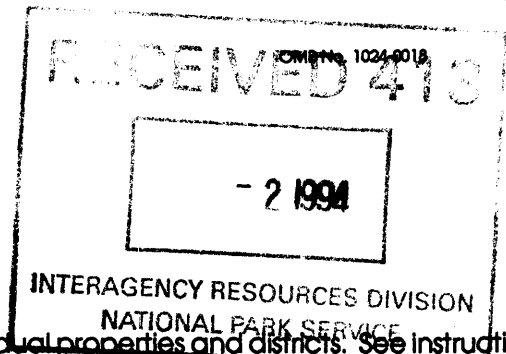


United States Department of the Interior  
National Park Service

### NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM



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

#### 1. Name of Property

historic name House at 818 S. 1st Avenue

other names/site number \_\_\_\_\_

#### 2. Location

street & number 818 S. 1st Avenue not for publication \_\_\_\_\_  
city or town Phoenix vicinity \_\_\_\_\_  
state Arizona code AZ county Maricopa code AZ 013 zip code 85003

#### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. (  See continuation sheet for additional comments.)

James Gavin Alesano 3/15/94  
Signature of certifying official Date

ARIZONA STATE PARKS  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I, hereby certify that this property is:

- entered in the National Register Edson H. Beall  
    \_\_\_ See continuation sheet.
- \_\_\_ determined eligible for the \_\_\_\_\_  
    National Register  
    \_\_\_ See continuation sheet.
- \_\_\_ determined not eligible for the \_\_\_\_\_  
    National Register
- \_\_\_ removed from the National Register \_\_\_\_\_

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

Bob  
Signature of Keeper

1.12.95  
Date of Action

**5. Classification**

**Ownership of Property** (Check as many boxes as apply)

- private
- \_\_\_ public-local
- \_\_\_ public-State
- \_\_\_ public-Federal

**Category of Property** (Check only one box)

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

**Number of Resources within Property**

Contributing	Noncontributing
<u>1</u>	___ buildings
___	___ sites
___	___ structures
___	___ objects
<u>1</u>	<u>0</u> Total

**Number of contributing resources previously listed in the National Register** 0

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

Nineteenth Century Residential Buildings in Phoenix

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**6. Function or Use**

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**Historic Functions** (Enter categories from instructions)Cat: DOMESTIC Sub: Single Dwelling

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**Current Functions** (Enter categories from instructions)Cat: VACANT/NOT IN USE Sub: \_\_\_\_\_

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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**7. Description**

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**Architectural Classification** (Enter categories from instructions)Gothic Revival

_____
_____

**Materials** (Enter categories from instructions)foundation WOODroof ASPHALTwalls WOOD; Weatherboard

other \_\_\_\_\_

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

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**8. Statement of Significance**

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

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

**Criteria Considerations** (Mark "X" in all the boxes that apply.)

- A. owned by a religious institution or used for religious purposes.
- B. removed from its original location.
- C. a birthplace or a grave.
- D. a cemetery.
- E. a reconstructed building, object, or structure.
- F. a commemorative property.
- G. less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance** (Enter categories from instructions)

ARCHITECTURE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance** 1880-1901  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person** (Complete only if Criterion B is marked above)  
\_\_\_\_\_

**Cultural Affiliation** N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder** Unknown  
\_\_\_\_\_

**Narrative Statement of Significance** (Explain the significance of the property on one or more continuation sheets.)

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**9. Major Bibliographical References**

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

**Previous documentation on file (NPS)**

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

**Primary Location of Additional Data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
 Name of repository: \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** Less than one acre

**UTM References** (Place additional UTM references on a continuation sheet)

Zone Easting Northing Zone Easting Northing  
 1 12 400130 3700330 3 \_\_\_\_\_  
 2 \_\_\_\_\_ 4 \_\_\_\_\_  
 \_\_\_\_\_ See continuation sheet.

**Verbal Boundary Description** (Describe the boundaries of the property on a continuation sheet.)

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

**11. Form Prepared By**

name/title Jim Woodward, Architect & Patsy Osmon, Associate Historian  
 organization Woodward Architectural Group date September 1991  
 street & number 398 South Mill Avenue, Suite 202 telephone (602) 829-7571  
 city or town Tempe state AZ zip code 85281

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

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

**Photographs**

Representative **black and white photographs** of the property.

