILDER	
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1920	



**PHYSICAL DESCRIPTION**

The one-story, stuccoed bungalow at 45 West Lynwood gives an impression of massiveness, due in part to the heavy front porch gable and its three great columns. The full gable acts as a ventilator, detailed with vertical, spaced boards. The squat columns have exaggerated caps. The gabled roof is covered with rolled roofing paper. The porch rails continue to the east as a low wall across the front of the house. Ornamental urns sit upon cheek blocks at the front steps. Small six-light paired casement windows fill rectangular masonry openings. The wide front door is flanked by two sidelights. Knee braces support the overhang of the main gables. The house appears to be in good condition and unaltered, except for the roofing. It contributes to the neighborhood's historic character.

STATEMENT OF SIGNIFICANCE/HISTORY

Although this ca. 1920 bungalow is neither historically nor architecturally significant, it contributes to the historic district by virtue of its age, style, and architectural integrity.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Maricopa County Assessor's Records  
Maricopa County Recorder's Records  
Phoenix City Directories.  
Sanborn Insurance Maps.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

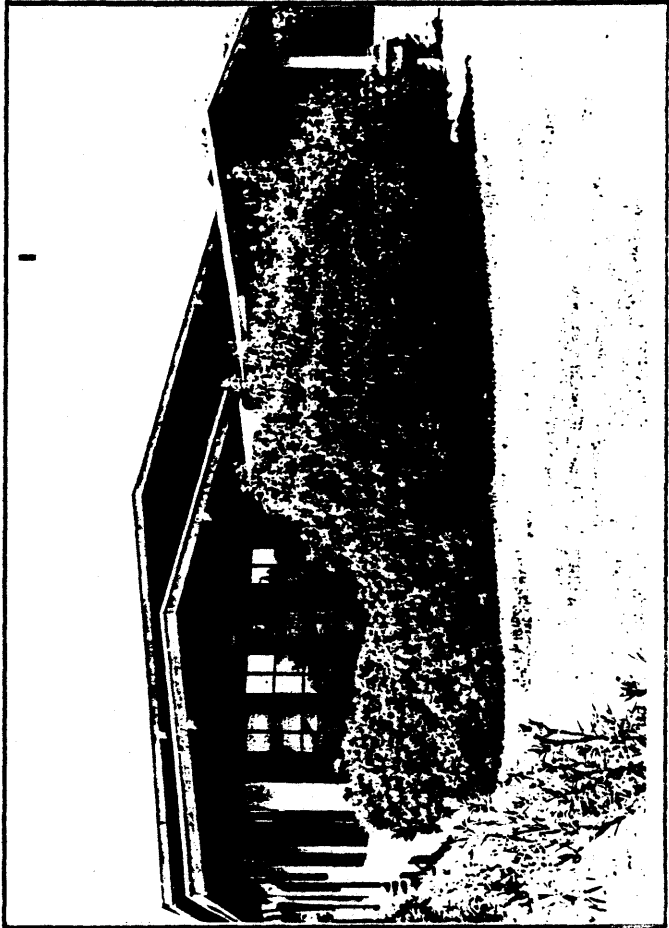
E 15' of Lot 36 and all Lot 37, Chelsea Place.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

This property is in an area designated by the City of Phoenix for Community Development Block Grant funds for rehabilitation.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME F. J. Paine House		COUNTY Maricopa	INVENTORY NO. CSP-31 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 41 West Lynwood			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-77	
OWNER OF PROPERTY Anthony P. Salvatore		PHONE 254-1042	
STREET & NO./P.O. BOX 41 West Lynwood			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward SW			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1919			



## PHYSICAL DESCRIPTION

The one-story, stuccoed bungalow at 41 West Lynwood has a symmetrical facade, which features a very broad, low-pitched gable and two smaller gables at a glazed sun porch and at a porte-cochere. These smaller gables are tucked under the main gabled roof plane rather than joined to it. Extremely slender square columns support these roofs. A low wall surrounding a terrace connects the porch and the porte-cochere. The main gable features a spaced-board ventilator. The porch windows consist of four eight-light casement sashes. The house is in good condition, although the vegetation is overgrown. It contributes to the historic streetscape.

**STATEMENT OF SIGNIFICANCE/HISTORY**

The F. J. Paine House is neither historically nor architecturally significant. Constructed ca. 1919, it was the residence of F. J. Paine, district sales manager for Standard Oil Company, from ca. 1922 until ca. 1929. Because of its age, bungalow style, and architectural integrity, it is a contributing element in the historic district.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

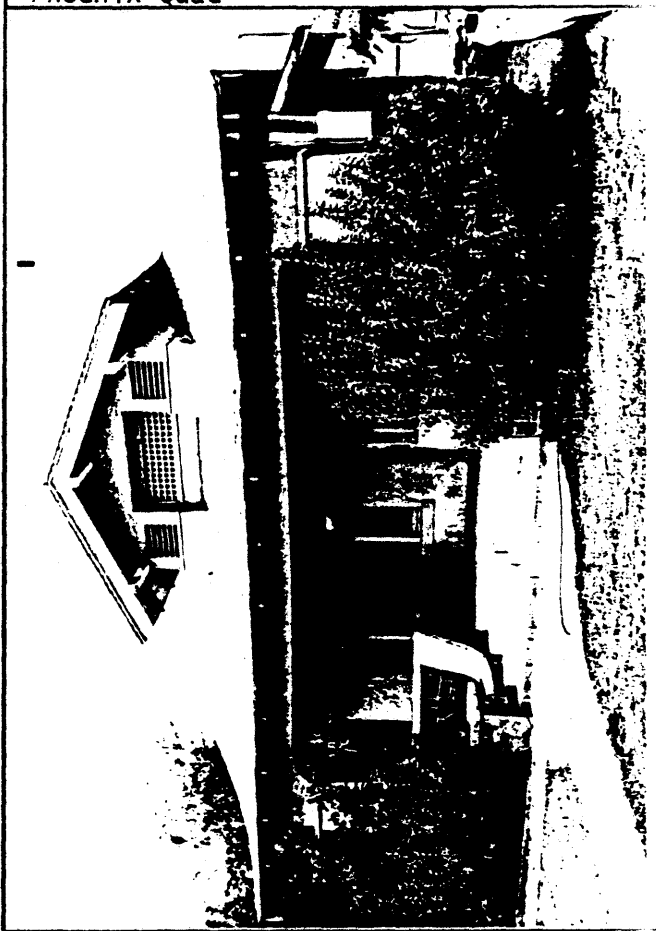
Lot 38, Chelsea Place.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

This property is in an area designated by the City of Phoenix to receive Community Development Block Grant funds for rehabilitation.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME James L. & Elsie C. Borah House		COUNTY Maricopa	INVENTORY NO. CSP-32 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 37 West Lynwood			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-78	
OWNER OF PROPERTY Landon L. & Mildred Jarrett		PHONE 840-2611	
STREET & NO./P.O. BOX 5426 East Rockridge Road			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85018
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 North 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward SE			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/Acre	
ARCHITECT/BUILDER Home Builders, builder			
CONSTRUCTION/MODIFICATION DATES Constructed 1912; modified 1949			



## PHYSICAL DESCRIPTION

The one-story, stuccoed bungalow at 37 West Lynwood presents a ponderous facade to the passerby. Its massing connotes stability. A medium-pitched, gabled roof sweeps down with a pronounced bellcast curve to the full-width front porch. Rising from the asphalt-shingled front slope is a decidedly heavy-looking gabled dormer, which is stuccoed and features three ventilators--a central, recessed lattice-type and two flanking louver types. The shallow porch has a single, wide bay, the span being supported by great elephantine columns that rest upon stone pedestals. The rubble stonework is particularly notable for its contrasting dark Walapai stone against light mortar and the fluid form of the porch railing as it follows the central steps to the terminating cheek blocks. The front window is distinguished by a large fixed light, flanked by narrow double-hung sashes. The original front door has glazed slots. The bungalow is in fair condition and contributes to the historic character of the streetscape.

STATEMENT OF SIGNIFICANCE/HISTORY

The James L. and Elsie C. Borah House is noteworthy for the use of Walapai rock to form the porch walls, cheek blocks, and chimney. The house was constructed ca. 1912 by Home Builders. Dr. James Borah, a prominent dentist, and his wife, Elsie, resided in the house from ca. 1918 until the late 1930s. By virtue of its age, style, and use of rock, the house contributes importantly to the historic district.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Arizona Republican, January 5, 1913, 10:3.  
City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

LOT 39, CHELSEA PLACE.

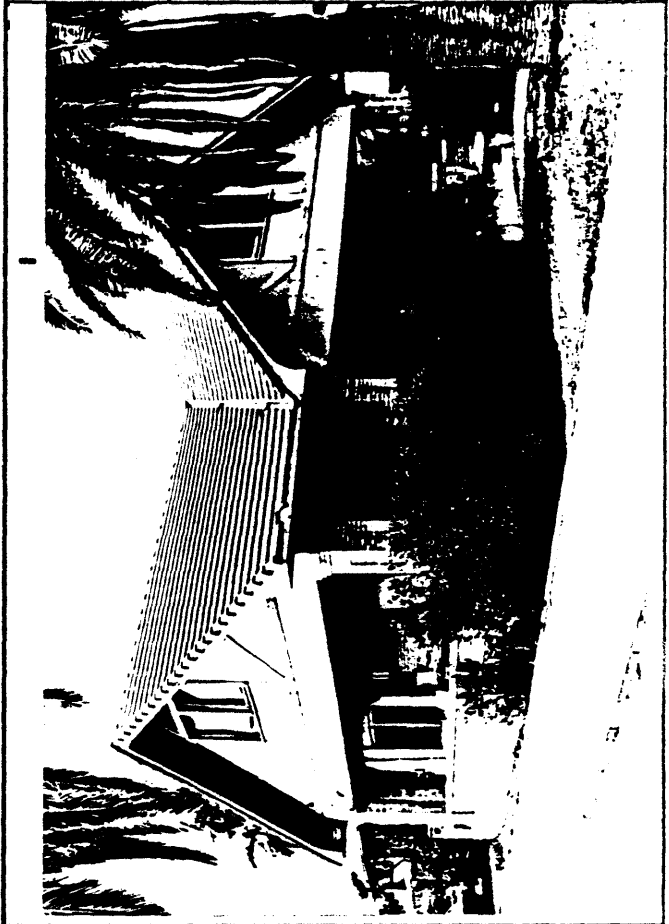
GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

This property is in an area designated by the City of Phoenix to receive Community Development Block Grant funds for rehabilitation.



# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME James Aldrich House		COUNTY Maricopa	INVENTORY NO. CSP-33 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 33 West Lynwood			
CITY,TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-79	
OWNER OF PROPERTY Landon L. & Mildred Jarret		PHONE 840-2611	
STREET & NO./P.O. BOX 5426 East Rockridge Road			
CITY,TOWN Phoenix		STATE Arizona	ZIP 85018
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 North 12th Street		PHONE 264-3082	
CITY,TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward SW			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/Acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1914			



## PHYSICAL DESCRIPTION

The prominent, half-timbered cross gables of the James Aldrich House create an impression of a large house. The half-story attic space extends over the wrap-around porch. Paired windows, a louvered ventilator, and curved eave returns are featured in the great gables. A smaller gabled dormer, detailed in a similar manner, projects from the west slope. The roof is covered with flat clay tiles. Further elegance in materials is seen in the buff colored bricks. The brick columns each have a corbelled capital and a narrow recessed panel on each face. Double-hung windows are spanned by segmental arches. The house is in fair condition and is an asset to the neighborhood.

**STATEMENT OF SIGNIFICANCE/HISTORY**

The James Aldrich House is locally noteworthy for its association with prominent rancher, James Aldrich. A native of Illinois, Aldrich came to Phoenix in 1905 and became one of the Salt River Valley's leading ranchers. Additionally, he helped to found Deaconess Hospital (later Good Samaritan Hospital) in 1911 and served on its Board of Directors until his death. Aldrich and his wife, Edda, lived at 33 West Lynwood from the time the bungalow was constructed, ca. 1914, until his death in 1947. The house contributes importantly to the historic district.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Phoenix Gazette, July 12, 1947, 1:1  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

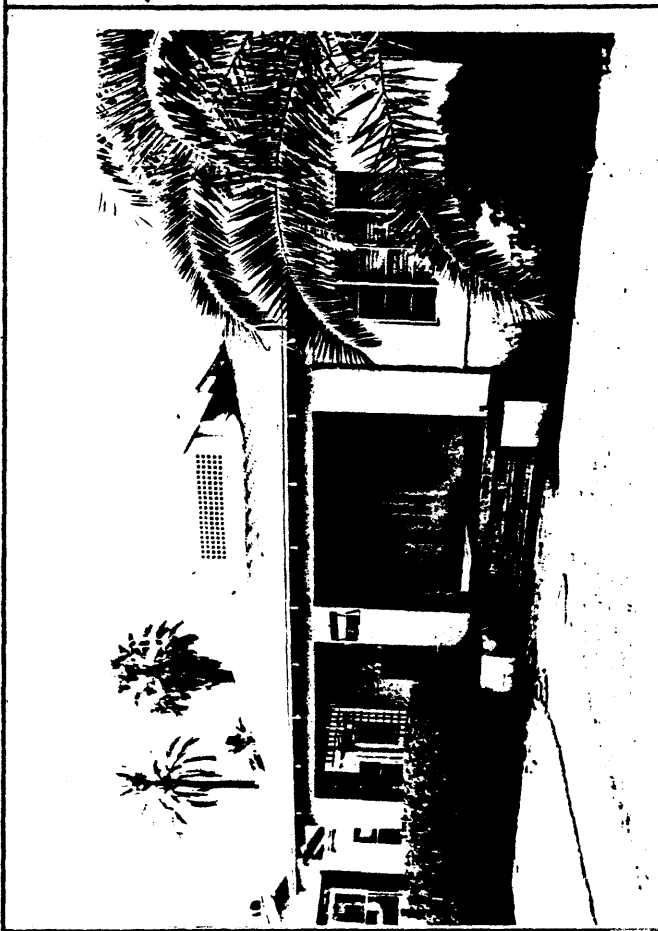
LOT 40, CHELSEA PLACE.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

This property is in an area designated by the City of Phoenix to receive Community Development Block Grant funds for rehabilitation.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME J.M. Phillipowski House		COUNTY Maricopa	INVENTORY NO. CSP-42 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 20 West Willetta			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-88	
OWNER OF PROPERTY Waschco Phoenix		PHONE	
STREET & NO./P.O. BOX 3550 N. Central Ave., #1230			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85012
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward NE			
HISTORIC USE Single family residence			
PRESENT USE Multi-family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1913; modified 1947, 1950			



## PHYSICAL DESCRIPTION

The one-story, stuccoed brick bungalow of J.M. Phillipowski is basically rectangular in plan, with a shallow wing at the west side near the rear and a three-bay front porch. The east bay of the front porch extends beyond the side of the house and has been enclosed as an apartment. A sweeping gabled roof shelters the whole house, including the front porch. Offset gables at the porch extension and the west wing lend a sense of depth to the otherwise flat side facades. A gabled dormer with a latticed ventilator and decorative bargeboards springs from the front slope of the main roof. The square, masonry porch columns are devoid of any detailing and blend with the walls above. The original rectangular windows are the one-over-one, double-hung type. Glazed slots pierce the flush plane of the interesting front door. The house is well-kept and in good condition. The only exterior alterations at the front facade are the asphalt shingles and porch infill. The interior has been divided as apartments. The Phillipowski House contributes to the historic neighborhood.

