

ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Charles H. Dunlap House	
COMMON PROPERTY NAME Plaza Building	
PROPERTY LOCATION-STREET & NO. 650 North 1st Avenue	
CITY, TOWN/VICINITY OF Phoenix	ASSESSOR'S PARCEL NO. 111-40-29
OWNER OF PROPERTY Dunlap-DeMund Mansions Partnership	PHONE 957-4452
STREET & NO./P.O. BOX 2525 East Arizona Biltmore, Circle, Ste. 142	
CITY, TOWN Phoenix	STATE Arizona
ZIP 85016	
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 Sue Tilger	DATE July 1982
VIEW Toward W	
HISTORIC USE Single family residence	
PRESENT USE Vacant	ACREAGE Less/Acre
ARCHITECT/BUILDER	
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1914	

COUNTY Maricopa	INVENTORY NO. BP-61 (S)
QUAD/COUNTY MAP Phoenix Quad	



PHYSICAL DESCRIPTION

The stuccoed, two-story building at 650 North 5th Avenue was constructed as a single-family residence; it has been converted to multi-family use. This fine house, designed in the Mission Revival style, is one of the three oldest buildings constructed of reinforced cast-in-place concrete in the Salt River Valley. The main element of the house has a hipped, Spanish-tile roof with a hipped, tile cupola. Two tall chimneys with battered tops project above the roof. This main element has a porch on the two street facades of the corner lot. A porte-cochere occurs in the interior side yard and leads to a two-story garage. The arcade of the porch, which has a flat roof with a stepped and curvilinear parapet, has, except at the entrance, been infilled with stuccoed panels, which contain large double-hung windows. The infilling has had a major effect on the appearance of the building. The arcade of the front facade contains five identical bays, one of which forms the porte-cochere. The original porch had an enclosing solid railing with a curvilinear top outline, which is repeated in the parapet of the porch roof. The porch roof parapet, the arches of the porch arcade, and the top of the porch railing each have a projecting band that gives the facade a linear quality. These bands are now painted in a dark color, which accentuates the linear pattern. The porch arcade is supported from the porch railing by short square columns. The porch roof serves as a deck (open second-story porch). Originally, the rooms at the rear of the house were probably open (or screened) porches. With the exception of the porch arcade and the front entrance door, original

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STATEMENT OF SIGNIFICANCE/HISTORY

The Charles H. Dunlap House is significant for its outstanding Mission Revival design, its early use of reinforced cast-in-place concrete, and its association with prominent Phoenix businessman, Charles H. Dunlap.

Constructed ca. 1914, the house was designed in the Mission Revival style, which was popular in the West from ca. 1893 until ca. 1920. The Mission Revival style was first introduced in 1893 by A. Page Brown at the Columbian Exposition in Chicago. The building's simplicity of form, round arches supported by piers, stepped and curvilinear parapet, red-tile hipped roof, and canales all exemplify the Mission Revival style.

The house was constructed of reinforced cast-in-place concrete and is one of the three earliest extant buildings known to have used this construction material in the Salt River Valley. Other early examples are the Korrick Building (1912) in Phoenix and the San Marcos Hotel (1912) in Chandler. Reinforced cast-in-place concrete in a structural system was not used in the Salt River Valley until after the turn of the century. Consequently, the use of this construction method was quite progressive.

Charles H. Dunlap, who resided in the house from about the time it was built until ca. 1930 came to Arizona in 1881, spending a year in Tombstone and Tucson. Following his location in Phoenix, he engaged in the ice business. In 1904, he and Roland C. Baker formed the People's Ice and Fuel Company. The ice industry was vital

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SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

- Arizona Collection, Arizona State University. Stephen C. Shadegg Collection, "History of Phoenix Wood and Coal Company," 1938.
 Arizona Republican, March 11, 1915, 2:5.
 Maricopa County Assessor's Records.
 Maricopa County Recorder's Records.
 McClintock, James H. Arizona: Prehistoric - Aboriginal - Pioneer - Modern. Vol. III. Chicago: S.J. Clarke Publishing Company, 1916.
 Phoenix City Directories.
 Phoenix Gazette, January 10, 1916, 3:2; February 24, 1981, PC-36.
 Sanborn Insurance Maps.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

BLOCK B, LOTS 24 AND 26, BENNETT PLACE.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

The Dunlap House is currently being rehabilitated for office space according to the Secretary of the Interior's Standards. As part of this project, the original porch openings are being restored.