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

**Property Owner**

(Complete this item at the request of the SHPO or FPO.)  
 name \_\_\_\_\_  
 street & number \_\_\_\_\_ telephone \_\_\_\_\_  
 city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7,8 Page 1

House at 818 S. 1st Avenue

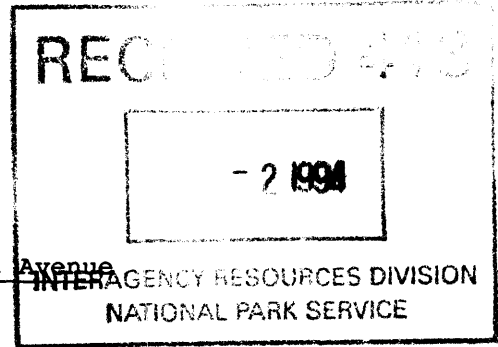
name of property

Maricopa/Arizona

county and State

Nineteenth Century Residential Buildings in Phoenix

name of multiple property listing



**Description**

The house located at 818 South 1st Avenue was constructed in ca. 1885. The builder is unknown. The building is of vernacular design with Victorian Gothic style influences and represents the Mass Vernacular property type. It retains integrity of design, materials, and workmanship. It was moved to its present location prior to 1942 and is currently vacant. Its original location is unknown.

The 818 South 1st Avenue House is located in Block 20, Lot 15-16 of the Montgomery Addition. The Montgomery Addition was originally platted in 1887. The building faces east onto South 1st Avenue. The streetscape along South 1st Avenue is characterized by modest, working class residences of both historic and contemporary construction. No outbuildings are located on the site.

The 818 South 1st Avenue house is a rectangular, one-story building of wood frame construction. The building measures 20 x 24 feet. The gable roof is covered with asphalt shingles. It has a wood foundation. The building features wide shiplap siding.

Exterior features include a hip roofed veranda with square wood posts supported by a wood porch deck. Four openings are located on the principal facade. Three are covered with plywood. An off-center entry has a late flush wood door. Important architectural elements include boxed cornice eaves, a frieze board and porthole ventilator at the gable head. The porch posts are detailed with crown molding at the capitals and support craved, bracketed corbells which in turn support the porch beam. Doors and windows feature wood casings with cornice molding.

Alterations include a historic addition to the rear. The house is in fair condition, but has been susceptible to deterioration due to lack of maintenance and occupation.

**Statement of Significance**

The house located at 818 South 1st Avenue is significant under Criteria C under the area of significance of Architecture. It is representative of the historic context "Residential Architecture in Phoenix Prior to 1901." Built in ca. 1885 and constructed of vernacular design with Victorian Gothic style influences, this house is representative of the Mass Vernacular property type.

A common design format for residences built in Phoenix during the nineteenth century was the Mass Vernacular house. Those building efforts were based, not on architectural design, but on the shared cultural experiences and abilities of their builders. Built of machine made and commercial materials, the houses often took into account past or contemporary trends in architectural style, although manifested in very simplified or provincialized elements. The house located at 818 South 1st Avenue exemplifies that type of residential architecture and illustrates a locally very rare, traditional design based on the influences of the Victorian Gothic styles. The common characteristics of the mass vernacular house type are well represented in the house at 818 South 1st Avenue and include an overall rectangular plan with a steeply pitched side gabled roof, a facade length veranda, and the use of dimensioned lumber and milled weatherboard. Building elements and details influenced by the

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 8, 9, 10 Page 2

House at 818 S. 1st Avenue

name of property

Maricopa/Arizona

county and State

Nineteenth Century Residential Buildings in Phoenix

name of multiple property listing

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**Statement of Significance (Continued)**

Victorian Gothic modes include the boxed eaves with cornice molding, overstated porthole attic ventilators at the gable heads, crown molding at the window and door heads, and jig-cut brackets at the classically detailed wood porch posts. The house is a rare and a significant local example of a vernacular cottage with a higher than average degree of attention to detail and workmanship.

**Bibliography**

Arizona Republic. Phoenix, Arizona, 1890-1910, Various Issues.

Maricopa County Assessment Rolls, Phoenix, Arizona, 1889-1900.

Maricopa County Deed Books, Phoenix, Arizona, 1885-1900.

Phoenix City Directories, Phoenix, Arizona, 1889-1916.

Sanborn Fire Insurance Maps, Phoenix, Arizona. 1889 and 1901.

Whiffen, Marcus. American Architecture Since 1780: A Guide to the Styles. Cambridge: MIT Press, 1976.

**Verbal Boundary Description**

The nominated property is located in Block 20, Lots 15-16 of the Montgomery Addition.

**Boundary Justification**

The boundary includes the city lots that have historically been associated with the property.