**STATEMENT OF SIGNIFICANCE/HISTORY**

Although the J.M. Phillipowski House is not significant, it contributes to the historic district by virtue of its early age and bungalow style. Constructed ca. 1913, the house was one of the first built in Chelsea Place. J.M. Phillipowski, who lived in the house from ca. 1913 until ca. 1917, was a reporter for the Arizona Corporation Commission.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

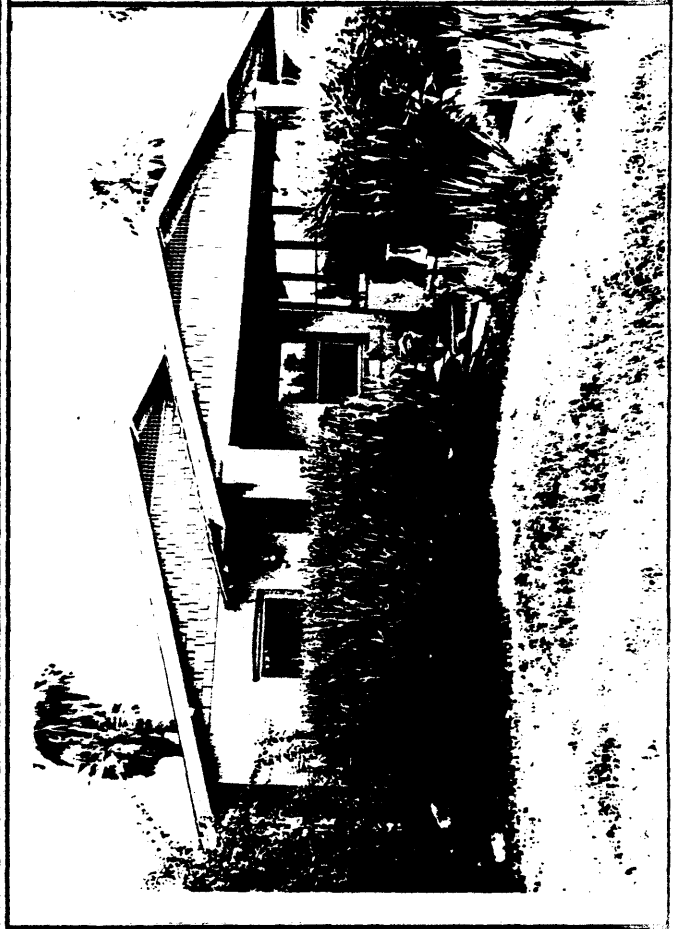
**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

LOT 49, CHELSEA PLACE.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME <b>Frank M. Mosshammer House</b>		COUNTY <b>Maricopa</b>	INVENTORY NO. <b>CSP-43 (C)</b>
COMMON PROPERTY NAME		QUAD/COUNTY MAP <b>Phoenix Quad</b>	
PROPERTY LOCATION-STREET & NO. <b>22 West Willetta</b>			
CITY, TOWN/VICINITY OF <b>Phoenix</b>		ASSESSOR'S PARCEL NO. <b>111-33-89</b>	
OWNER OF PROPERTY <b>Joyce, Rob B. &amp; Debra Siegel</b>		PHONE	
STREET & NO./P.O. BOX <b>8744 E. Bonnie Rose</b>			
CITY, TOWN <b>Scottsdale</b>		STATE <b>Arizona</b>	ZIP <b>85253</b>
FORM PREPARED BY <b>Gerald A. Doyle &amp; Associates</b>		DATE <b>August 1982</b>	
STREET & NO./P.O. BOX <b>4331 N. 12th Street</b>		PHONE <b>264-3082</b>	
CITY, TOWN <b>Phoenix</b>		STATE <b>Arizona</b>	ZIP <b>85014</b>
PHOTO BY <b>Jeffrey Acker</b>		DATE <b>August 1982</b>	
VIEW <b>Toward NE</b>			
HISTORIC USE <b>Single family residence</b>			
PRESENT USE <b>Single family residence (rental)</b>		ACREAGE <b>Less/acre</b>	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES <b>Constructed ca. 1919</b>			



## PHYSICAL DESCRIPTION

The basic rectangular plan of the Frank M. Mosshammer House is made more interesting (particularly in elevation) by an offset front porch that not only extends east as a porte cochere, but also wraps around the east side to form a glassed-in sun room. The one-story, stuccoed house is covered by an asphalt-shingled, gabled roof. The low-pitched front gables feature wood shingles and narrow latticed ventilators. The rooms are lighted by wide one-over-one, double-hung windows set in plain segmental-arched openings with projecting sills. The front door is exceedingly wide with a large, single, rectangular glass light. The lack of major intrusions qualify this bungalow as a contributing structure in the historic district. The Mosshammer House is in fair condition and is fairly kept.

**STATEMENT OF SIGNIFICANCE/HISTORY**

Although the Frank M. Mosshammer House is not significant, it contributes to the historic district by virtue of its age, style, and architectural integrity. The house was constructed ca. 1919 for Frank M. Mosshammer, a salesperson for E.J. Bennett Company and later secretary/treasurer of the Griffen-Bennett Realty Company.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

LOT 50, CHELSEA PLACE.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Emmett D. Welch House		COUNTY Maricopa	INVENTORY NO. CSP-44 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 26 West Willetta			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-90	
OWNER OF PROPERTY George H. & Vivian D. Friend		PHONE 252-9190	
STREET & NO./P.O. BOX 26 West Willetta			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward NW			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1913			



## PHYSICAL DESCRIPTION

The one-and-a-half story, stuccoed brick bungalow of Emmett D. Welch at 26 West Willetta has a rectangular floor plan and a front porch that extends beyond and wraps part-way around the sides of the house. The porch extension on the east forms a porte cochere, which is covered by an offset gabled roof. The medium-pitched, asphalt-shingled major gabled roof has a large gabled dormer on its front slope and large shed dormer on its rear slope. These dormers feature wood-shingle siding and decoratively cut, flaired barge boards and rafters. A pair of double-hung windows in the front dormer light the attic room. A lattice ventilator is at the apex of the gable. Combination wood posts on masonry piers support the porch roof. The stuccoed walls are unpainted except for the window sills and the belt course. The rectangular livingroom window consists of three one-over-one, double-hung sashes. The only exterior intrusions visible are the metal awning attached to the front dormer windows and the asphalt shingles. The Welch House is in good condition and is fairly maintained. It is a contributing element of the historic streetscape.

**STATEMENT OF SIGNIFICANCE/HISTORY**

The Emmett D. Welch House is noteworthy as one of the earliest houses built in Chelsea Place. It was constructed ca. 1912 for Emmett D. Welch, an employee of the Arizona Eastern Railroad Company. Because of its early age, style, and architectural integrity, the house contributes to the character of the historic district.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

LOT 51, CHELSEA PLACE.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**



# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME <b>Maurice and Pauline O'Neill House</b>		COUNTY <b>Maricopa</b>	INVENTORY NO. <b>CSP-45 (C)</b>
COMMON PROPERTY NAME <b>Unification Church</b>		QUAD/COUNTY MAP <b>Phoenix Quad</b>	
PROPERTY LOCATION-STREET & NO. <b>30 West Willetta</b>			
CITY, TOWN/VICINITY OF <b>Phoenix</b>		ASSESSOR'S PARCEL NO. <b>111-33-091</b>	
OWNER OF PROPERTY <b>Holy Spirt Assn. Unification Christianity</b>		PHONE <b>253-6387</b>	
STREET & NO./P.O. BOX <b>30 West Willetta</b>			
CITY, TOWN <b>Phoenix</b>		STATE <b>Arizona</b>	ZIP <b>85003</b>
FORM PREPARED BY <b>Gerald A. Doyle &amp; Associates</b>		DATE <b>August 1982</b>	
STREET & NO./P.O. BOX <b>4331 N. 12th Street</b>		PHONE <b>264-3082</b>	
CITY, TOWN <b>Phoenix</b>		STATE <b>Arizona</b>	ZIP <b>85014</b>
PHOTO BY <b>Jeffrey Acker</b>		DATE <b>July 1982</b>	
VIEW <b>Toward NE</b>			
HISTORIC USE <b>Single Family residence</b>			
PRESENT USE <b>Church and residence</b>		ACREAGE <b>Less/acre</b>	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES <b>Constructed ca. 1918; modified 1944</b>			



## PHYSICAL DESCRIPTION

The tall, one-story, stuccoed brick bungalow at 30 West Willetta is rectangular in plan and is sheltered by a high, sweeping gable roof whose ridge is parallel to the street. The full-length porch, which is covered by the main roof, extends beyond the east side of the house. From the front slope of the roof emerges a three-bay, lattice-ventilated shed dormer. Narrow wood siding covers the great gables, each of which is pierced by a small three-casement window and by a lattice ventilator at the apex. Unique turned-up lintels at the segmental arches decorate the window openings. Projecting sills, a belt course, and decorative column caps painted in contrasting color further enhance the masonry. The first floor windows have one-over-one, double-hung sashes. The house is in good condition and is fairly maintained. The only intrusive elements are the rolled, tarpaper roofing, partial infill of the front porch, and small metal awnings on two west windows. This house contributes to the character of the historic neighborhood.

**STATEMENT OF SIGNIFICANCE/HISTORY**

Although the house at 30 West Willetta, constructed ca. 1918, is not significant, it contributes to the historic district by virtue of its age, style, and architectural integrity. The house was originally owned by Maurice and Pauline M. O'Neill. Pauline O'Neill served as secretary of the Civic League.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Arizona Republican, March 22, 1925, Sec. 2, 1:5.  
City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

LOT 52 & E2 LOT 53, CHELSEA PLACE.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. CSP-46 (S)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 38 West Willetta			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-92	
OWNER OF PROPERTY Easter Seal Society for Crippled Children		PHONE 252-6061	
STREET & NO./P.O. BOX 702 N. 1st Street			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85004
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward NW			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER Home Builders, builder			
CONSTRUCTION/MODIFICATION DATES Constructed 1912; modified 1959			



**PHYSICAL DESCRIPTION**

The one-story, gray brick house at 38 West Willetta is the finest Craftsman Bungalow in the Roosevelt Neighborhood. The extraordinary carpentry details at the sweeping porch and the cobblestone porch rails and buttresses are reminiscent of the work of the Pasadena architects Greene and Greene. The multi-gabled bungalow is distinguished by artfully intersecting and overlapping gables. The original roofing has been replaced by asphalt shingles. While the exterior walls are made of dark gray brick with deeply raked black mortar joints, the front and east gables are covered with stucco. A rectangular louvered ventilator is the only feature in the front gable. A tall, yet stout, brick chimney emerges from the roof, centered on the east gable. The eaves of the porch reach down to within about six feet of the ground. The open porch gable features fine joinery in the form of lap joints at the cross beam, collar tie, and queen posts and brackets resting on the cobblestone piers. The house is in good condition and fairly kept, but the landscaping has been allowed to overgrow the front. The exterior has retained its architectural integrity, except for the asphalt-shingles.

STATEMENT OF SIGNIFICANCE/HISTORY

The house at 38 West Willetta, constructed in 1912 by Home Builders, is the best example of a Craftsman Bungalow in the Roosevelt Neighborhood. Its cobblestone porch wall and buttresses, dark grey walls with black mortar joints, and interior woodwork are reminiscent of the work of Pasadena architects Greene and Greene and demonstrate a conscious effort to achieve the Craftsman ideal. The massing of the roofs, the play of shadow and light on surfaces, and the exquisite use of natural materials qualifies this house to be compared with the best Craftsman Bungalows of California, from whence this style was imported to Phoenix.

The Craftsman style, which developed out of the British Arts and Crafts movement of the early 20th Century and was popularized in the United States by Gustav Stickley, emphasized simplicity and the use of natural materials to make the bungalow a harmonious part of the grounds surrounding it. Because of its locally outstanding Craftsman features, and its early age, this bungalow appears individually eligible for the National Register.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Arizona Republican, October 27, 1912, 7:1-2.  
City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.  
Winter, Robert. The California Bungalow. Los Angeles: Hennessey & Ingalls, Inc., 1980.

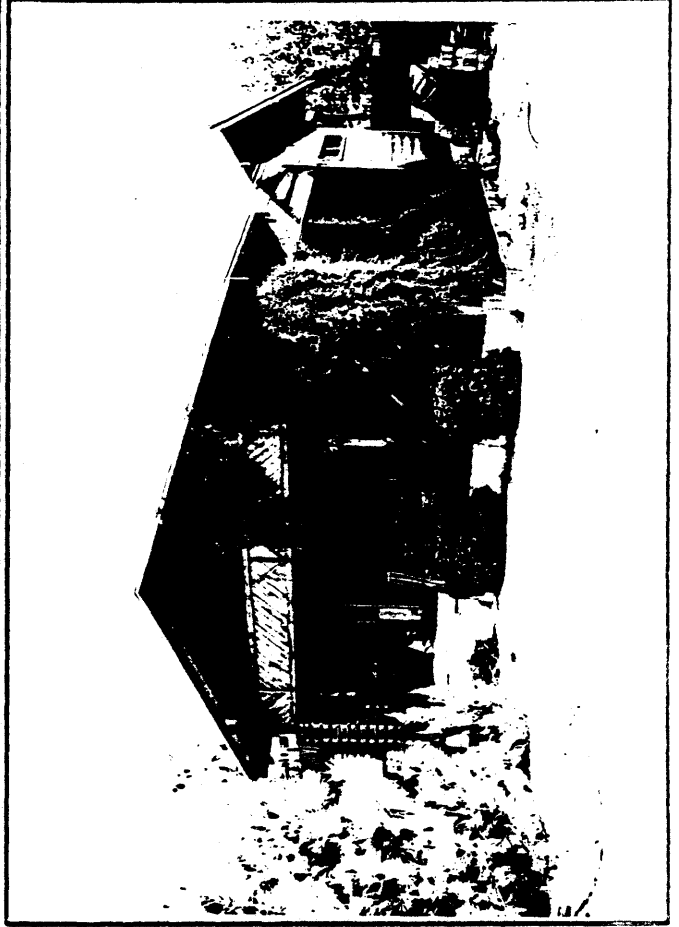
GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

W2 OF LOT 53 & ALL LOT 54, CHELSEA PLACE.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. CSP-47 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 42 West Willetta			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-93	
OWNER OF PROPERTY Michael V. and Michelle McCracken		PHONE	
STREET & NO./P.O. BOX 42 West Willetta			
CITY, TOWN Phoenix	STATE Arizona	ZIP 85003	
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix	STATE Arizona	ZIP 85014	
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward NE			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1920; modified 1960			



**PHYSICAL DESCRIPTION**

The one-story, natural brick bungalow at 42 West Willetta is rectangular in plan with a front porch set toward the east end and wrapping around the east side. The gabled porch roof intersects the main asphalt-shingled, gabled roof. The masonry work is remarkable for the artistic pattern created by different colored bricks. The walls rest on a concrete foundation that creates a visual platform for the house. The rectangular masonry openings contain white-painted double-hung windows. The house has recently been remodeled in a manner indicating great care and planning; however, the changes made have compromised the historic architectural integrity of the bungalow. A band of diagonal wood siding has been added to the wood shingled porch gable at the lower margin. The east portion of the porch has been filled in with horizontal wood siding. Tall louvered shutters flank the new front door. A front window has been replaced with a fixed stained glass window. A striped canvas awning supported on iron spears shades the large front window. A flat-roofed carport has been attached to the west side of the house. The yard has been landscaped with currently popular plant species, railroad ties, and brick pavers. The house is in excellent condition and is very well maintained, but its original character has been obscured by the recent alterations. It does, nonetheless, contribute to the historic streetscape in terms of general shape, massing and materials.

**STATEMENT OF SIGNIFICANCE/HISTORY**

Although the house at 42 West Willetta, constructed ca. 1920, is not significant, it contributes to the historic district as a result of its age, massing, and materials.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

LOT 55, CHELSEA PLACE.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. CSP-48 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 48 West Willetta			
CITY,TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-94	
OWNER OF PROPERTY Courtney B. Phillips III		PHONE	
STREET & NO./P.O. BOX 48 West Willetta			
CITY,TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY,TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward NW			
HISTORIC USE Single family residence			
PRESENT USE Multi family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1925			



## PHYSICAL DESCRIPTION

The one-and-a-half story, painted brick bungalow at 48 West Willetta has a large rectangular floor plan and a simple asphalt-shingled gabled roof, whose ridge is perpendicular to the street. A wide porch extends beyond the front of the house to the east. The great gable features two large windows (an evaporative cooler is mounted in one), decorative trim that forms rectilinear patterns on the stuccoed gable, kneebraces, and a collar beam with four queen posts at the plane of the jigsaw barge board. Square brick columns with banded capitals support the gabled porch roof. The rectangular masonry openings are enhanced by turned-down lintels and projecting sills. The two large front windows each contain four casement sashes with four-over-one lights. Double-hung windows are found throughout. Both wood and masonry trim details are painted in a color contrasting with the light walls. The house is in good condition and is well maintained. Except for the asphalt shingles, evaporative cooler, and, perhaps, the existing color scheme, the house retains its architectural integrity. Two trees, planted near the house and flanking the entry sidewalk, obscure the interesting front gable.

**STATEMENT OF SIGNIFICANCE/HISTORY**

Although the house at 48 West Willetta is not significant, it contributes to the historic district by virtue of its age, style, and architectural integrity. The house was constructed ca. 1925.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

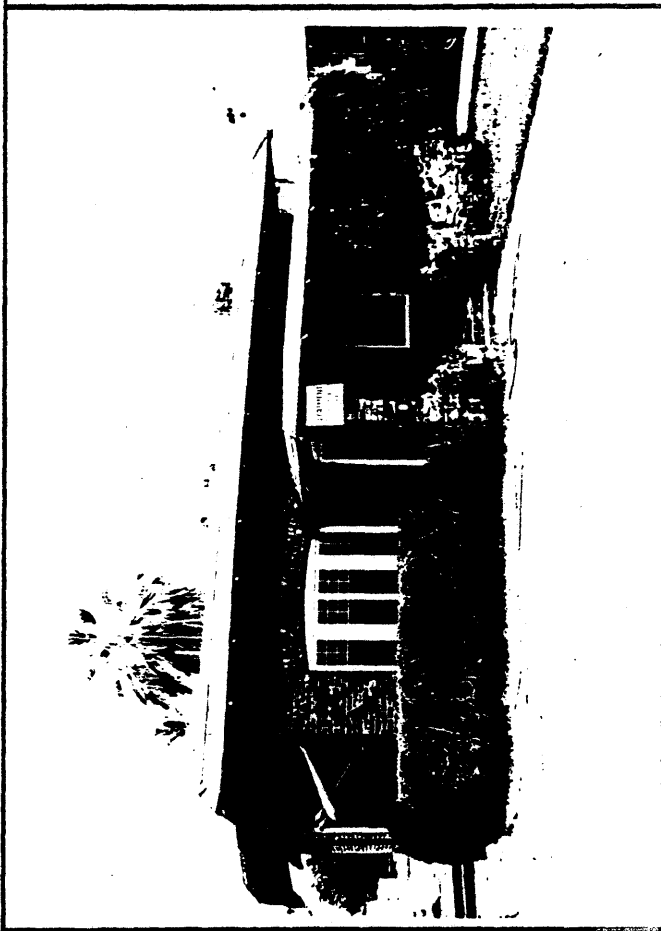
LOT 56, CHELSEA PLACE.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**



# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Walter R. Seavey House		COUNTY Maricopa	INVENTORY NO. CSP-49 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 50 West Willetta			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-95	
OWNER OF PROPERTY William B. & Gayle L. Steele		PHONE 939-2328	
STREET & NO./P.O. BOX 8520 N. 49th Lane			
CITY, TOWN Glendale		STATE Arizona	ZIP 85302
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward NE			
HISTORIC USE Single family residence			
PRESENT USE Duplex		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1919			



## PHYSICAL DESCRIPTION

The house at 50 West Willetta exhibits many characteristics of the Craftsman Bungalow style, yet its roof form seems incongruous to that style. The walls of this rectangular house are made of red brick and the south and east walls have clinker bricks scattered liberally among the common bricks. Masonry openings are spanned by segmental arches. Most windows are the one-over-one, double-hung type, but the primary front window consists of four casement sashes, each with six lights above one. The small front porch has a rail built of bricks laid in a manner that appears ruined or falling down. The two corner brick columns appear too slender for this porch. The extremely low-pitched hipped roofs have asphalt shingles and rolled eaves that are an attempt to replicate thatch. Although the porch roof has rolled eaves it is virtually flat. If the roofs and the porch are indeed original features, they are unsuccessful attempts to create a rustic English cottage executed in the Craftsman style. If the house has been externally altered, its stylistic integrity has been lost. The scale and materials of this house, nonetheless, do contribute to the historic character of the neighborhood.

**STATEMENT OF SIGNIFICANCE/HISTORY**

Although the Walter R. Seavey House is not historically nor architecturally significant, it contributes to the historic district by virtue of its scale, setting, and materials. The house was constructed ca. 1919 and was originally the home of Walter R. Seavey, an insurance agent.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

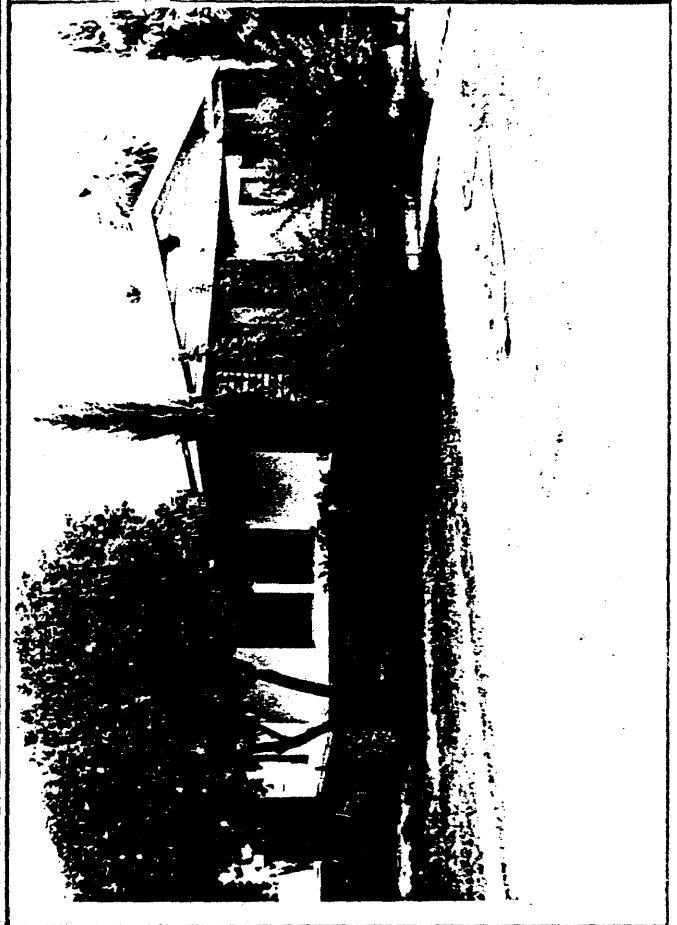
**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

**LOT 57, CHELSEA PLACE.**

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. CSP-50 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 56 West Willetta			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-096	
OWNER OF PROPERTY George Miraval, Jr.		PHONE	
STREET & NO./P.O. BOX 56 West Willetta			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 North 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward NE			
HISTORIC USE Single family residence			
PRESENT USE Multi-family residence		ACREAGE Less/Acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Const. ca. 1919; modified 1930, 1955, 1967			



## PHYSICAL DESCRIPTION

The one-story house at 56 West Willetta appears to have been altered so extensively that its architectural character has been compromised. Natural brick wainscoting was added to the exterior stuccoed wall, and the porch columns also were completely veneered. Fascia boards were added at the eaves. A shed-roofed carport was attached to the east side.

STATEMENT OF SIGNIFICANCE/HISTORY

The architectural integrity of the house at 56 West Willetta has been compromised through numerous modifications. Nevertheless, the house continues to contribute to the historic district as a result of its general architectural lines, scale, and setting.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

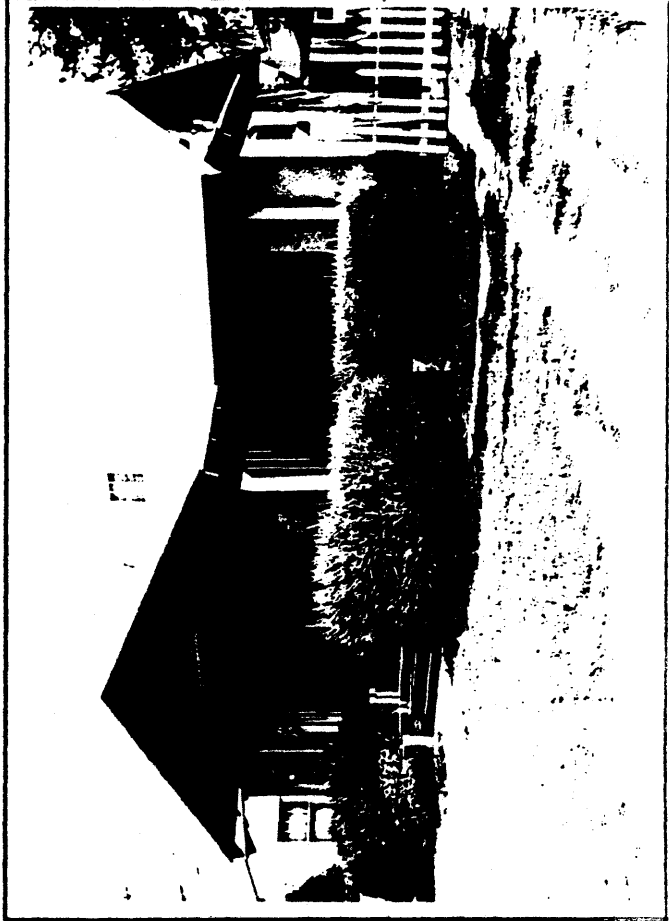
GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

LOT 58 & E2 LOT 59, CHELSEA PLACE.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME <b>W. J. Jamieson House</b>		COUNTY <b>Maricopa</b>	INVENTORY NO. <b>CSP-51 (C)</b>
COMMON PROPERTY NAME		QUAD/COUNTY MAP <b>Phoenix Quad</b>	
PROPERTY LOCATION-STREET & NO. <b>60 West Willetta</b>			
CITY, TOWN/VICINITY OF <b>Phoenix</b>		ASSESSOR'S PARCEL NO. <b>111-33-097</b>	
OWNER OF PROPERTY <b>Kay A. &amp; James Del Rogers</b>		PHONE	
STREET & NO./P.O. BOX <b>60 West Willetta</b>			
CITY, TOWN <b>Phoenix</b>		STATE <b>Arizona</b>	ZIP <b>85003</b>
FORM PREPARED BY <b>Gerald A. Doyle &amp; Associates</b>		DATE <b>August 1982</b>	
STREET & NO./P.O. BOX <b>4331 N. 12th Street</b>		PHONE <b>264-3082</b>	
CITY, TOWN <b>Phoenix</b>		STATE <b>Arizona</b>	ZIP <b>85014</b>
PHOTO BY <b>Jeffrey Acker</b>		DATE <b>July 1982</b>	
VIEW <b>Toward NW</b>			
HISTORIC USE <b>Single family residence</b>			
PRESENT USE <b>Single family residence</b>		ACREAGE <b>Less/acre</b>	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES <b>Constructed ca. 1918</b>			



## PHYSICAL DESCRIPTION

The W. J. Jamieson bungalow at 60 West Willetta is rectangular in plan and is covered by a gabled roof with an intersecting central porch roof. The stuccoed end gables are ventilated by a louvered assembly. The porch gable features a six-light window. Two heavy, tapered wood columns resting on masonry piers support the porch roof. The masonry opening at the front wall are rectangular while those at the sides are spanned by segmental arches. Two matching front windows (at either side of the central porch) consist of three double-hung windows with six-over-one sashes. The window at the porch is a twelve-over-one sash. A small extension with a shed roof protrudes from the east side. The brick walls are stuccoed, and asphalt shingles now cover the roof. The house is in good condition and fairly kept. The landscaping is in fair shape. The Jamieson bungalow contributes to the character of the historic neighborhood.

**STATEMENT OF SIGNIFICANCE/HISTORY**

Although the W. J. Jamieson House is not significant, it contributes to the historic district by virtue of its style, age, and architectural integrity. Constructed ca. 1918, the house was first owned by Minnie T. Hanson, secretary of Arizona Seed and Floral Company. About 1922, the house was purchased by W. J. Jamieson, engineer and superintendent of the Phoenix Street Department. Jamieson lived in the house until ca. 1951.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

W2 LOT 59 & E2 LOT 60, CHELSEA PLACE.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME <b>David F. Johnson House</b>		COUNTY <b>Maricopa</b>	INVENTORY NO. <b>CSP-52 (S)</b>
COMMON PROPERTY NAME		QUAD/COUNTY MAP <b>Phoenix Quad</b>	
PROPERTY LOCATION-STREET & NO. <b>64 West Willetta</b>			
CITY, TOWN/VICINITY OF <b>Phoenix</b>		ASSESSOR'S PARCEL NO. <b>111-33-098</b>	
OWNER OF PROPERTY <b>William C. &amp; Anne B. Saul</b>		PHONE <b>258-9947</b>	
STREET & NO./P.O. BOX <b>64 West Willetta</b>			
CITY, TOWN <b>Phoenix</b>	STATE <b>Arizona</b>	ZIP <b>85003</b>	
FORM PREPARED BY <b>Gerald Doyle &amp; Associates</b>		DATE <b>August 1982</b>	
STREET & NO./P.O. BOX <b>4331 N. 12th Street</b>		PHONE <b>264-3082</b>	
CITY, TOWN <b>Phoenix</b>	STATE <b>Arizona</b>	ZIP <b>85014</b>	
PHOTO BY <b>Jeffrey Acker</b>		DATE <b>July 1982</b>	
VIEW <b>Toward NW</b>			
HISTORIC USE <b>Single family residence</b>			
PRESENT USE <b>Apartments in back/ Single family residence</b>		ACREAGE <b>Less/acre</b>	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES <b>Constructed ca. 1914; modified 1947</b>			



## PHYSICAL DESCRIPTION

The one-story, stuccoed brick bungalow of David F. Johnson is basically rectangular in plan with two wings at each corner on the east side. A broad, low-pitched gabled roof covered with asphalt shingles shelters the house and the full-length porch beyond. On the front slope of the main roof is an unusual detail, a ventilator shed dormer with an additional small gable element at its center. The long span between the corner masonry columns has been braced in two places by wood posts with brackets set atop the masonry porch rail. A small pergola at the southeast corner is an extension of the porch. The two side wings are covered by individual gabled roofs that tuck under the main gable overhang. The main stuccoed gable is decorated with an unusual fan window. Turned-down lintels decorate the masonry openings, which are filled with three-over-one, double-hung sashes. The chimney also has a decorative bonding on each side. A two-story garage in the backyard has been converted into apartments. The house is in fair condition and is virtually unaltered. The Johnson house contributes to the historic streetscape.

**STATEMENT OF SIGNIFICANCE/HISTORY**

The David F. Johnson House, constructed ca. 1914, is significant as an early house in Chelsea Place and for its association with David F. Johnson.

David Fredrick Johnson, the first Treasurer of the State of Arizona, came to the state in 1903 to work as cashier and head bookkeeper in the store of the Copper Queen Consolidated Mining Company in Douglas. He was elected city clerk and treasurer of the City of Douglas in 1910. Then in 1912, he became the State Treasurer. He served as treasurer from 1912-1914 and again from 1917-1918. From 1919 until 1924, Johnson was on the Arizona Corporation Commission, serving as chairman for part of that time. Johnson lived at 64 West Willetta from ca. 1914, soon after the house was constructed, until ca. 1928.

Because of its association with David F. Johnson, and its architectural integrity, the house may be individually eligible for the National Register.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

City of Phoenix Building Permit Records.  
Conners, Jo. (ed.). Legislative Blue Book of Arizona. Phoenix: Jo Conners, 1912.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

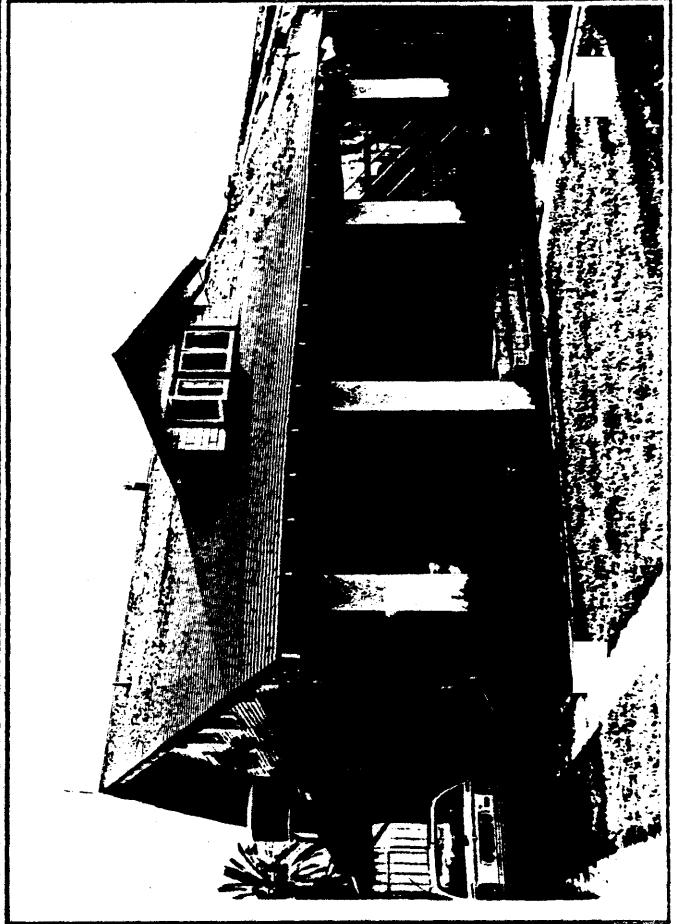
W2 LOT 60 & E2 LOT 61, CHELSEA PLACE.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**



# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Lloyd B. Christy House		COUNTY Maricopa	INVENTORY NO. CSP-53 (S)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 68 West Willetta			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-099	
OWNER OF PROPERTY Mike T. Phillips		PHONE 949-5501	
STREET & NO./P.O. BOX 6444 East Lewis			
CITY, TOWN Scottsdale		STATE Arizona	ZIP 85257
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward NE			
HISTORIC USE Single family residence			
PRESENT USE Multi-family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1919; modified 1946 & 1951			



## PHYSICAL DESCRIPTION

The Lloyd B. Christy House is a well preserved example of the typical Roosevelt Neighborhood bungalow. The 1-1/2 story, stuccoed house is rectangular in plan, with a full-width, three bay front porch. The single, high-pitched gabled roof features a gabled dormer at the front slope. Wood shingles cover the sides of the dormer, and two paired casement windows, each with three lights, allows sunshine into the attic room. The wood-shingled end gable is distinguished by small casement windows. On the east gable is a doorway and a metal staircase down to grade level. The roof at the porch is supported by four square masonry columns. One-over-one, double-hung windows fill rectangular masonry openings, which are delineated by lintels and sills. A small projection at the west side is covered with a shed roof. The front facade of the house has retained its architectural integrity and is in very good condition. The neighborhood streetscape benefits from the presence of the Christy House.

#### STATEMENT OF SIGNIFICANCE/HISTORY

The Lloyd B. Christy House is significant for its association with one of Phoenix' most prominent residents, Lloyd Bennett Christy.

Christy came to Arizona with his parents in 1883. His father, William Christy, was prominent in the development of Phoenix and one of the founders of Valley National Bank. Lloyd B. Christy, a member of the first graduating class at the University of Southern California, was appointed cashier and manager of the Valley National Bank following his father's death in 1903. He served in that capacity until 1914. During this period, he served as treasurer of the State Banker's Association. In 1915, he aided in organizing the Central Bank of Phoenix and served as vice-president until his resignation in 1916. At that time, he became a prominent realtor, forming Christy & Culver Realty. From 1909 until 1916, Christy served as Mayor of Phoenix. During his administration, a new charter system of government was adopted, and the old city council system was abandoned (that system has since been replaced). Christy was one of the founders of the Phoenix Young Men's Christian Association and the Good Samaritan Hospital, of which he served as a director until 1944. Christy lived at 68 West Willetta from the time it was constructed, ca. 1919, until ca. 1931.

Because of its association with one of the city's most prominent figures and its architectural integrity, the Lloyd B. Christy House appears individually eligible for the National Register.

#### SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

City of Phoenix Building Permit Records.  
Conners, Jo. Who's Who in Arizona, Vol. 1. Tucson: Arizona Daily Star, 1913.  
McClintock, James H. Arizona: Prehistoric-Aboriginal-Pioneer-Modern. Chicago: S. J. Publishing Company, 1916.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Phoenix Gazette, November 8, 1945, 11:5.  
Sanborn Insurance Maps.

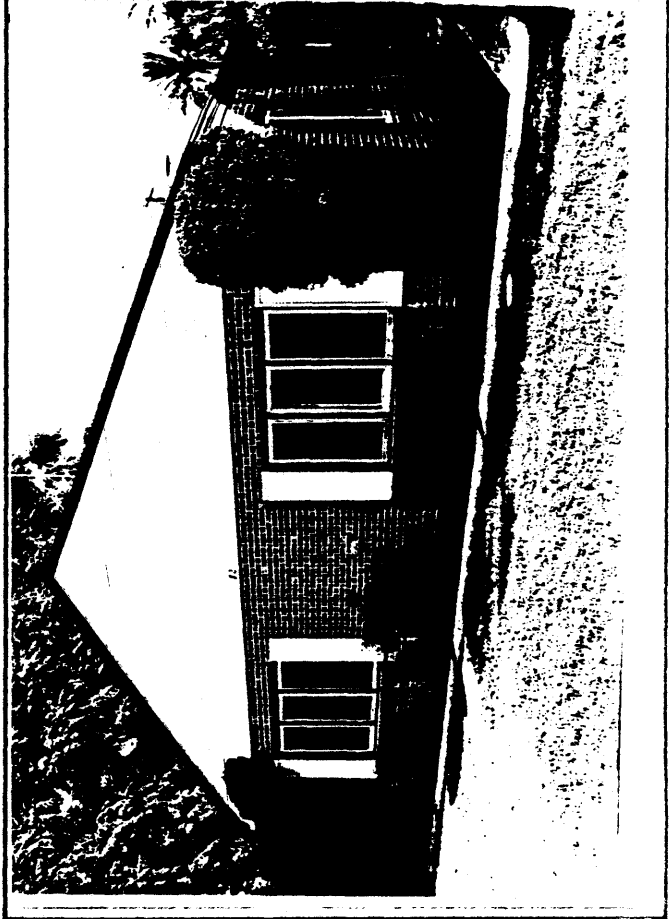
#### GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

W2 Lot 61 & E2 Lot 62, Chelsea Place.

#### GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. CSP-54 (I)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 72 West Willetta			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-100	
OWNER OF PROPERTY Barbara Zugor		PHONE	
STREET & NO./P.O. BOX 2303 E. Flower, Apt. 154			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85016
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward NW			
HISTORIC USE Duplex			
PRESENT USE Duplex		ACREAGE Less/acre	
ARCHITECT/BUILDER Owen R. Harper, builder			
CONSTRUCTION/MODIFICATION DATES Constructed 1945			



## PHYSICAL DESCRIPTION

The one-story, brick duplex at 72 West Willetta was built about twenty years later than the neighboring houses and, thus, does not reflect the prevailing style of the 1920's. Nevertheless, the scale, materials, and some architectural elements relate to those found with the Bungalow style. The duplex's street facade presents a red brick wall pierced by two triple-casement windows, which are bordered by non-functional shutters. Above the brick wall is a wide clapboard gable with no overhang or decorative gable. Although this building is a non-historic intrusion to the neighborhood, it does seem compatible. It is in good condition and is well maintained.

**STATEMENT OF SIGNIFICANCE/HISTORY**

The duplex at 72 West Willetta, built in 1945 by Owen R. Harper, builder, is an intrusion on the historic district. It is, however, compatible due to its scale and its use of brick.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

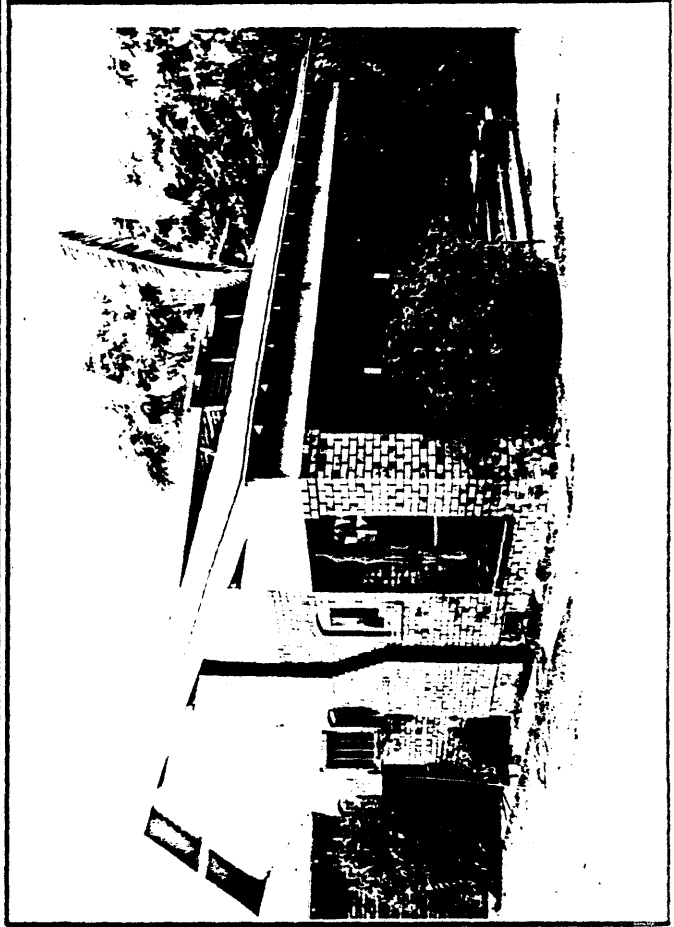
**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

W2 LOT 62 & E2 LOT 63, CHELSEA PLACE.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. CSP-55 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 76 - 78 West Willetta			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-101	
OWNER OF PROPERTY Vinnie L. Young		PHONE	
STREET & NO./P.O. BOX Rt. 1, Box 624			
CITY, TOWN Coolidge		STATE Arizona	ZIP 85228
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward NE			
HISTORIC USE Duplex			
PRESENT USE Duplex		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1922			



**PHYSICAL DESCRIPTION**

The one-story duplex bungalow at 76 - 78 West Willetta is symmetrical in both plan and front elevation. Small wings project from the sides of the house near the rear. These wings are covered with small gabled roofs that are offset from the asphalt-shingled major gabled roof, whose ridgeline parallels the street. A shed dormer with louvered ventilators emerges from the front slope of the main roof, which extends forward to shade the front porch. The gables are covered with narrow, horizontal wood siding and feature louvered ventilators. Segmental arched masonry openings punctuate the natural brick walls. The front windows have eight-over-one, double-hung sashes. There appear to be water stains and effluorescence at the southwest corner of the porch foundation. The house is in good condition and is well kept. This duplex bungalow contributes to the historic character of the neighborhood.

**STATEMENT OF SIGNIFICANCE/HISTORY**

Although the duplex at 76 - 78 West Willetta is not significant, it contributes to the historic district because of its age, style, and architectural integrity. The duplex was built ca. 1922.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

W2 LOT 63 & E2 LOT 64, Chelsea Place.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. CSP-56 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 80 West Willetta			
CITY, TOWN/VICINITY OF Phoenix	ASSESSOR'S PARCEL NO. 111-33-102		
OWNER OF PROPERTY Allen R. & Norma Jean Acker		PHONE	
STREET & NO./P.O. BOX 602 Brockhaven Road			
CITY, TOWN New Cumberland	STATE Pennsylvania	ZIP 17070	
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street	PHONE 264-3082		
CITY, TOWN Phoenix	STATE Arizona	ZIP 85014	
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward NE			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/Acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1919			



## PHYSICAL DESCRIPTION

The one-story, stuccoed brick bungalow at 80 West Willetta has a rectangular plan with a full-width front porch covered by an asphalt-shingled gabled roof that intersects the perpendicular gabled roof. The stuccoed gable is divided by applied wood trim into a band of square panels and has a slatted ventilator at the apex. The wide span of the porch has sagged, but has been supported at two intermediate points by square wood columns with brackets, all of which rest on the masonry piers flanking the porch stairs. These additional supports do not match the square masonry columns at the corners, but do not have an intrusive appearance. The front rooms are lighted by two large windows, which consist of paired eight-light casement sashes. Between these windows is the front door, which has large lights matching those of the windows. The house is virtually unaltered, is in good condition, and is well maintained, as is the landscaping. This bungalow contributes to the character of the historic neighborhood.

**STATEMENT OF SIGNIFICANCE/HISTORY**

Although the house at 80 West Willetta, constructed ca. 1919, is not significant, it contributes to the character of the historic district as a result of its age, style, setting and architectural integrity.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

W2 LOT 64 & E2 LOT 65, CHELSEA PLACE.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**



# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY	INVENTORY NO.
		Maricopa	CSP-57 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP	
		Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 84 West Willetta			
CITY, TOWN/VICINITY OF		ASSESSOR'S PARCEL NO.	
Phoenix		111-33-103	
OWNER OF PROPERTY		PHONE	
David M. & Ronetta Gaunt		253-4079	
STREET & NO./P.O. BOX 84 West Willetta			
CITY, TOWN		STATE	ZIP
Phoenix		Arizona	85003
FORM PREPARED BY		DATE	
Gerald A. Doyle & Associates		August 1982	
STREET & NO./P.O. BOX		PHONE	
4331 N. 12th Street		264-3082	
CITY, TOWN		STATE	ZIP
Phoenix		Arizona	85014
PHOTO BY		DATE	
Jeffrey Acker		July 1982	
VIEW Toward NW			
HISTORIC USE Single family residence			
PRESENT USE		ACREAGE	
Single family residence		Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed 1918; modified 1982			



## PHYSICAL DESCRIPTION

The one-story bungalow at 84 West Willetta is built of stuccoed brick and has a gabled roof with an off-center, intersecting porch roof. The gables are stuccoed and feature louvered ventilators. Square masonry columns support the porch roof. The wide one-over-one, double-hung windows fill the rectangular masonry openings, which are delineated with projecting lintels and sills. A belt course surrounds the house at floor level. The house is in fair condition and is currently being remodeled. Few exterior intrusions exist except for several metal window awnings, a chain-link fence, and an enclosed sleeping porch. This bungalow contributes to the historic character of the streetscape.

**STATEMENT OF SIGNIFICANCE/HISTORY**

Although the house at 84 West Willetta, constructed in 1918, is not historically or architecturally significant, it contributes to the historic district by virtue of its age, style, setting, and exterior architectural integrity.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

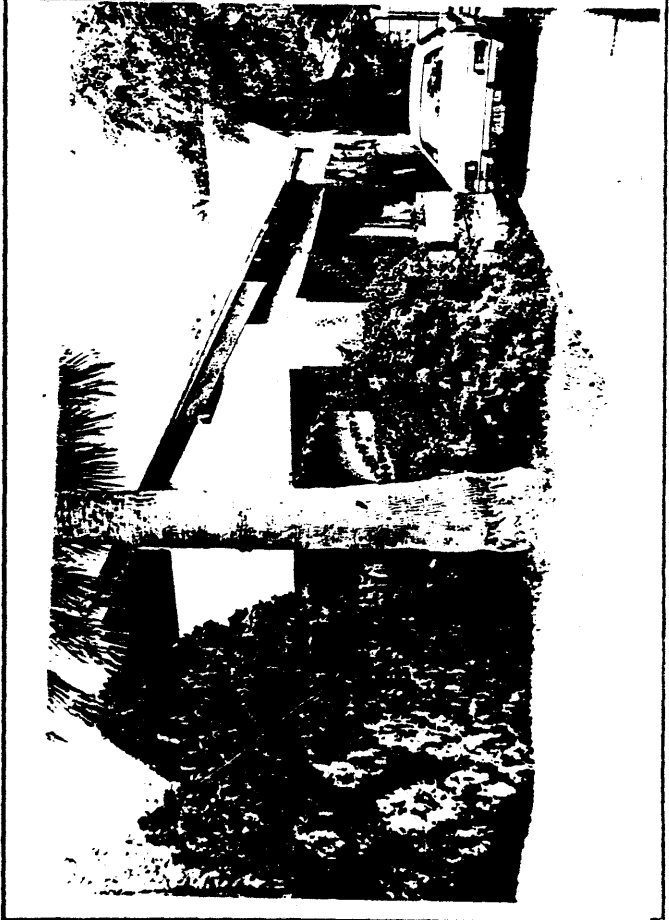
**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

W2 LOT 65 & E 37.5' of LOT 66, CHELSEA PLACE.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Arthur C. Luhrs House		COUNTY Maricopa	INVENTORY NO. CSP-58 (c)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 86 West Willetta			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-104	
OWNER OF PROPERTY Clara A. Degarie		PHONE	
STREET & NO./P.O. BOX 86 West Willetta			
CITY, TOWN Phoenix	STATE Arizona	ZIP 85003	
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix	STATE Arizona	ZIP 85014	
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward NW			
HISTORIC USE Single family residence			
PRESENT USE Duplex		ACREAGE Less/acre	
ARCHITECT/BUILDER William Osborn, builder			
CONSTRUCTION/MODIFICATION DATES Constructed 1919			



**PHYSICAL DESCRIPTION**

The one-story, stuccoed brick house of Arthur C. Luhrs has a T-shaped plan with an offset front porch that wraps around the east side. The ridgeline of the main gabled roof runs perpendicular to the street and is offset near the front to form overlapping gables at the front facade. The gabled roofs of the rear wings intersect opposite sides of the main roof. The stuccoed front gables are simply detailed with a rectangular louvered ventilator near the apex. Plain square masonry columns that match the tall chimneys support the corners of the porch roof. One-over-one, double-hung windows fill the rectangular masonry opening, which have projecting sills. Paired French doors give access to the east porch. The house is in fair condition and is fairly maintained. Trees and shrubs close to the main facade. Asphalt shingles constitute the only noticeable exterior material other than the structure. The Arthur C. Luhrs Bungalow contributes to the historic character of the streetscape.

**STATEMENT OF SIGNIFICANCE/HISTORY**

The Arthur C. Luhrs House is noteworthy for its association with prominent Phoenix builder and booster, Arthur C. Luhrs (1880-1955).

The house at 86 West Willetta was constructed ca. 1919 by William Osborn for Frank Mosshammer. By 1920, Arthur C. Luhrs, a native of Phoenix, purchased the house; he continued to live there until the early 1930s. In 1911, Luhrs became associated with his father, George Luhrs, in the building and development of "Luhrs Properties" and in the management of the Commercial Hotel, later known as the Luhrs Hotel. The Luhrs Properties constituted a number of the buildings in downtown Phoenix, including the Luhrs Building (1924) and the Luhrs Tower (1929). (Both of these properties are eligible for the National Register for their architectural significance.) Luhrs was also active in fraternal organizations and was an early member of the Arizona Club, which met in the Luhrs Building.

Because of its association with Luhrs, the house contributes importantly to the historic district.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

American Biographical Encyclopedia (Arizona ed.) Phoenix: Paul W. Pollock, 1977.  
Arizona Republican, August 29, 1919, 12:2.  
Maricopa County Assessor's Records.  
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Phoenix City Directories.  
Sanborn Insurance Maps.

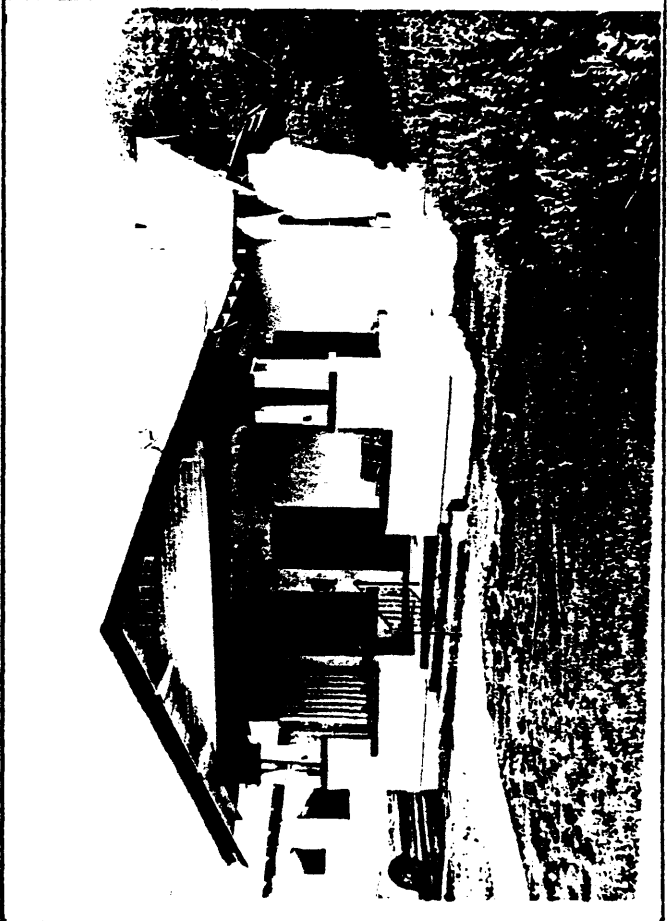
**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

W 12.5' LOT 66 & ALL LOT 67, CHELSEA PLACE.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. CSP-59 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 94 West Willetta			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-105	
OWNER OF PROPERTY M. David & Emily A. Erickson		PHONE	
STREET & NO./P.O. BOX 94 West Willetta			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward NW			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1919; modified 1956			



## PHYSICAL DESCRIPTION

The one-story, stuccoed brick bungalow at 94 West Willetta is rectangular in plan with a small front porch. The gabled porch roof intersects the asphalt-shingled main gabled roof, whose ridge is parallel to the street. The gables are covered with narrow horizontal wood siding and feature lattice ventilators, projecting purlins, and fancy cut barge boards. The porch roof is supported at the corners by columns consisting of three tapered wood columns atop masonry piers. The porch opening is spanned by a shallow Tudor arch. One-over-one, double-hung windows fill segmental arched masonry openings with projecting sills. A belt course surrounds the house at floor level. The house is unaltered except for the asphalt shingles, a rear room addition, and a large carport awning that hangs from the west wall of the house. The house is in good condition and is fairly maintained. The landscaping is sparse. This bungalow contributes to the character of the historic neighborhood.

**STATEMENT OF SIGNIFICANCE/HISTORY**

Although the house at 94 West Willetta is not significant, it contributes to the historic district by virtue of its age, style, and architectural integrity. The house was constructed ca. 1919.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

LOT 68, Chelsea Place.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Harley A. Telford House		COUNTY Maricopa	INVENTORY NO. CSP-60A (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 98 West Willetta			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-106	
OWNER OF PROPERTY Bernard Arnold Cohen		PHONE	
STREET & NO./P.O. BOX 98 West Willetta			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward NW			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1918			



## PHYSICAL DESCRIPTION

The one-story, stuccoed brick Telford House, rectangular in plan, is covered by a low-pitched hipped gabled roof sheathed with galvanized sheet metal. This type of roof is not usually found on a bungalow. The small gables feature latticed ventilators. The wide front porch (under the main roof) has a horizontal lintel with corners that curve down to the square masonry columns. The masonry openings are rectangular, yet they are decorated with over-scaled projecting segmental arches and projecting sills. The house is surrounded at floor level by a belt course. The house and grounds are in fair condition and only fairly maintained. It retains its essential architectural integrity and contributes to the character of the historic streetscape.

**STATEMENT OF SIGNIFICANCE/HISTORY**

Although the Harley A. Telford House is not significant, it contributes to the historic district as a result of its age, style, and architectural integrity. Harley A. Telford moved into the house soon after it was constructed, ca. 1918, and continued to live there until ca. 1934.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

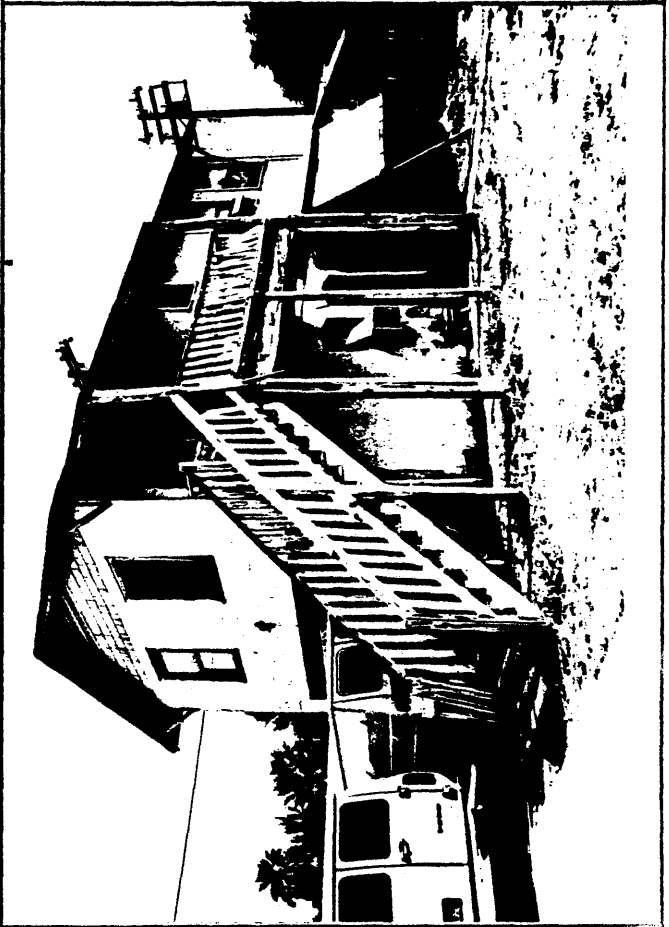
PT LOT 69 S 104', CHELSEA PLACE.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**



# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. CSP-60B (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 1114 North 3rd Avenue			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-107C	
OWNER OF PROPERTY Gary J. & Christine A. Latronico		PHONE 254-7828	
STREET & NO./P.O. BOX 1114 North 3rd Avenue			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE Sept. 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Marsha Weisiger		DATE Sept. 1982	
VIEW Toward NE			
HISTORIC USE Garage/Jewish Shul			
PRESENT USE Single family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1918			



**PHYSICAL DESCRIPTION**

The two-story, stuccoed structure at 1114 North 3rd Avenue was originally a garage (for the house at 98 West Willetta) but was converted into a single family dwelling by the addition of a second floor. The lower portion (garage) is built of masonry, while the upper level is made of stucco on frame. A gabled roof covers the rectangular building. The ventilated gable is covered with wood shingles. An exterior stairway leads to an upper balcony at the south side. Windows at the first floor are topped with stuccoed segmental arches. The second floor windows are double-hung with jambs flush to the walls. At the west side, a garage opening has been filled with coarse concrete block and decorative concrete blocks with a diamond design; flush doors and a sliding aluminum-frame window were also added. The building is badly deteriorated but still contributes to the historic neighborhood.

**STATEMENT OF SIGNIFICANCE/HISTORY**

This structure was originally Harley A. Telford's garage (98 West Willetta), constructed ca. 1918. In 1944, it was remodeled to create an upstairs apartment. From ca. 1961 until 1978, the building was used as a Jewish Shul, the Congregation Tiphereth Israel. The use was returned to a single family dwelling in 1979. The building is a contributing element in the historic district.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

City of Phoenix Building Permit Records.  
Latronico, Gary J. Oral interview, September 1982.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

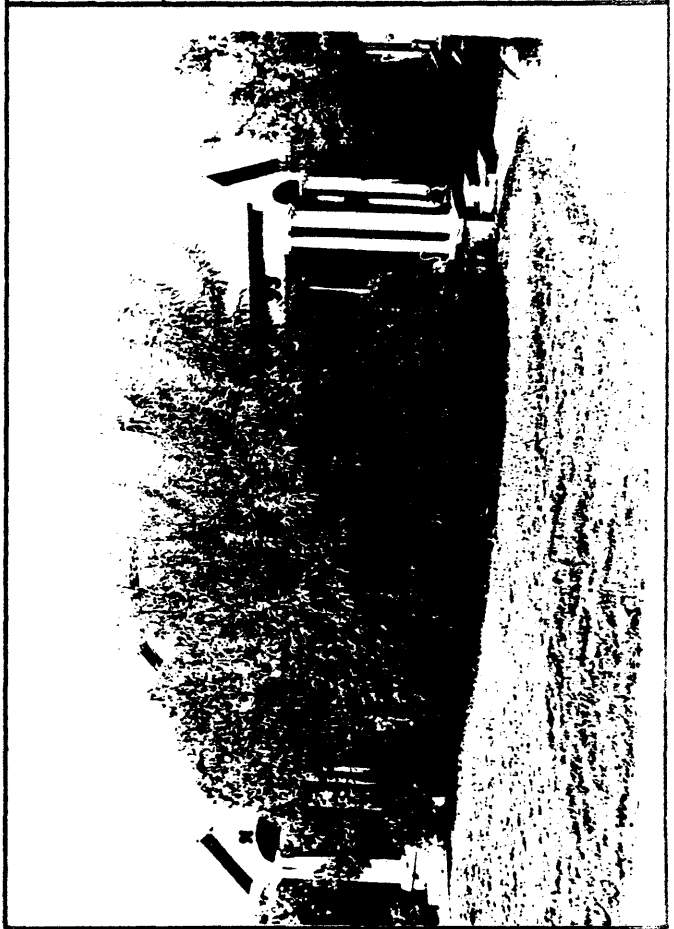
**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

Lot 69 EX S 104', Chelsea Place.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY	INVENTORY NO.
COMMON PROPERTY NAME		Maricopa	CSP-62 (C)
PROPERTY LOCATION-STREET & NO. 91 - 93 West Willetta		QUAD/COUNTY MAP Phoenix Quad	
CITY, TOWN/VICINITY OF Phoenix	ASSESSOR'S PARCEL NO. 111-33-109		
OWNER OF PROPERTY David P. & Janet J. Key		PHONE 258-5651	
STREET & NO./P.O. BOX 91 West Willetta			
CITY, TOWN Phoenix	STATE Arizona	ZIP 85003	
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix	STATE Arizona	ZIP 85014	
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward SE			
HISTORIC USE Duplex			
PRESENT USE Duplex		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1927.			



## PHYSICAL DESCRIPTION

The floor plan of the duplex at 91 - 93 West Willetta is laid out in a manner different from most duplex bungalows, which generally are symmetrical in plan and elevation. This duplex, however, differs in that its two parts are turned perpendicular to each other, thus giving the building more interesting facades and concealing the "duplicity" of the structure. The one-story, stuccoed house displays details borrowed from various sources. The major roofs have jerkinhead gables, yet the tiny entry porches have offset gabled roofs supported by triple Doric columns at the corners. An elliptical arch spans the porch opening. Each wide front door features 15 lights. The windows have four-over-one, double-hung sashes set in rectangular openings. The duplex is in good condition but is so overgrown by trees and shrubs that only the porches and roof can be seen. Because the duplex appears virtually unaltered, it is a contributing element of the historic streetscape.

**STATEMENT OF SIGNIFICANCE/HISTORY**

Although the duplex at 91 - 93 West Willetta is neither historically nor architecturally significant, it contributes to the historic district by virtue of its age, style, and architectural integrity. The duplex was constructed ca. 1927.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

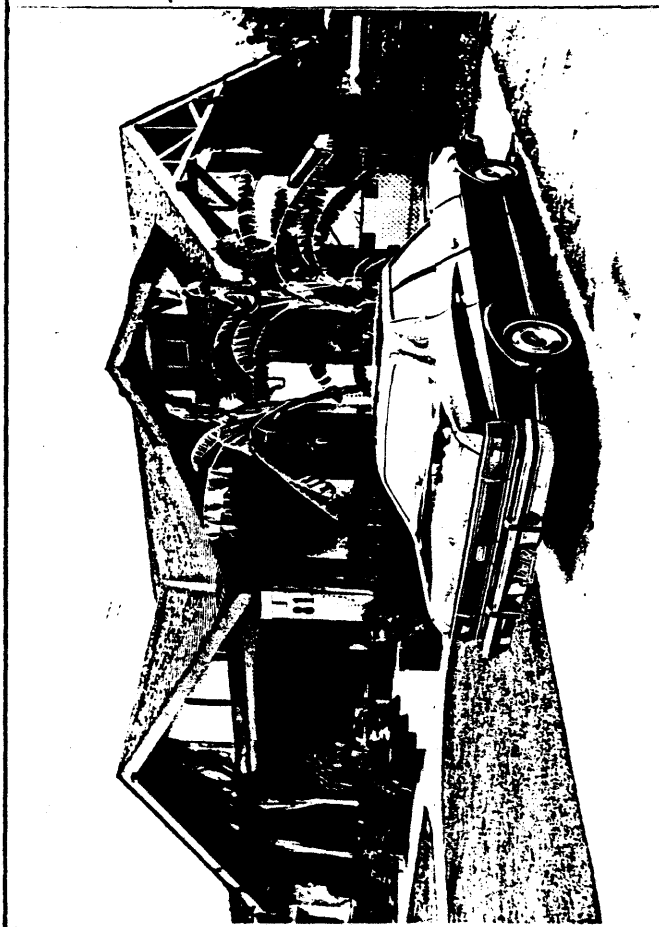
**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

E 30' LOT 71 & W 40' LOT 72, CHELSEA PLACE.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. CSP-64 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 81 West Willetta			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-111	
OWNER OF PROPERTY Nicholas & Hortensia Saldana		PHONE 252-9227	
STREET & NO./P.O. BOX 81 West Willetta			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 North 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward SW			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/Acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1914			



## PHYSICAL DESCRIPTION

The house at 81 West Willetta exhibits a great variety of bungalow details and demonstrates creative roof framing on an irregular floor plan. The one-story, stuccoed house is covered by a large gabled roof, which is offset at an east wing and intersected at its front slope by a very wide half-timbered porch gable. Another, smaller gabled roof insets beneath the west gable overhang of the main roof. This west gabled roof has open woodwork (looking like a fink truss) supported by four knee-braces at the raked fascia. A gabled dormer with a small window flanked by two louvered ventilators springs from the front slope of the west wing roof. The roof is covered with wood shingles, and all the eaves flair slightly upward. The front porch roof and the adjacent pergola to the west are both supported by square masonry columns with simple decorative capitals. A similar, yet fancier, detail caps the chimney. The rectangular masonry openings are decorated with lintels and sills. The front window has diamond-shaped lights. The house has been very sympathetically restored and is in excellent condition. Even the landscaping is appropriate to the period. This property, as a whole, may be the epitome of the neighborhood's highest point of development.

**STATEMENT OF SIGNIFICANCE/HISTORY**

The house at 81 West Willetta, constructed ca. 1914, contributes significantly to the historic district due to its early age, bungalow style, architectural integrity, landscaping, and excellent condition.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

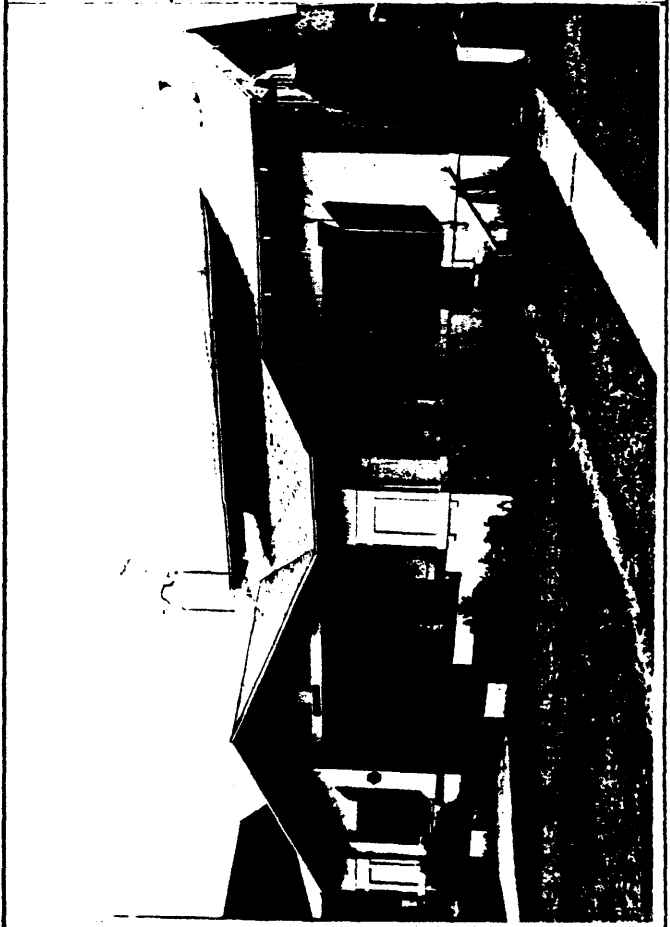
**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

E 10' LOT 73 & ALL LOT 74, CHELSEA PLACE.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Carl Anderson House		COUNTY Maricopa	INVENTORY NO. CSP-65 (C)
COMMON PROPERTY NAME Norvell House		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 75 West Willetta			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-112	
OWNER OF PROPERTY Ben R. & Fern D. Norvell		PHONE 252-6880	
STREET & NO./P.O. BOX 75 West Willetta			
CITY, TOWN Phoenix	STATE Arizona	ZIP 85003	
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 North 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix	STATE Arizona	ZIP 85013	
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward SW			
HISTORIC USE Single family residence			
PRESENT USE Duplex		ACREAGE Less/Acre	
ARCHITECT/BUILDER Home Builders, builder			
CONSTRUCTION/MODIFICATION DATES Constructed 1913; modified 1944			



## PHYSICAL DESCRIPTION

The one-story, stuccoed Carl Anderson House is rectangular in plan but is made more interesting in its facade by the complex roof lines of the offset front porch. The main gabled roof extends forward over the front porch, where it is intersected by an open gabled roof with a tie beam and king post. From the front slope of the main roof emerges a ventilated shed dormer. The stuccoed gable ends feature three pairs of heavy purlins. Oversized, L-shaped corner columns with complex geometric designs support the porch roof. The brick chimneys, likewise, have decorative caps and inset panels. Unusual lintels delineate the segmentally arched masonry openings containing very wide one-over-one, double-hung windows. Strange decorative shutters shaped like parallelograms flank both original windows and later windows that are part of the enclosed front porch. The house has sustained some alterations but generally retains its original massing and character. It is in fair condition and is fairly kept. Landscaping is sparse. The Anderson House contributes to the historic character of the neighborhood.

STATEMENT OF SIGNIFICANCE/HISTORY

The Carl Anderson House is noteworthy for its association with insurance company organizer Carl H. Anderson. Anderson was the first person to incorporate an insurance company in the State of Arizona. After serving as a salesman for eastern-based insurance companies, he incorporated the Arizona Mutual Auto Insurance Company in 1817, the Employers' Mutual Indemnity Company in 1918, and the Farmers and Ranchers Mutual Fire Insurance Company, also in 1918.

The stuccoed brick bungalow was built in 1913 by Home Builders and is, thus, one of the earliest homes constructed in Chelsea Place. Carl Anderson moved in the house in November 1913 and continued to live there until ca. 1919. The house contributes importantly to the historic district.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Arizona Republican, November 23, 1913.  
City of Phoenix Building Permit Records.  
Daws, A. George. What Made Arizona Men. Daws Publishing Company, 1919.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

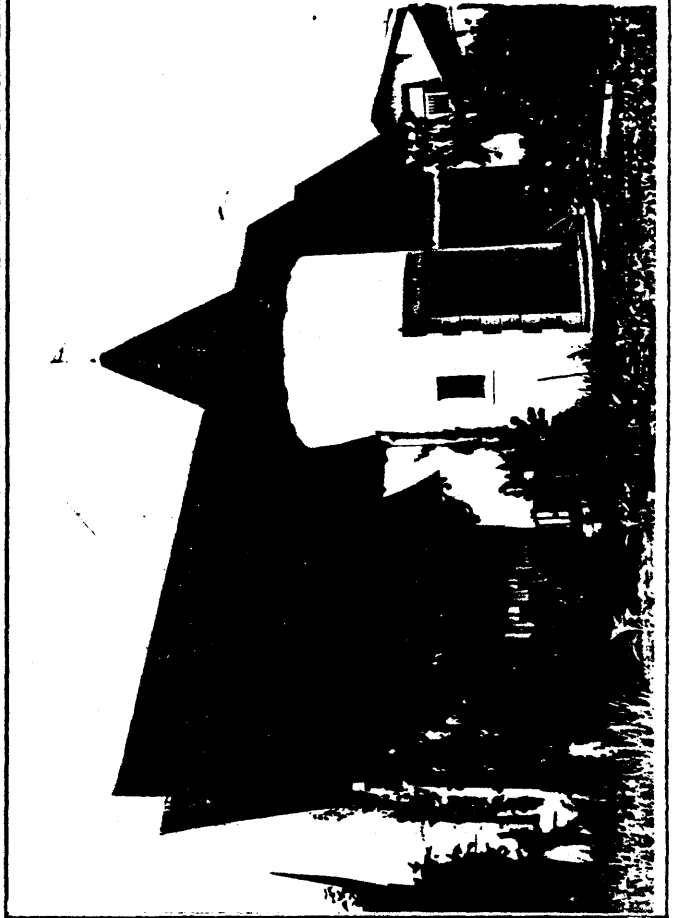
LOT 75 & W2 LOT 76, CHELSEA PLACE.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY



# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY	INVENTORY NO.
COMMON PROPERTY NAME English Castle House		Maricopa	CSP-66 (S)
PROPERTY LOCATION-STREET & NO. 69 West Willetta		QUAD/COUNTY MAP Phoenix Quad	
CITY, TOWN/VICINITY OF Phoenix	ASSESSOR'S PARCEL NO. 111-33-113		
OWNER OF PROPERTY John F. & Lenore M. Drake	PHONE 252-0785		
STREET & NO./P.O. BOX 69 West Willetta			
CITY, TOWN	STATE	ZIP	
Phoenix	Arizona	85003	
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN	STATE	ZIP	
Phoenix	Arizona	85014	
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward SE			
HISTORIC USE Duplex			
PRESENT USE Duplex		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1929			



## PHYSICAL DESCRIPTION

This well-maintained duplex at 69 West Willetta is a remarkable example of French Provincial Period Revival. The facade is basically symmetrical. The very high-pitched gabled roof is covered with wood shingles, which were laid in an irregular pattern to replicate thatch. At both gables, very high chimneys cling to the stuccoed walls. Projecting portions of the front eaves shade a tiny railed porch along two pairs of French doors at the east, and multi-light, leaded glass casement windows at the west. The focus of the house is the central round tower with a conical roof. The tower serves as a front porch, its opening framed with stone quoins. The duplex is in excellent condition and is unaltered. The landscaping is appropriate to the stylistic period and is well cared for.

#### STATEMENT OF SIGNIFICANCE/HISTORY

The duplex at 69 West Willetta, built ca. 1929, is significant as an outstanding example of French Provincial Revival architecture. The French Provincial Revival style was popular in the United States from 1919 until about 1935. After World War I, American soldiers returned from Europe with a taste for the quaint cottages and picturesque villages they had seen abroad.

The French Provincial Revival style was characterized by steeply pitched, simulated thatch roofs, wood shingles, turrets, and decorative stone around openings. The effect is a fairyland castle appearance. The Chelsea Place duplex epitomizes this style. For its outstanding architectural qualities, this duplex appears to be individually eligible for the National Register.

#### SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

City of Oakland Planning Department. Rehab Right. Oakland, California:  
City of Oakland, 1978.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

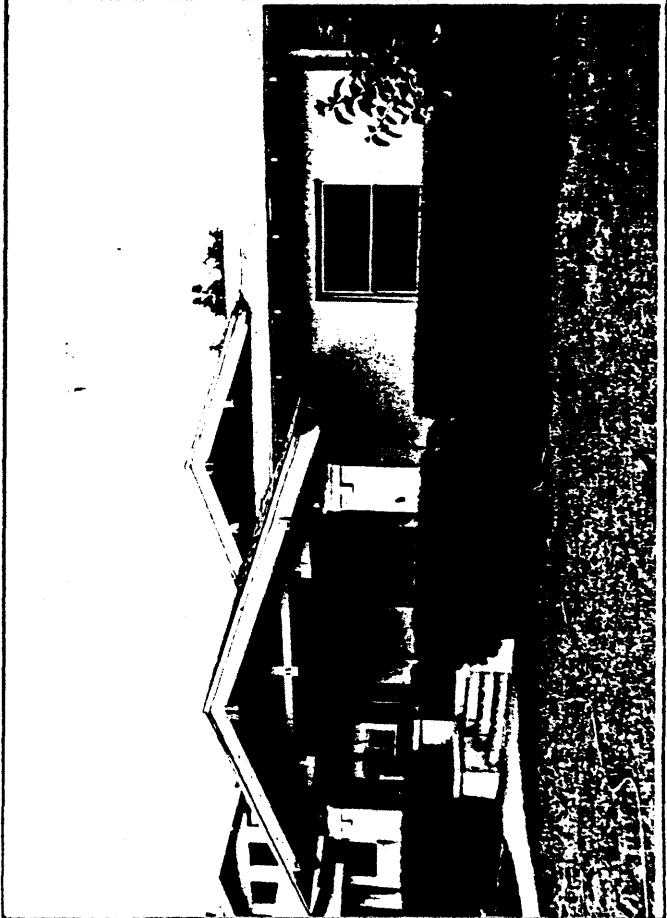
#### GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

E2 Lot 76 & All Lot 77, Chelsea Place.

#### GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY	INVENTORY NO.
COMMON PROPERTY NAME		Maricopa	CSP-67 (C)
PROPERTY LOCATION-STREET & NO. 65 West Willetta		QUAD/COUNTY MAP Phoenix Quad	
CITY, TOWN/VICINITY OF Phoenix	ASSESSOR'S PARCEL NO. 111-33-114		
OWNER OF PROPERTY Michael R. Smith	PHONE		
STREET & NO./P.O. BOX 65 West Willetta			
CITY, TOWN Phoenix	STATE Arizona	ZIP 85003	
FORM PREPARED BY Gerald A. Doyle & Associates	DATE August 1982		
STREET & NO./P.O. BOX 4331 North 12th Street	PHONE 264-3082		
CITY, TOWN Phoenix	STATE Arizona	ZIP 85014	
PHOTO BY Jeffrey Acker	DATE July 1982		
VIEW Toward SW			
HISTORIC USE Single Family residence			
PRESENT USE Single family residence	ACREAGE Less/Acre		
ARCHITECT/BUILDER Home Builders, builder			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1913			



## PHYSICAL DESCRIPTION

The one story, stuccoed bungalow at 65 West Willetta is somewhat irregular in plan and covered by asphalt shingled, low-pitched, gabled roofs which overlap and intersect. The porch roof at the northeast corner of the house is the most prominent feature of the facade. The wood joinery of the beams and posts decorating this open gable is of particular interest and notable craftsmanship. The porch roof is supported by square masonry columns with decorative caps, which match the chimney top detail. The wide double-hung windows are set in plain rectangular openings, whose sills become a belt course. The house is in good condition and very well maintained. Because the bungalow has retained its architectural integrity it contributes to the neighborhood's historic character.

STATEMENT OF SIGNIFICANCE/HISTORY

Although the bungalow at 65 West Willetta is not historically or architecturally significant, it contributes to the historic district by virtue of its age, style, and architectural integrity. Constructed ca. 1913 by Home Builders, the house is one of the earliest built in Chelsea Place.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Arizona Republican, January 26, 1913, 10:3.  
Maricopa County Assessor's Records .  
Maricopa County Recorder's Records .  
Phoenix City Directories .  
Sanborn Insurance Maps .

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

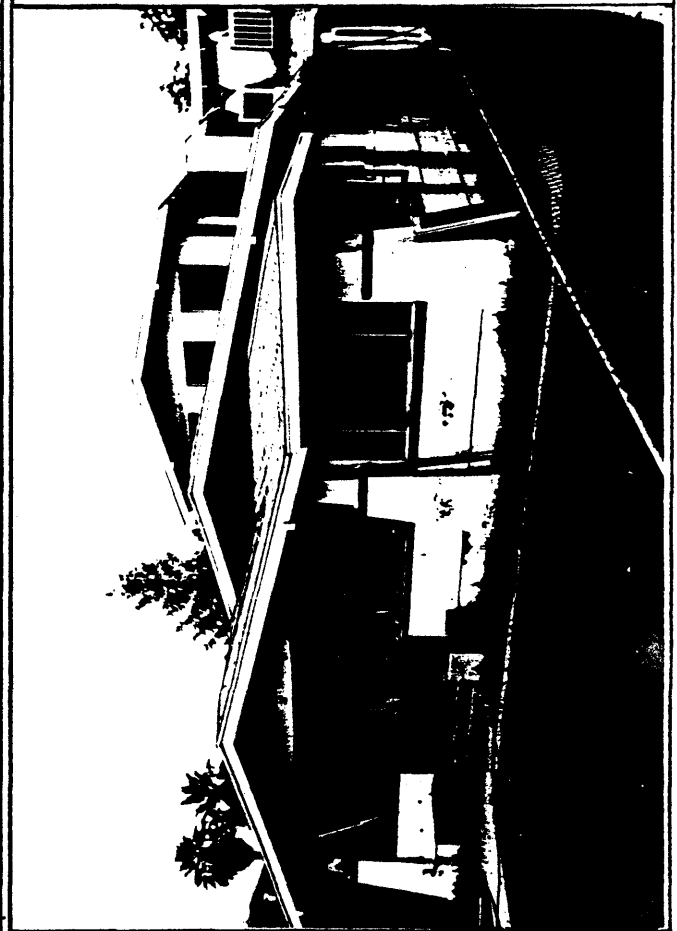
Lot 78, Chelsea Place.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME S. Harry Robertson House	
COMMON PROPERTY NAME	
PROPERTY LOCATION-STREET & NO. 61 West Willetta	
CITY, TOWN/VICINITY OF Phoenix	ASSESSOR'S PARCEL NO. 111-33-115
OWNER OF PROPERTY Dewitt Richardson & Jeramie Allen	PHONE
STREET & NO./P.O. BOX 61 West Willetta	
CITY, TOWN Phoenix	STATE Arizona
ZIP 85003	
FORM PREPARED BY Gerald A. Doyle & Associates	DATE August 1982
STREET & NO./P.O. BOX 4331 North 12th Street	PHONE 264-3082
CITY, TOWN Phoenix	STATE Arizona
ZIP 85014	
PHOTO BY Jeffrey Acker	DATE July 1982
VIEW Toward SW	
HISTORIC USE Single family residence	
PRESENT USE Multi-family residence	ACREAGE Less/Acre
ARCHITECT/BUILDER	
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1920; Modified 1938, 1939,	

COUNTY Maricopa	INVENTORY NO. CSP-68 (C)
QUAD/COUNTY MAP Phoenix Quad	



## PHYSICAL DESCRIPTION

The plan of the S. Harry Robertson House is as irregular and complex as its facade. A second story gabled facade emerges from the rear portion of the house and overlooks the forward first floor gables. Each of these three low-pitched gables features a wide slat ventilator and purlins. The porch roof consists of an offset gable that is intersected at the west by a hipped roof, which forms another porch bay enclosed by casement windows to create a sun room. The porch roof is supported by dramatic elephantine columns of battered masonry below and heavy tapered wood posts above. Corbel-cut brackets serve as the transition from column to beam. This bungalow features uniquely patterned, paired casement windows. Each sash is divided into two adjacent lights above and below a large rectangular light in the center. A belt course wraps around the stuccoed house at window sill height. The Robertson House has been modified as a multi-family dwelling, but most alterations have occurred at the rear and do not affect the character of the front facade. The house is in good condition and is fairly kept. It contributes to the character of the historic neighborhood.

STATEMENT OF SIGNIFICANCE/HISTORY

Although the S. Harry Robertson House is not significant, it contributes to the historic district by virtue of its age, style, and architectural integrity. The house was constructed ca. 1920 at a cost of \$12,000 for S. Harry Robertson, the proprietor of Phoenix Photo Engraving, who lived there until the early 1940's.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Arizona Republican, August 7, 1920, 12:6.  
City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

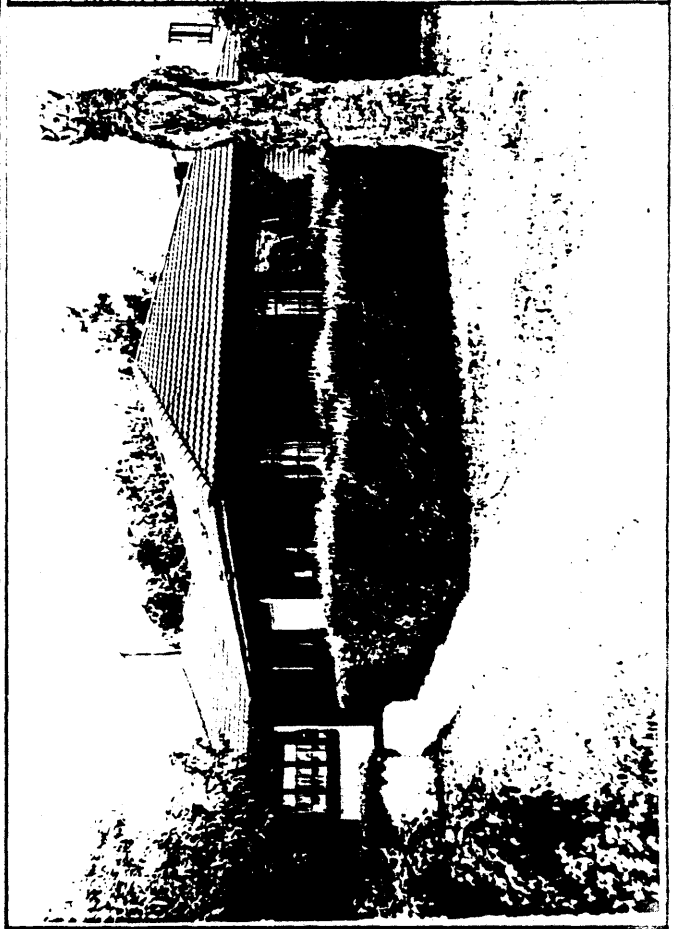
GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

Lot 79, Chelsea Place.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Mardian Duplex		COUNTY Maricopa	INVENTORY NO. CSP-69 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 57 West Willetta			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-116	
OWNER OF PROPERTY Michael G. & Judy L. McDermott		PHONE	
STREET & NO./P.O. BOX 4242 West Orangewood			
CITY, TOWN Phoenix,		STATE Arizona	ZIP 85021
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 North 12th Street		PHONE	
CITY, TOWN Phoenix,		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE August 1982	
VIEW Toward SE			
HISTORIC USE Duplex			
PRESENT USE Duplex		ACREAGE Less/Acre	
ARCHITECT/BUILDER Dan Mardian, Builder			
CONSTRUCTION/MODIFICATION DATES Constructed 1935			



## PHYSICAL DESCRIPTION

The one-story Mardian Duplex possesses design qualities unique in the Roosevelt Neighborhood. The house shows influences of the Prairie house and is reminiscent of Wright's Usonian houses. A broad, low-pitched, clay tile, hipped roof covers the L-shaped house casing deep shadows across the brick walls. Raked bed joints emphasize the horizontal lines of the house. The northeast corner of the house is opened to the outside by a large steel casement window, which wraps around that corner. The Mardian duplex represents an early example of the transition from the bungalow era to the modern age of residential styles. This house is in excellent condition, is very well kept, and is unaltered.

STATEMENT OF SIGNIFICANCE/HISTORY

This duplex contributes importantly to the historic district as a result of its Prairie School influence and its construction materials. It was constructed in 1935.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

Lot 80, Chelsea Place

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY



# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Frank A. Jefferson House		COUNTY Maricopa	INVENTORY NO. CSP-70 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 53 West Willetta			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-117	
OWNER OF PROPERTY Robert N. & Jetta M. Kilpatrick		PHONE	
STREET & NO./P.O. BOX 53 West Willetta			
CITY, TOWN Phoenix,		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 North 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward SW			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/Acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1920; modified 1949			



## PHYSICAL DESCRIPTION

The one-story, stuccoed home of Frank Jefferson is a simple, rectangular bungalow featuring a porte-cochere and a pergola. The multi-gabled asphalt-shingled roof is distinguished by intersecting and overlapping gables. To the east of the front porch, an intersecting gabled roof forms a porte-cochere, which has had its original masonry columns replaced by steel pipe columns. A small pergola covers the west projection of the porch. The double-hung windows are set in segmental arched openings. Although the building has been slightly altered, it does retain most of its architectural integrity. In excellent condition and well kept, it contributes to the historic character of the neighborhood.

STATEMENT OF SIGNIFICANCE/HISTORY

Although the Frank A Jefferson House is not significant, it contributes to the historic district by virtue of its age, style, and architectural integrity. Built ca. 1920, it was the residence of Frank A. Jefferson until ca. 1933. Jefferson, who owned his own realty company, served as secretary/treasurer of the Phoenix Real Estate Board. He was also secretary of the Phoenix, Arizona Club.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

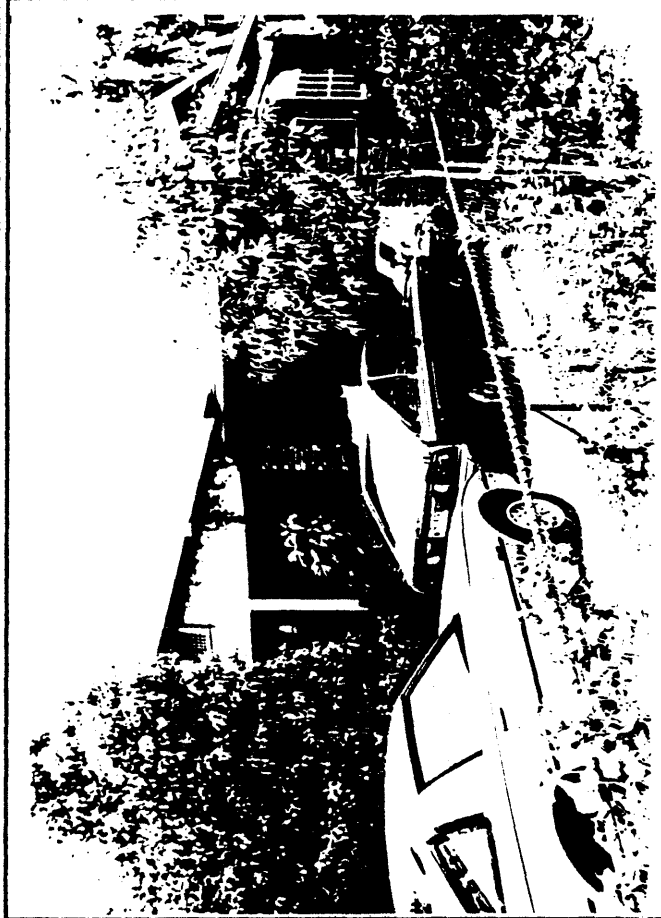
GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

Lot 81, Chelsea Place.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Eugene J. Trippel House		COUNTY Maricopa	INVENTORY NO. CSP-71 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 49 West Willetta			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-118	
OWNER OF PROPERTY Bruce C. Marinics, et al.		PHONE	
STREET & NO./P.O. BOX 49 West Willetta			
CITY, TOWN Phoenix	STATE Arizona	ZIP 85003	
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix	STATE Arizona	ZIP 85014	
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward SW			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1919			



## PHYSICAL DESCRIPTION

The one-story, brick bungalow at 49 West Willetta is basically rectangular in plan and covered by a single, asphalt-shingled low-pitched gabled roof. An intersecting gabled roof which intersects the west side of the porch spans the driveway to form a porte-cochere. The white-painted, wood-shingled front gable features a lattice ventilator in a rectangular frame. Supporting both the porch and the porte-cochere are unique natural brick square columns, each of which is built in two portions. The low portion, about 30 inches square, is 4 feet high and supports the upper segment, which is only about 16 inches square. The long span of the porch has required the installation of two heavy wooden posts flanking the porch steps. Four-over-one windows fit the segmental arches. The house appears to be in excellent condition and well-maintained. The generous landscaping in the front yard has obscured the facade. The house is a contributing element in the historic streetscape.

#### STATEMENT OF SIGNIFICANCE/HISTORY

The house at 49 West Willetta, constructed ca. 1919, was associated with Eugene J. Trippel, a prominent Arizonan. Trippel served in the 14th Territorial Assembly representing Gila County, was Deputy U. S. Collector in Yuma, founded and published the Yuma Times, served as Secretary of the Territorial Prison, and was Secretary of the Council of the 20th Legislature, among other endeavors. During his residence on Willetta (ca. 1920-ca. 1925), Trippel was Deputy State Examiner. Despite Trippel's prominence, he does not render the house individually significant, since his residency was comparatively brief. Nevertheless, the house contributes to the historic district by virtue of its age, style and integrity.

#### SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Arizona Republican, January 26, 1913, 10:3.  
Chapman Publishing Company. Portrait and Biographical Record of Arizona. Chicago: Chapman Publishing Company, 1904.  
Conners, Jo. Who's Who in Arizona, Vol. I. Tucson: Arizona Daily Star, 1913.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

#### GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

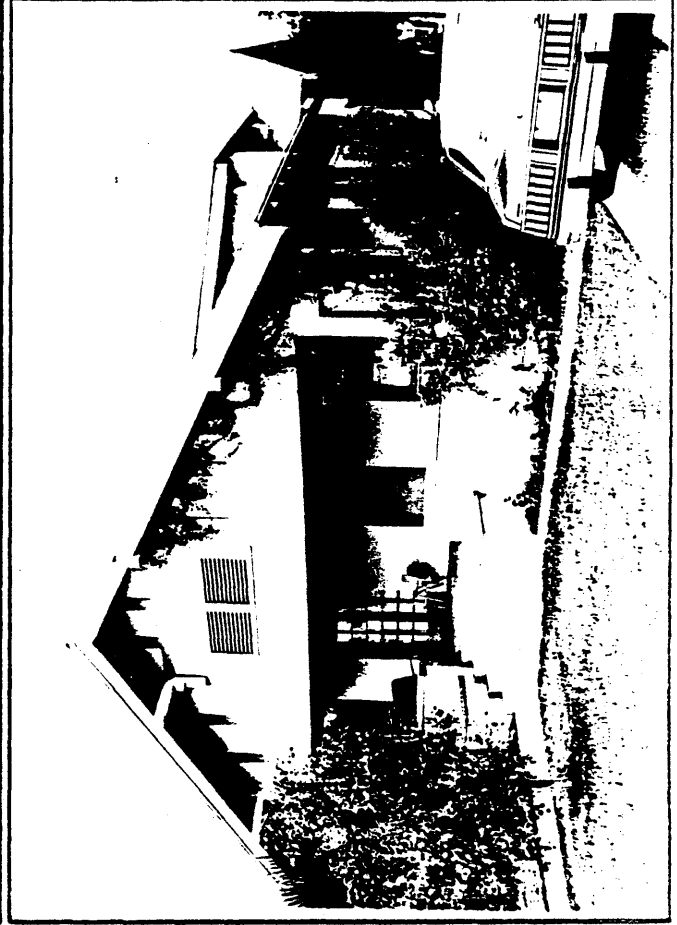
Lot 82, Chelsea Place.

#### GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME	
COMMON PROPERTY NAME	
PROPERTY LOCATION-STREET & NO. 45 West Willetta	
CITY, TOWN/VICINITY OF Phoenix	ASSESSOR'S PARCEL NO. 111-33-119
OWNER OF PROPERTY Debra Lee Dees & Debra D. Meyer	PHONE
STREET & NO./P.O. BOX 45 West Willetta	
CITY, TOWN Phoenix	STATE Arizona
ZIP 85003	
FORM PREPARED BY Gerald A. Doyle & Associates	DATE August 1982
STREET & NO./P.O. BOX 4331 N. 12th Street	PHONE 264-3082
CITY, TOWN Phoenix	STATE Arizona
ZIP 85014	
PHOTO BY Jeffrey Acker	DATE July 1982
VIEW Toward SW	
HISTORIC USE Single family residence	
PRESENT USE Single family residence	ACREAGE Less/acre
ARCHITECT/BUILDER	
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1916; modified 1937, 1938	

COUNTY Maricopa	INVENTORY NO. CSP-72 (C)
QUAD/COUNTY MAP Phoenix Quad	



**PHYSICAL DESCRIPTION**

This elegant bungalow at 45 West Willetta remains unaltered and in remarkably good condition. The front facade is commanded by the broad gable that spans the entry porch. The great stuccoed gable is decorated with half-timbers and a stylized, louvered ventilator. The projecting purlins are embellished with corbel braces. Unique square columns with deeply recessed rectangular panels support the porch roof. The asphalt-shingled roof is somewhat complex with intersecting gables and a shed dormer. Three tall chimneys are decorated with dentilled caps. A masonry string course surrounds the house at window head height. At the front porch, the openings consist of a central front door with bevelled glass lights, a pair of twelve-light French doors, and a wide double hung window with a 36-over-one sash pattern. The only intrusions to the house are the asphalt shingles and a chain link fence. A young palm tree growing against the porch foundations is a potential detriment to the bungalow's well-being. The landscaping is well maintained. This bungalow contributes to the historic character of the neighborhood.

STATEMENT OF SIGNIFICANCE/HISTORY

Although the house at 45 West Willetta, constructed ca. 1916, is not architecturally or historically significant, it contributes to the historic district by virtue of its age, style, and architectural integrity.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

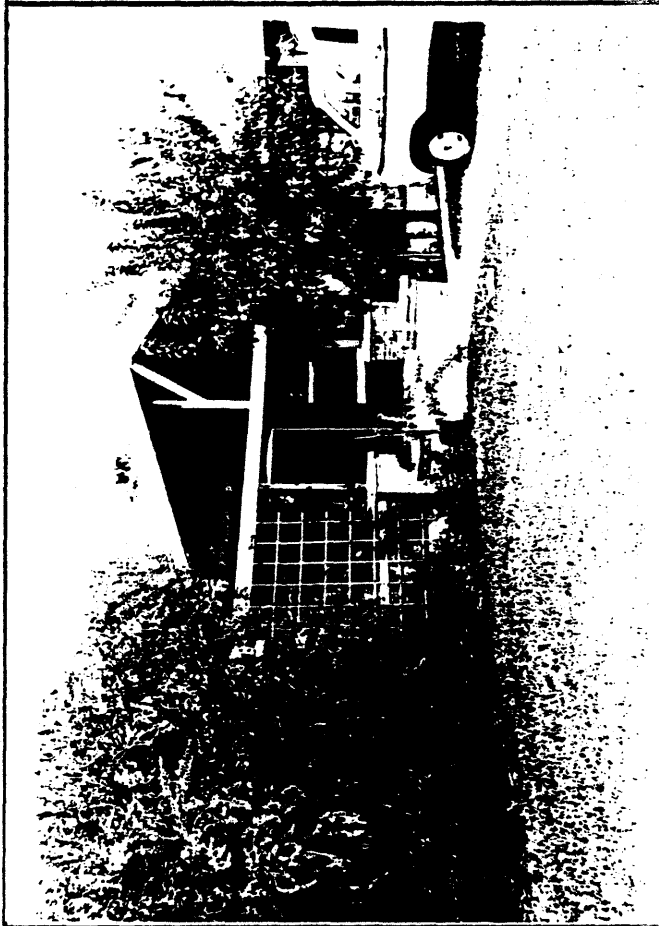
GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

Lot 83, Chelsea Place.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Garland B. Couch House		COUNTY Maricopa	INVENTORY NO. CSP-73 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 41 West Willetta			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-120	
OWNER OF PROPERTY Life Renewal Ministries, Inc.		PHONE 258-1371	
STREET & NO./P.O. BOX 801 North 6th Avenue			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward SE			
HISTORIC USE Single family residence			
PRESENT USE Rehabilitation Center for drug abusers and		ACREAGE Less/acre	
ARCHITECT/BUILDER alchoitcs			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1915; modified 1957			



## PHYSICAL DESCRIPTION

The irregular plan of the one-story bungalow at 41 West Willetta is reflected in elevation by a complex composition of cross-gables with intersecting gables. The front porch gable is open with thin structural members. The remaining ventilated gables are covered with wood shingles. Massive, square, brick columns support the two corners of the porch roof. Segmental arches span the masonry openings, which contain wide one-over-one windows. The wide front door is decorated with bevelled glass. The house and yard are fairly well maintained. The house is in fair condition yet has retained its architectural integrity. The neighborhood benefits from the historic character of this house.

STATEMENT OF SIGNIFICANCE/HISTORY

Although the Garland B. Couch House is not significant, it contributes to the historic district by virtue of its age, style, and setting. Constructed ca. 1915, the house was first owned by Garland B. Couch, a physician. Couch lived at 41 West Willetta until the late 1930's.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records  
Phoenix City Directories.  
Sanborn Insurance Maps.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

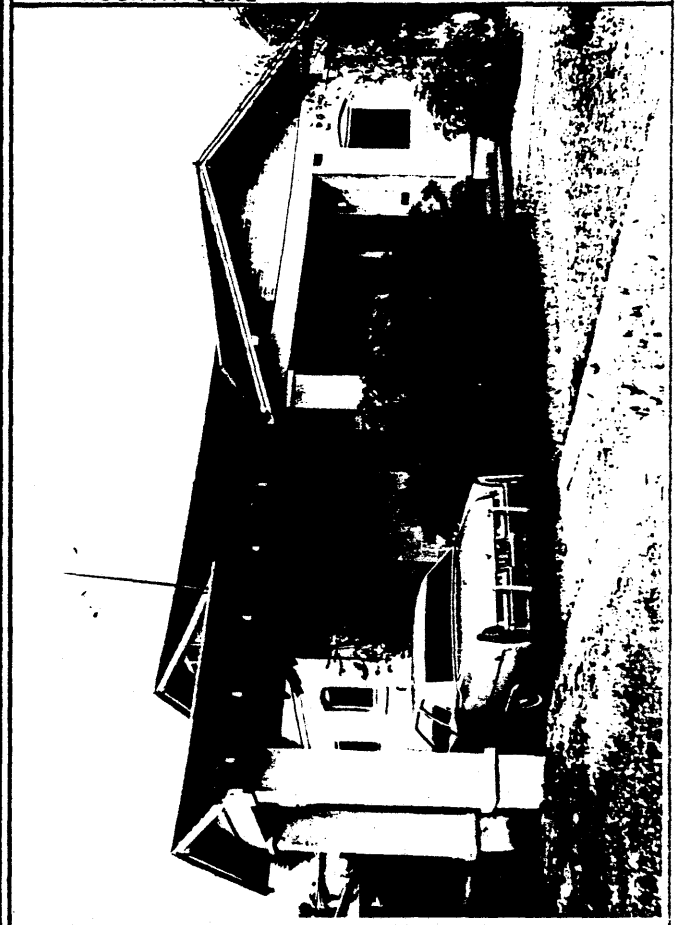
Lot 84, Chelsea Place.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY



# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Forrest Reese House		COUNTY Maricopa	INVENTORY NO. CSP-74 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 37 West Willetta			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-121	
OWNER OF PROPERTY Leo F. & Katherine N. Thomas		PHONE	
STREET & NO./P.O. BOX 37 West Willetta			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward SE			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1920; modified 1949			



## PHYSICAL DESCRIPTION

The one-story, stuccoed brick bungalow, once belonging to Dr. Forrest Reese, is a small structure covered with a wood-shingled, gabled roof. A porte-cochere is formed by an offset projection of the main gable. A front porch is sheltered by an intersecting gabled roof, whose end wall is simply covered by horizontal wood siding. In addition to wood siding, the main gables feature square, louvered ventilators. Exceedingly plain, square columns uphold the porch and porte-cochere. Small double-hung windows are fitted in the segmental arched masonry openings. Long ago, the front entrance was modified and the porch was infilled. These alterations were executed in a sympathetic manner that has not sullied the architectural integrity of the house. This unassuming little house is in good condition and is well maintained. The Reese House is an asset to the neighborhood.

STATEMENT OF SIGNIFICANCE/HISTORY

The Forrest Reese House is noteworthy for its association with Dr. Forrest Reese, a prominent Phoenix eye, ear, nose, and throat specialist. Reese came to Phoenix in 1919 from Illinois, after serving in World War I as a surgeon in France. In addition to his medical practice, Reese was prominent in the cultural and civic affairs of Phoenix. He was president of the Phoenix Lion's Club in 1929 and 1930, was a member of the Arizona Club, and was active in the Phoenix Little Theater, directing and acting in many productions. Reese lived at 37 West Willetta from the time it was constructed, ca. 1920, until the early 1960's. As a result of its age, style, and association with Forrest Reese, the house contributes to the historic district.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Arizona Republic, October 3, 1939, 44:1.  
City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

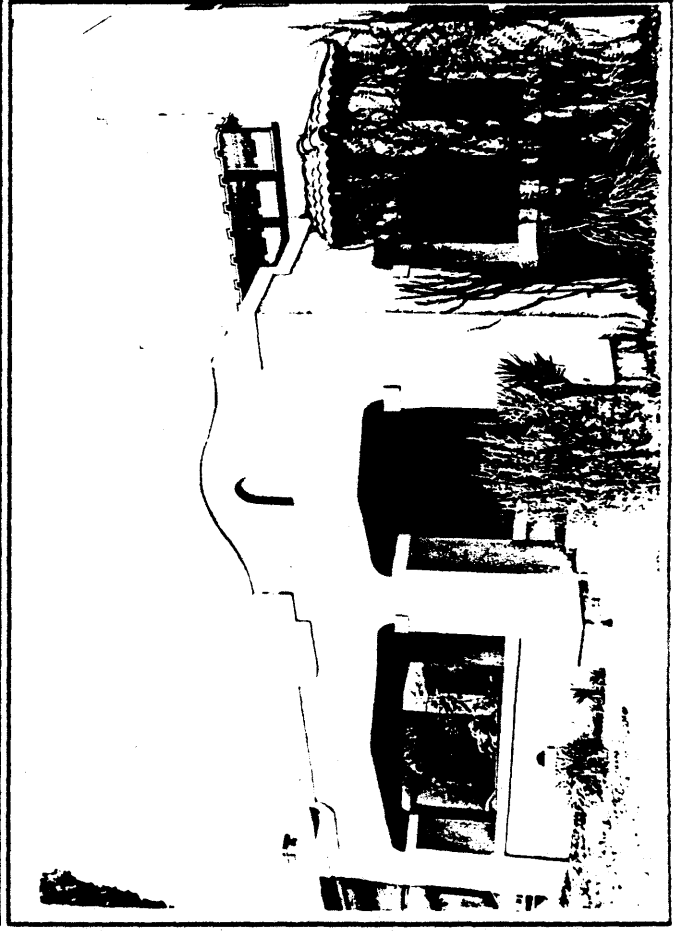
Lot 85, Chelsea Place.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Barnett E. Marks House	
COMMON PROPERTY NAME	
PROPERTY LOCATION-STREET & NO. 33 West Willetta	
CITY, TOWN/VICINITY OF Phoenix	ASSESSOR'S PARCEL NO. 111-33-122
OWNER OF PROPERTY Sally A. Miller	PHONE 252-7821
STREET & NO./P.O. BOX 33 West Willetta	
CITY, TOWN Phoenix	STATE Arizona
	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates	DATE August 1982
STREET & NO./P.O. BOX 4331 N. 12th Street	PHONE 264-3082
CITY, TOWN Phoenix	STATE Arizona
	ZIP 85014
PHOTO BY Jeffrey Acker	DATE July 1982
VIEW Toward SW	
HISTORIC USE Single family residence	
PRESENT USE Multi-family residence	ACREAGE Less/acre
ARCHITECT/BUILDER	
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1914; modified 1936 & 1954.	

COUNTY Maricopa	INVENTORY NO. CSP-75 (S)
QUAD/COUNTY MAP Phoenix Quad	



**PHYSICAL DESCRIPTION**

An outstanding example of the Mission Revival influence on domestic architecture, the Barnett E. Marks House retains its original character in excellent condition. The L-shape front porch and porte-cochere disguise the basically rectangular floor plan. A smaller, second-floor mass (perhaps the original screened sleeping room) sits atop the main block of the house. Both curvilinear and rectilinear parapets, delineated by a continuous concrete coping, create a rhythmic silhouette where building meets sky. Massive columns uphold the slightly pointed porch spans. The house is summarily characterized by its planar surfaces, small fenestration, and delineated, dynamic profiles. A small, octagonal bay window with a fragment of clay tile roof intersects the entrance bay of the front porch. Canvas awnings have been installed at the wide second floor windows.

#### STATEMENT OF SIGNIFICANCE/HISTORY

The Barnett E. Marks House is architecturally significant as an outstanding example of a Mission Revival residence and is historically significant for its association with Barnett Ellis Marks.

Constructed ca. 1914, the house combines slightly peaked arched porch openings, a small niche, a curvilinear parapet, and more angular geometric parapets to create a striking silhouette. Although not a pure Mission Revival style, the resulting design is a masterful work, unique in its execution.

From ca. 1914 until the early 1940s, the house was owned by Barnett E. Marks. Marks, a prominent Phoenix attorney, came to Arizona from Chicago in 1906. During his distinguished career, he served as Deputy County Attorney for Maricopa County and as Assistant U. S. Attorney for the District of Arizona. Additionally, he served as chairman of the Phoenix Chamber of Commerce, president of the Arizona Society for Crippled Children, and president of the Phoenix Coordinating Council. He was also a member of many social and fraternal organizations.

For its outstanding architectural qualities and its association with Barnett E. Marks, the house appears to be eligible for individual nomination to the National Register.

#### SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

City of Phoenix Building Permit Records.  
Leeper, Gertrude Bryan and House, Maude Morris, Who's Who in Arizona in Business, Professions, and the Arts. Phoenix: Arizona Survey Publishing Company, 1938.  
Maricopa County Assessor's Records.  
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Moore, John M. Who Is Who in Arizona. Phoenix: John M. Moore, 1958.  
Norman, R. O. Norman's Who's Who for Arizona, 1951-1952. Portland, Oregon: R. O. Norman, 1952.  
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Sanborn Insurance Maps.

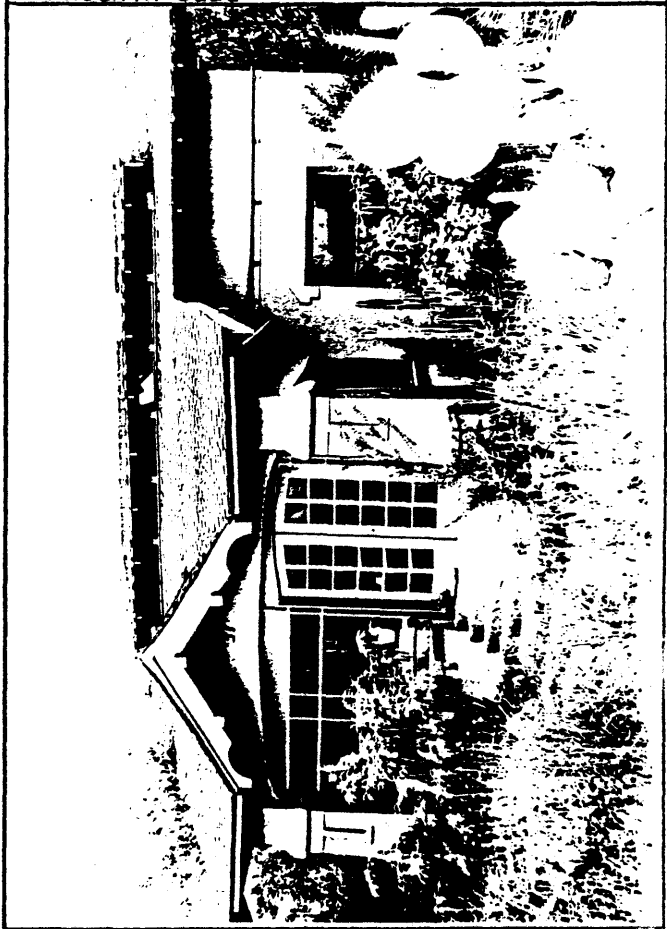
#### GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

Lot 86 & W2 Lot 87, Chelsea Place.

#### GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME H. E. Shaw House		COUNTY Maricopa	INVENTORY NO. CSP-76 (S)
COMMON PROPERTY NAME The Egyptian Bungalow		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 27 West Willetta			
CITY,TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-123	
OWNER OF PROPERTY Michael J. Rouse		PHONE 258-9905	
STREET & NO./P.O. BOX 27 West Willetta			
CITY,TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY,TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Jeffrey Acker		DATE July 1982	
VIEW Toward SW			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER Home Builders, builder			
CONSTRUCTION/MODIFICATION DATES Constructed 1914;modified 1982			



## PHYSICAL DESCRIPTION

The one-and-a-half story, stuccoed house, originally owned by H. E. Shaw, is described by contemporary accounts as being an "Egyptian Bungalow." The character of the house makes it look as though it were from the pages of a storybook. The remarkable detailing of common bungalow design elements distinguish this house as a unique architectural substyle. The rectangular plan is covered by a single sweeping gabled roof, whose ridge parallels the street. The offset front porch is covered by a shed roof, which is a continuation of the front slope of the main roof. A small decorative gabled dormer emphasizes the porch and breaks the horizontal line of the fascia. Two remarkable battered columns with abstracted lotus blossom capitals support the elliptical arch upon which the porch roof rests. A wide, yet low, shed dormer with six narrow lights peeks out from the front slope. Wide double-hung windows are embellished by decorative lintels. The house has recently been restored in a very sympathetic manner to the historic fabric. However, the landscaping is not in keeping with designs of the day, but rather is executed in a more "naturalist" manner, which tends to enhance the exotic qualities of the bungalow. Unfortunately that type of landscaping is difficult to maintain and now suffers from lack of attention.

STATEMENT OF SIGNIFICANCE/HISTORY

The H. E. Shaw House is significant for its unique bungalow design. Completed in February 1914 by Home Builders, the house combines a bungalow plan with elaborate details to create, as it was described in a 1913 Arizona Republican article, an "Egyptian bungalow." This effect is achieved primarily by the battered elephantine columns supporting the roof. Additionally, the decorative lintels and jig-saw cut bargeboards at the front gable give the bungalow a "doll house" appearance. Craftsman style details on the interior include an inglenook and built-in cabinetry. For its architectural qualities, the H. E. Shaw House appears to be individually eligible for the National Register.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Arizona Republican, November 23, 1913, Sec. 2, 1:1; February 8, 1914, Sec. 3, 2:3.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

E2 Lot 87 & W2 Lot 88, Chelsea Place.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY