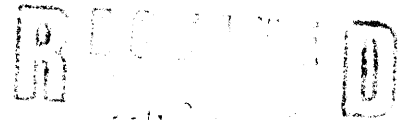


United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name WOODLAND HISTORIC DISTRICT

other names/site number _____

2. Location Roughly bounded by Van Buren St., Seventh Ave., Adams St., and 15th Ave.

street & number _____ N/A not for publication

city, town Phoenix _____ N/A vicinity

state Arizona code AZ county Maricopa code 013 zip code 85007

3. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing	
<u>88</u>	<u>18</u>	buildings
<u>1</u>	<u>0</u>	sites
		structures
		objects
<u>89</u>	<u>18</u>	Total

Name of related multiple property listing:

N/A

Number of contributing resources previously listed in the National Register 0

4. 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. See continuation sheet.

Signature of certifying official _____

Date 6-2-92

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____

Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Delores Byers

Entered in the National Register

7/10/92

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC: Single Dwelling

RECREATION AND CULTURE: Outdoor

Recreation

EDUCATION: School

Current Functions (enter categories from instructions)

DOMESTIC: Single Dwelling

RECREATION AND CULTURE: Outdoor

Recreation

COMMERCE AND TRADE: Business

7. Description

Architectural Classification

(enter categories from instructions)

Bungalow/Craftsman

NeoClassical

Mission/Spanish Colonial Revival

Materials (enter categories from instructions)

foundation Concrete

walls Brick

Stucco

roof Asphalt Shingles

other _____

Describe present and historic physical appearance.

SUMMARY

The Woodland Historic District is a residential area composed mainly of Bungalow Style single-family houses and some Neo-Colonial and Period Revival Style houses. The district lies within an area bounded by Van Buren Street on the north, Adams Street on the south, Seventh Avenue on the east, and Seventeenth Avenue on the west. It is typical in appearance to other Phoenix neighborhoods of the same era. The area within the district is substantially unaltered, with few modern intrusions and high integrity overall. In addition to the residential aspect of the neighborhood are other features such as the Adams School (now Grace Court School), Zion Lutheran Church, and Woodland Park.

DESCRIPTION

Located immediately west of the original Phoenix Townsite, the district illustrates early residential expansion of the townsite. The rational layout of the original townsite with its grid pattern and broad avenues is continued in the Woodland District. Wide streets are accented by 12- to 15-foot tree lawns, adding to the feeling of spaciousness. Mid-sized, one-story Craftsman Bungalows are predominant throughout the district. Toward the east Queen Anne Cottages, Neo-Colonial, and Spanish Colonial Revival houses are interspersed more frequently. As seen today the blocks reflect five subdivisions of the Nahr's Addition of 1880 and one closely related surviving block of the Capitol Addition on the north side of Monroe Street between fifteenth and Sixteenth Avenues. The blocks east of Twelvth Avenue are oriented north-south with homes facing Nineth, Tenth, Eleventh, and Twelvth Avenues. The blocks west of Twelvth Avenue are oriented east-west with houses facing Woodland and Monroe Streets.

At the east end of the district Adams School (Grace Court School) occupies most of a block. Much of this block remains unsubdivided and reflects the large lots of this portion of the original Nahr's Addition. Formerly the Adams School, the three Neoclassical buildings of

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Grace Court School are in the center of the block with the main building facing Adams Street to the south. A secondary building faces Woodland Avenue to the north. The third building is sited between the other two. The northwest corner of the block is subdivided into four residential lots with houses facing Ninth Avenue.

Across Ninth Avenue to the west, the Zion Evangelical Lutheran Church sits on an original Neahr's Addition parcel. Four residences to the south are placed on lots of varying sizes, indicating they were parcelled out individually rather than as part of an organized subdivision. Moving again to the west, on either side of Tenth Avenue are residences of Grey's subdivision. The mixture of Queen Anne Cottage, and Neo-colonial houses reflect the periods of growth beginning before the turn of the century.

The El Fresnal subdivision is comprised of the houses on the east side of Eleventh Avenue. The mixture of Bungalow Style and Period Revival houses reflects the later subdivision and development of El Fresnal. Of special note is the Eyrich House on Woodland Avenue. Built in the Neo-colonial style, this house dates to 1885, the oldest in the district. In between Eleventh and Twelfth Avenues the houses in Walker's Subdivision are mostly bungalows although a few are of the Neo-Colonial style.

The block orientation changes west of Twelfth Avenue. Another east-west street, Monroe, appears between Adams Street and Woodland Avenue. The houses face Monroe Street or Woodland Avenue. The area between Twelfth and Thirteenth Avenues was subdivided as Athena Place and is entirely made up of Bungalow style houses with the exception of two modern intrusions.

The largest of the subdivisions of Neahr's Addition within the district is Woodland Place between Thirteenth and Fifteenth Avenues. With the exception of one Mission Revival house, the area containing thirty-three historic properties is composed solely of Bungalow style houses and demonstrates the variety and individuality of designs possible within this style.

Further west on Monroe Street, between Fifteenth and Seventeenth Avenues, a row of bungalows lines the north side of the street.

Spanning the northern boundary of the district, between Woodland Avenue and Van Buren Street, is Woodland Park. One of Phoenix' earli-

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est parks, this sixty-foot-wide greenbelt features the Veterans of Foreign Wars Armory building and the Arizona National Guard Adjutant General's building near its east end. The VFW Armory Building, at the far east end, with quoins at its corners and stepped parapets, shows an Italian Renaissance influence. The Arizona National Guard Building just to the west contrasts the Armory with its Moderne style with distinctive fluted pilasters. Woodland Park is a major unifying element for the district, with most homes along Woodland Avenue oriented toward it.

Of the 122 properties within the Woodland District, twenty one are considered noncontributors, producing a ratio of about one to six. The noncontributors are a mixture of altered historic houses and modern residential buildings. Due to their relatively low numbers, their visual impact is low and does not affect the visual integrity of the district.

The district is well defined, having open parking lots to the south and west, and commercial areas to the north, east and west. Within the district a continuous historic residential character exists.

WOODLAND HISTORIC DISTRICT
Contributing Properties

1.1	736 W. Woodland Avenue	18	1019 W. Woodland Avenue
1.2	860 W. Woodland Avenue	19	1015 W. Woodland Avenue
1.3	(Church, Woodland & 9th)	20	137-9 N. 11th Avenue
2.1	126 N. 9th Avenue	21	133-5 N. 11th Avenue
2.2	122 N. 9th Avenue	23	125-7 N. 11th Avenue
2	104 N. 9th Avenue	24	121-3 N. 11th Avenue
3	911-15 W. Woodland Avenue	25	117-9 N. 11th Avenue
4	919-21 W. Woodland Avenue	26	138-40 N. 11th Avenue
5	141 N. 10th Avenue	27	134-6 N. 11th Avenue
7	133 N. 10th Avenue	28	130-2 N. 11th Avenue
8	127 N. 10th Avenue	29	126-8 N. 11th Avenue
10	146-8 N. 10th Avenue	31	120 N. 11th Avenue
11	142-4 N. 10th Avenue	32	114-16 N. 11th Avenue
12	138-40 N. 10th Avenue	34	1115 W. Woodland Avenue
13	134-6 N. 10th Avenue	35	1119 W. Woodland Avenue
14	130-2 N. 10th Avenue	38	125-7 N. 12th Avenue
15	128 N. 10th Avenue	39	123 N. 12th Avenue
16	126 N. 10th Avenue	43	1209 W. Woodland Avenue
17	120 N. 10th Avenue	44	1213-15 W. Woodland Avenue

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45	1219 W. Woodland Avenue	564.1	Grace School
46	211 N. 13th Avenue	564.2	Grace School
47	1218 W. Monroe Street	564.3	Grace School
57	1301-3 W. Woodland Avenue	565	1502 W. Monroe Street
58	1305 W. Woodland Avenue	566	1506 W. Monroe Street
59	1309 W. Woodland Avenue	567	1508 W. Monroe Street
60	1315 W. Woodland Avenue	568	1510 W. Monroe Street
61	1319 W. Woodland Avenue	569	1514 W. Monroe Street
62	1321 W. Woodland Avenue	570	1526 W. Monroe Street
63	1325-7 W. Woodland Avenue	571	1530 W. Monroe Street
64	1329 W. Woodland Avenue	572	1534 W. Monroe Street
65	1333-5 W. Woodland Avenue	575	1538 W. Monroe Street
66	1337-9 W. Woodland Avenue	577	N. 16th Avenue
67	1341 W. Woodland Avenue		
68	1345 W. Woodland Avenue		
69	1346-8 W. Monroe Street		
70	1342 W. Monroe Street		
71	1326 W. Monroe Street		
72	1322 W. Monroe Street		
73	1318-20 W. Monroe Street		
74	1314 W. Monroe Street		
75	1310 W. Monroe Street		
76	1306-8 W. Monroe Street		
77	1302-4 W. Monroe Street		
78	1301-3 W. Monroe Street		
79	1305 W. Monroe Street		
80	1309-11 W. Monroe Street		
81	1315 W. Monroe Street		
82	1317-19 W. Monroe Street		
83	1321 W. Monroe Street		
84	1325-7 W. Monroe Street		
85	1329-31 W. Monroe Street		
86	1333-5 W. Monroe Street		
87	1337-9 W. Monroe Street		
88	1341-3 W. Monroe Street		
89	1345 W. Monroe Street		
562	131-33 N. 9th Avenue		
563	127-9 N. 9th Avenue		

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WOODLAND HISTORIC NEIGHBORHOOD Non-Contributing Properties

- | | |
|------|-------------------------|
| 1 | N. 9th Avenue |
| 6 | 135-7 N. 10th Avenue |
| 22 | 129 N. 11th Avenue |
| 25.1 | 146 N. 11th Avenue |
| 30 | 122 N. 11th Avenue |
| 36 | 209 N. 12th Avenue |
| 37 | 207 N. 12th Avenue |
| 42.1 | 1201 W. Woodland Avenue |
| 50 | 1206 W. Monroe Street |
| 50.1 | 1202 W. Monroe Street |
| 51 | 208 N. 12th Avenue |
| 70.1 | 1334 W. Monroe Street |
| 556 | 1330 W. Monroe Street |
| 559 | 142 N. 11th Avenue |
| 560 | 145 N. 9th Avenue |
| 573 | 1536 W. Monroe Street |
| 574 | 1538 W. Monroe Street |
| 576 | N. 16th Avenue |

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Community Planning and Development

Period of Significance

1880-1941

Significant Dates

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

N/A

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SUMMARY

The middle-class residential neighborhoods created in Phoenix at the turn-of-the century are well-represented in the Woodland Historic District. The district consists of a bungalow neighborhood unified by the linear Woodland Park and enhanced by Adams School(GM-564.1,.2,.3) and Zion Lutheran Church(GM-1.3). Its development resulted from patterns and influences unique to Phoenix during the city's early growth. The resulting neighborhood environment reflects growth influenced by the practical reality of real estate development in spite of formal urban planning. The Woodland Historic District's subdivision and development history demonstrates the evolution of real estate speculation strategies as the perceived scale and speed of the City's growth increased dramatically during the first two decades of the twentieth century.

The Woodland Historic District is eligible for listing on the National Register under Criterion A within the context of planning and development in Phoenix, 1880-1939. Its period of significance begins with the platting and layout of the Neahr's Addition in 1880, includes the subsequent subdivisions and development of various large parcels and ends with the construction of the National Guard Office in Woodland Park in 1939.

BACKGROUND OF EARLY PHOENIX RESIDENTIAL DEVELOPMENT

The subdivision and speculation of real estate was a major economic activity in early Phoenix. In the rapidly growing city of the 1880s and of the 1900s through 1920s there was much profit to be made from the purchase, holding, resale, subdivision, and parceling out of land. Agricultural land was bought and held, and resold as the city grew toward it; when an area became easily accessible to the business

See continuation sheet

9. Major Bibliographical References

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 # _____

See continuation sheet

Primary location of additional data:

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

Specify repository: _____

10. Geographical Data

Acreage of property 33

UTM References

A

1	2	3	9	8	6	4	0
Zone		Easting				Northing	

3	7	0	1	6	6	0
---	---	---	---	---	---	---

C

1	2	3	9	9	4	0	0
Zone		Easting				Northing	

3	7	0	1	4	3	0
---	---	---	---	---	---	---

B

1	2	3	9	9	4	0	0
Zone		Easting				Northing	

3	7	0	1	6	6	0
---	---	---	---	---	---	---

D

1	2	3	9	8	6	4	0
Zone		Easting				Northing	

3	7	0	1	4	7	0
---	---	---	---	---	---	---

See continuation sheet

Verbal Boundary Description

See attached map.

See continuation sheet

Boundary Justification

The District boundary encompasses a well-defined residential neighborhood comprised of individual subdivisions which developed during the period 1880-1938. Development outside the boundary is markedly different in character from that within the district. On the north, the main thoroughfare of Van Buren Street forms a barrier. On the west and south, vacant parcels and modern development abuts the district. And on the east, an area of poor-integrity commercial properties lies between the district and Seventh Avenue.

See continuation sheet

11. Form Prepared By

name/title Robert G. Graham

organization Don W. Ryden, AIA/Architects, Inc. date October 1991

street & number 645 N. 4th Ave., Suite A telephone 602/253-5381

city or town Phoenix state Arizona zip code 85003

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district, through walking, streetcar lines, and later, automobiles, the area could be subdivided and replatted into denser residential lots.

Residential land was sold both to speculative builders and directly to homeowners. The key selling points for residential lots were location, size, and building restrictions. In the era before the automobile, the most desirable properties clustered around the central business district, or close to the streetcar lines that tied them to the downtown area. In neighborhoods catering to wealthier clients, deed restrictions required houses of a certain cost to be built, thus ensuring a minimum quality for the residences in the area. Subdivisions marketed toward speculative builders and landlords commonly had no such restrictions.

The typical layout of a residential subdivision in Phoenix in the years between 1890 and 1930 was quite simple. Most residential lots in Phoenix had a 50-foot frontage, while normal lot depths varied from 120 to 200 feet. The streets, as a rule, were laid out in a rectilinear grid system oriented to the cardinal compass points and in alignment with the streets of adjacent subdivisions.

The development of Phoenix' earliest additions and subsequent subdivisions followed the natural growth patterns of the city from its origin in 1870, when the Phoenix Townsite was platted where downtown is today. The townsite was the nucleus of a community formed as a result of the restoration of a prehistoric Hohokam Indian canal system, which made farming possible in this arid Sonoran Desert region. In the years that followed, virtually all the lands surrounding the townsite were homesteaded by pioneers to the area. These homesteads would one day be platted as additions to the townsite and then be further subdivided as suburban residential lots.

The original Phoenix Townsite plan clearly set the precedent for the design and layout of the adjacent subdivisions that were platted before 1900. The townsite was based on the cadastral survey system with its north, east, and west boundaries at section lines, and its southern boundary and central north-south road at half section lines.

The plan was a rectangular shape, completely symmetrical in its street and block layout. Its design was intended to allow for equally advantageous expansion of the townsite on all four sides. Major thoroughfares (100 feet wide) included two east-west avenues and four north-

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south avenues.

The pattern of square blocks and the designation of certain roads as thoroughfares was repeated in early adjacent subdivisions, therefore reinforcing the planning concept of the Phoenix Townsite. That pattern can be seen in additions extending nearly a mile in each direction from the townsite.

As Phoenix grew around its downtown core, new residential subdivisions were added to the city. The quarter-sections adjacent to the townsite were the first additions to the City of Phoenix. Some of the additions were originally subdivided before there was pressure for dense residential development in the immediate area. The large size of the lots was such that a more rural lifestyle was possible than in the center of the city. A plentiful supply of water was close at hand from the Salt River Valley Canal and Grand Canal. The introduction in 1893 of electric streetcars to the 1887 Phoenix Street Railway Company lines added to the desirability of owning a "garden lot" outside the original townsite.

Although Phoenix' canal system made it possible to farm the desert, the cycle of flood and drought slowed the city's development until 1911, just before statehood, when the completion of Roosevelt Dam ensured a constant and steady water supply to the entire Salt River Valley. A building boom followed, as more subdivisions were added to the city to meet a seemingly unending demand for single-family houses. During this period of growth based on reclamation projects, various parts of the earliest large-lot additions were being replatted for a denser residential use. The large multi-acre parcels were subdivided into lots of a size comfortable for houses, typically 50 x 135 feet.

With the advent of the automobile and the movement from owner-built to developer-built housing, the patterns of land subdivision changed significantly. Residential lots became somewhat standardized and slightly larger in response to the market demands of a substantial middle-class population. Housing lot designs incorporated space for automobiles. Parks and public space planning shifted from passive, central plazas to recreation oriented neighborhood parks. Local retail stores, corner markets, gasoline stations and schools became integral parts of twentieth-century subdivision planning. In addition, adequate, modern utilities were prerequisites for any growing urban center such as Phoenix. Allowances for utilities in the form of public rights-of-way and alleys became typical components of subdivi-

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sion planning.

THE SUBDIVISION HISTORY OF WOODLAND HISTORIC DISTRICT

Neahr's Addition

The Neahr's Addition was surveyed by Herbert R. Patrick in 1880. It is the best example of the extension of the original intent of the Phoenix Townsite plan. The addition featured a continuation of the townsite's grid plan and a central public park. On eight large blocks (four each along the northern and southern boundaries) were located "first class garden lots" containing approximately one acre each. Large, agricultural lots such as these were typical of 19th century subdivisions in Phoenix.

As with other subdivisions to the west of the Phoenix Townsite, building on the lots was slower than originally envisioned. In 1893 there were fewer than 40 buildings in the addition. Much of the property had been purchased in block-size parcels by early land speculators. By late 19th century the large blocks fronting Woodland Avenue were subdivided into smaller blocks and residence lots. Five such subdivisions occurred between 1893 and 1913, primarily in response to the early 20th century population boom and resultant housing shortage. Portions of all five subdivisions are a part of the Woodland Historic District and exemplify the residential development trends of Neahr's Addition. The proximity to the government center also influenced the area as seen by the connection to public service had by many of its residents and owners.

H. Gray's Subdivision

One of the first replattings was H. Gray's Subdivision of portions of Neahr's Block II. Harry Gray, a carpenter, and W.W. Hibbard were the original owners who recorded the subdivision in 1893. W.P. Steen was the surveyor. He laid out 24 lots facing the northern extension of Tenth Avenue between Woodland Avenue and Adams Street. The subdivision was not fully built up until the mid-1930s; in fact, by 1915 only twelve homes had been built. Only four of those pre-1915 structures still exist, three dating from 1893 to 1901. They are 133 North Tenth Avenue (GM-7), 127 North Tenth Avenue (GM-8), and 136 North Tenth Avenue (GM-13).

Woodland Place

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Woodland Place was also recorded in 1893. It was a subdivision of Neahr's Block IV bounded by 13th and 15th Avenues. C.B. Ming and Neri F. Osborn owned the block and occupied homes there. Osborn was the Maricopa County Recorder and Ming was a bookkeeper for H.W. Ryder Lumber Company. Among their neighbors was Richard McGillen, an assistant Secretary of State under the first Secretary S.P. Osborn, who later became Governor. N.E. Condon, deputy county surveyor, platted the subdivision. It consists of two blocks with 48 lots facing Adams, Monroe, and Woodland. Few homes were built before 1911. A significant housing construction boom in 1913-1914 helped the subdivision's development. In 1915 the subdivision was almost completely built up with bungalows.

Walker's Subdivision

Walker's Subdivision was recorded in 1906 and was a replatting of the east three-quarters of Block III. The owners of the property were A.M. Pecka, Dr. A. Myers, and J.W. Cornell. City engineer O.A. Turney surveyed and platted the subdivision which contained 24 lots facing 11th and 12th Avenues. By 1915, seventeen homes had been built on the lots. Thirteen still exist.

Athena Place

In 1910 Joseph E. Lobit, owner of the remainder of Block III recorded its re-subdivision as Athena Place. O.A. Turney was again the surveyor. The subdivision consists of two blocks with ten lots each fronting Woodland, Monroe, and Adams. By 1915 all but five lots had been built upon, mostly with well-crafted Bungalow Style homes. Eleven still exist and are located within the Woodland Historic District. Among the residents was W.L. Osborn(GM-48), a successful rancher whose nephew became an Arizona Governor. Another resident was Charles Sullivan(GM-52), a Phoenix Commissioner and Treasurer of the Salt River Valley Water Users Association.

El Fresnal

The last of the major subdivisions of Neahr's Addition within the Woodland Historic District was El Fresnal, recorded in 1913. It comprised the original Lots Four and Five of Block II which was owned by J.P. Eyrich, S.H. Blackburn, and Albert D. Leyhe. Eyrich was one of the first to build a home on a garden lot facing Woodland. The

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house(GM-34) is the oldest remaining building in the Neahr's Addition. El Fresnal was surveyed by Will S. Dorman and contains ten lots facing 11th Avenue. By 1934 the lots were fully developed.

DEVELOPMENTAL INFLUENCES IN THE WOODLAND HISTORIC DISTRICT

The history of local growth and change within the historic district can be closely linked to forces of change which affected the city, state, and nation. The reactions of real estate developers and speculators to the changing economic, social, and political climate are reflected in the physical manifestation of the residential neighborhood.

An optimistic outlook pervaded the young community of Phoenix in the "boom years" of 1880 through 1892. During this period vast opportunities for agricultural development appeared with completion of the Arizona Canal in 1884 by William J. Murphy's Arizona Improvement Company. Agriculture was the economic base of the town. More arable land meant more available jobs in farming and, even more important, in related services of support, marketing, and shipping. In 1888 Phoenix was linked by rail for the first time to the southern transcontinental line by the Maricopa and Phoenix Railroad. This portal to the nation opened a regional market for agricultural products and a source of processed building materials previously unavailable. In 1889 Phoenix was made the Territorial capital, thus solidifying the town's position as the political as well as commercial focus of Arizona. Phoenix's infrastructure of roads, utilities, and public transit also began at this time. M.A. Sherman's Phoenix Street Railway Company established mule-drawn streetcars in 1887 and converted to electric trolleys in 1893, extending service far beyond the townsite. The alignment of the new streetcar lines was not only a reaction to the existing patterns of homes and businesses but also a catalyst for development in areas previously unserved. Just as the canal builders invested in the farmland to be irrigated, so too the street railway builders speculated in the residential property to be served.

The creation of Neahr's Addition in 1880 as the westward extension of the original townsite is a significant demonstration of a nineteenth-century approach to real estate development and a very early expression of speculator confidence in the future of the young farm town. The addition developed slowly through the 1880s primarily because it was sold by blocks to speculators rather than by lot to prospective homeowners. The concept of providing three sizes of lots for differ-

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ent land uses, (small commercial parcels, standard residential lots, and large "garden lots") appears to have proven inappropriate to the scale of the town and the rate of its growth. By 1893 on a tide of optimism, land speculators who had held the property for years began to replat their blocks by consolidating the small commercial lots and subdividing the large garden lots to create marketable single-family residential lots. The 1893 subdivisions of H. Gray and Woodland Place began this trend in response to general economic growth, expanding government-related employment, and convenience of public transit system.

The boom years were not destined to last in Phoenix, for like the nation, the local economy suffered due to the Financial Panic of 1893. Furthermore local farmers were devastated by a series of natural disasters; the Salt River flood of 1891 which destroyed the earthen dams and canal heads, and two droughts in 1894 through 1898 and 1901 through 1904 which destroyed two-thirds of the valley's fields. Additionally, the Cave Creek flood in 1905 inundated most of Phoenix west of Seventh Avenue including the recently completed Capitol building (1901). The few bright spots during these "years of uncertainty" were the completion in 1895 of the Santa Fe, Prescott and Phoenix Railroad which connected Phoenix to the northern transcontinental rail line and the passage of the 1902 National Reclamation Act plus the organization of the Salt River Valley Water Users Association which led to the construction of Roosevelt Dam.

As a result of the tightening of loan requirements very little house construction or lot sales occurred in the Woodland district between 1893 and 1906. For speculators and developers, this was an unsettled time of reflection and repositioning in hopes of better times ahead as foreshadowed by the movement for major reclamation projects.

The construction of Roosevelt Dam brought vital stability to the water supply and hence, growth to Phoenix. The dedication of the dam in 1911 was symbolic of the beginning of Phoenix's emergence as a formidable western city. It was the cornerstone of the first significant building boom in the city's history. Furthermore, Arizona's admission to the United States in 1912 increased the city's political importance and created the need for many more governmental workers and support services.

The progress toward assuring a reliable water supply stirred the entrenched landholders into action. The construction of Roosevelt Dam

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(1906-11) was the signal that better economic times were on the horizon. Block-holding speculators began selling residential lots in existing subdivisions west of Seventh Avenue. By 1909 sixteen new subdivisions were opened around the city. By 1914 the number grew to 37. From 1905 to 1913 the number of real estate companies doubled. By 1920 Phoenix boasted eighty real estate offices. Among the most prominent were E.J. Bennitt, Greene and Griffin, Dwight B. Heard, Hill and Claflin, and N.A. Morford.

It was during Phoenix's "reclamation years" that the first general contracting companies appeared consolidating the individual construction tradesmen. Until this time individual lot owners would contract with each trade separately to construct a house which was either architect-designed or copied from a pattern book. Now the aspiring homeowner could rely upon a single contractor to be responsible for coordination of trades.

Growth in the construction industry was dramatic during this period. Many burgeoning businesses were small operations or specialized trades such as concrete, cement, and brick contractors. Building companies also appeared for the first time in Phoenix history and undertook speculative residential construction in the expanding subdivisions.

Homebuilders, Inc. was the earliest and most prominent of these businesses. It was established in 1910 by realtors Greene and Griffin, with R.H. Greene as president. Homebuilders Inc. constructed modern houses on lots owned by Greene and Griffin or the Phoenix Realty Company, who then sold the improved lots on the easy payment plan. To offset the housing shortage brought on by Phoenix's increased population, speculative duplexes, or "double houses", were also built by Homebuilders Inc. For the first time rental houses became a popular, profitable investment opportunity in the Phoenix market.

During this period the popular, economic use of concrete for buildings as well as street paving led to the establishment of the Maricopa Concrete Company, and J.C. Steele and Company (GM-101). Steele's business was the most prolific and long-lasting of the concrete construction firms.

By 1910 the Neahr's Addition was annexed by the City of Phoenix, further increasing incentives for building. The development of Woodland Park by the City of Phoenix in 1913 also contributed to the area's popularity. Between 1911 and 1915 the Woodland, Athena, and

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 8

Walker subdivisions were almost completely built up with new homes. These subdivisions form the core of the Woodland Historic District. Substantial bungalows were built in the subdivision and were occupied by central Phoenix business persons and state government employees. Notable houses include the Maddock/Clark house (GM-47), the W.L. Osborn House (GM-48), the Kate Sabra House (GM-62), the Marshall/Hegman House (GM-69), the Justice N.T. McKee House (GM-72), and the C.M. Stillson House (GM-74). In response to the needs of the established neighborhood and the city's progressive approach to public institutions, the Adams School (later called Grace Court School) was built in 1911.

Another important architectural and community focal point of the Woodland Historic District developed during this period. In 1911 the first Lutheran congregation in Arizona was organized as the Zion Evangelical Lutheran Church. The congregation selected property in Neahr's Addition adjacent to Woodland Park at Ninth Avenue for construction of their church. The original 1918 church building (GM-1.3) was designed by prominent Tucson architect Henry O. Jaastad and built by local contractor Fred Panberg.

The third decade of the twentieth century is significant as a period in which Phoenix was transformed from a town into a metropolitan city and a major southwest distributing center. At the close of World War I, Phoenix endured a short-lived depression, brought on in part by the national economic trends and locally by a dramatic slump in cotton prices.

The latter factor had a significant effect on Phoenix's growth, and the years between 1919 and 1921 were slow ones for building. The local shortage of new homes, at a time when the city's population was growing to nearly 30,000 persons, led to an "orgy of rent profiteering".

When the economy began to stabilize in the early 1920s, new residential construction reached all time highs. In 1920 Phoenix building developers began to make rapid strides toward the solution of the housing problem. That year 813 new houses, valued at \$1,500,000 were constructed in Phoenix. Many were multi-family dwellings providing homes for over 1000 families. By the end of 1925 building permits totaled \$3,183,000 in construction value.

The growth of Phoenix immediately after World War I and through the 1920s was also measured by the number of public services and institu-

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 9

tions, schools, churches, and parks which were built. In 1923 there were seventeen grammar schools within the City of Phoenix. In 1916 the city's modest inventory of parks and recreation facilities included only Eastlake Park, Library Park, Riverside Park, and Woodland Park.

The development of city parks became a major issue in the 1920s, due in part to the rapidly expanding residential districts and the limited number of existing parks. The planning for expansion during this period was realized in the parks construction and development program of the 1920s.

The development of west Phoenix had been impeded by the ever present threat of flooding from Cave Creek whose floodplain centered on about Nineteenth Avenue. In spite of that danger, residential subdivisions had been platted within the floodplain. In fact the land donated to the Territorial government by M.A. Sherman for the construction of the Capitol was also in the floodplain. The statehouse was flooded in 1905 and again in 1921. In response to the recurring inundations the State, Maricopa County, City of Phoenix, and the Salt River Valley Water Users Association financed the construction of Cave Creek Dam in order to prevent future disasters. Its completion in 1923 finally encouraged building on long-vacant lots west of the central city.

In the slow-to-develop H. Gray's Subdivision, numerous duplex bungalows were built on Tenth Avenue in the early 1920s in response to the local shortage of new homes. These houses appear to have essentially completed the initial build-out of the Woodland District, leaving only scattered vacant lots to be filled during the late 1920s and early 1930s. The chronology of development of the neighborhood is generally reflected in its architectural styles. The area is dominated by the Bungalow Style but also retains examples of earlier Queen Anne cottages and Neo-colonial houses and of later Spanish Colonial Revival houses.

In 1927 the Town Ditch was enclosed or "tiled" by the Water Users for the sake of safety and water conservation, further enhancing the neighborhood's finest amenity, Woodland Park. The covering of the ditch allowed the construction in 1928 of the Veterans of Foreign Wars Armory/Lodge in Woodland Park.

The building boom in Phoenix came to an abrupt halt in 1930 following the Stock Market Crash of October 1929. The Great Depression was most

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 10

severe in Phoenix from 1931 to 1933. Although the local economy rebounded quickly from the Depression and the population count remained on the increase, development was limited to low-rise commercial in-fill, auto-oriented businesses along the primary highways and major intersections, and some residences. Work projects of the New Deal had a profound effect on the economy and image of Phoenix beginning in about 1933. Furthermore, in 1938 a major addition was constructed on the rear of the State Capitol to accommodate a growing number of agencies and workers.

During the New Deal Era, Woodland benefited from President Roosevelt's WPA program through the construction in 1939 of the Arizona National Guard Adjutant General's Office in Woodland Park. This Federal Moderne style building was designed by O.A. Bell, who was the architect of the 1938 State Capitol Addition.

Nearby at Zion Lutheran Church a parochial school building was added in 1930 as well as a new Gothic Revival sanctuary in 1938. Phoenix architect Harold Eckman incorporated the earlier Jaastad building into the new sanctuary. These institutional and religious structures signaled the close of the initial development period of Woodland Historic District at the threshold of World War II.

INTEGRITY

Today the residential history of Neahr's Addition is architecturally preserved only within the subdivisions of the Woodland Historic District. With the exception of individual historic resources such as the Carnegie Library and Park and the Queen Anne style Evans House, very little remains of the Addition's residential fabric. The southern three-quarters of Neahr's Addition has been impacted by the Governmental Mall along Washington and Jefferson Streets and scattered commercial/industrial businesses north of the railroad tracks.

The Woodland Historic District is characterized as having a high density of houses with high integrity in fair to poor condition. Few vacant lots or intrusive, non-historic buildings interrupt the residential streetscapes. Few insensitive additions or alterations are seen from the street. Vacancy and neglect by absentee landlords and low-income renters appears to be the primary reason for the houses' poor condition. The linear Woodland Park is the primary unifying element of the district, tying the residential blocks to the institutional properties at the east end.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 11

Some properties within the district are threatened by both external and internal forces. Pressure from the parking lot needs of the Governmental Mall immediately to the south tends to erode the residential inventory through demolition. This adverse situation is further aggravated by both vandalism and neglect on the part of renters and landlords. In spite of modern redevelopment pressures, Woodland Historic District retains a remarkable unity and "sense of place" of its historic period, demonstrating the trends of real estate development and speculation in early Phoenix.

United States Department of the Interior
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Continuation Sheet

Section number 9 Page 1

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 2

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

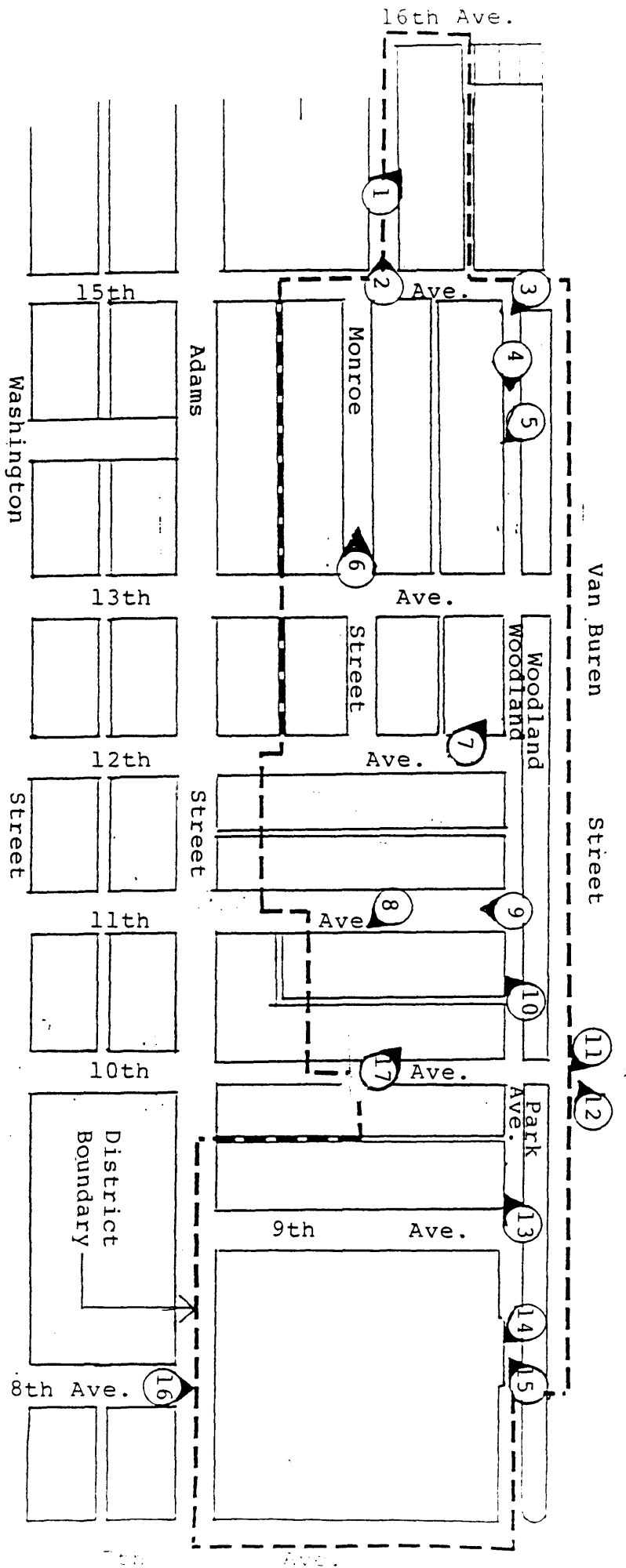
**National Register of Historic Places
Continuation Sheet**

Section number PHOTOS Page 1

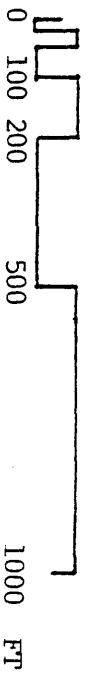
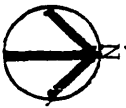
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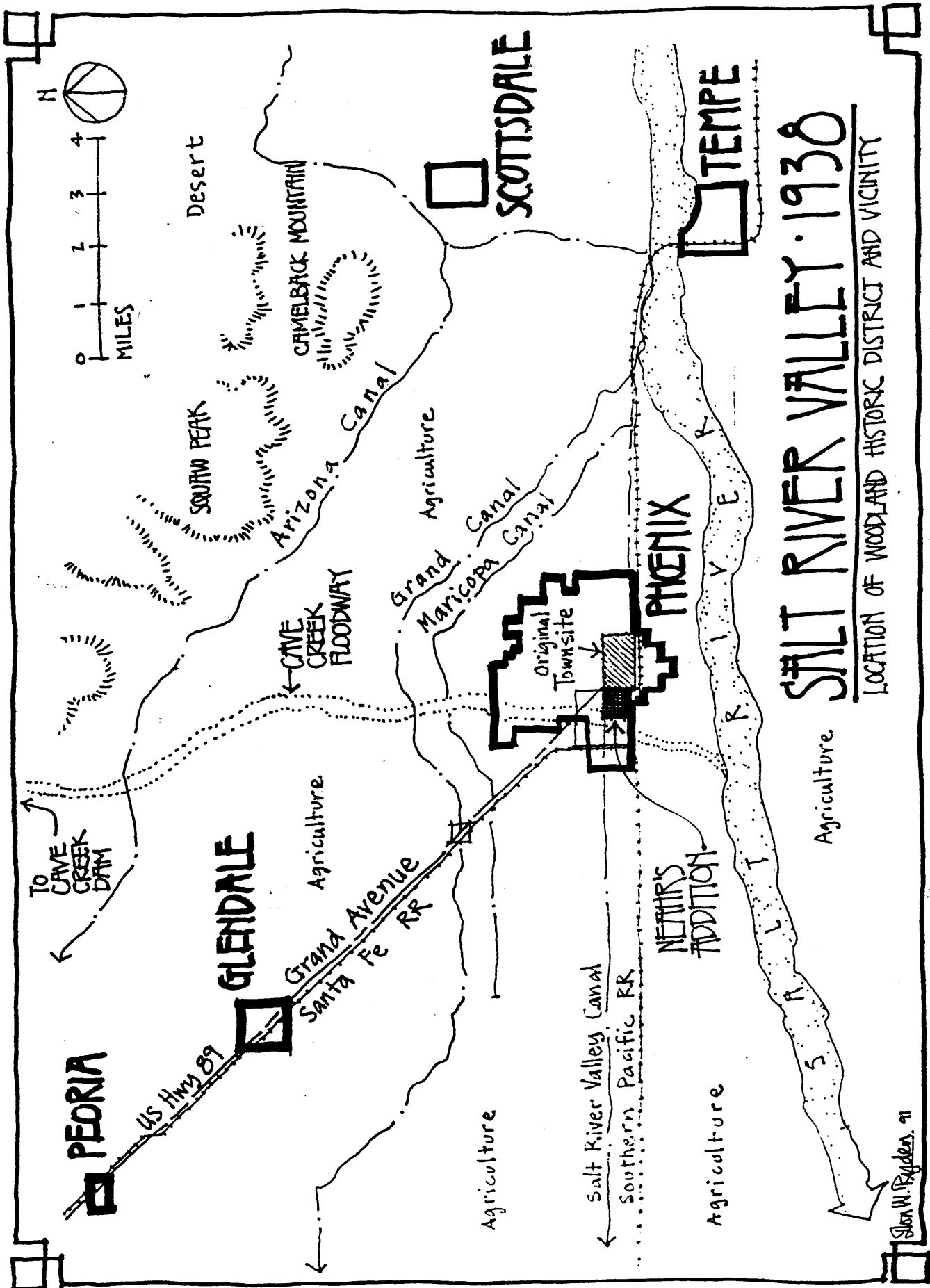
Woodland Historic District
Phoenix, Arizona
D. Hartin, G. Miller
July 1991
Ryden Architects

PHOTOGRAPH	DIRECTION
1	NW
2	W
3	SE
4	E
5	SE
6	W
7	SE
8	SE
9	SW
10	SW
11	SE
12	SW
13	SW
14	SE
15	SW
16	N
17	SE



WOODLAND HISTORIC DISTRICT
PHOENIX, ARIZONA

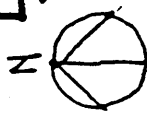




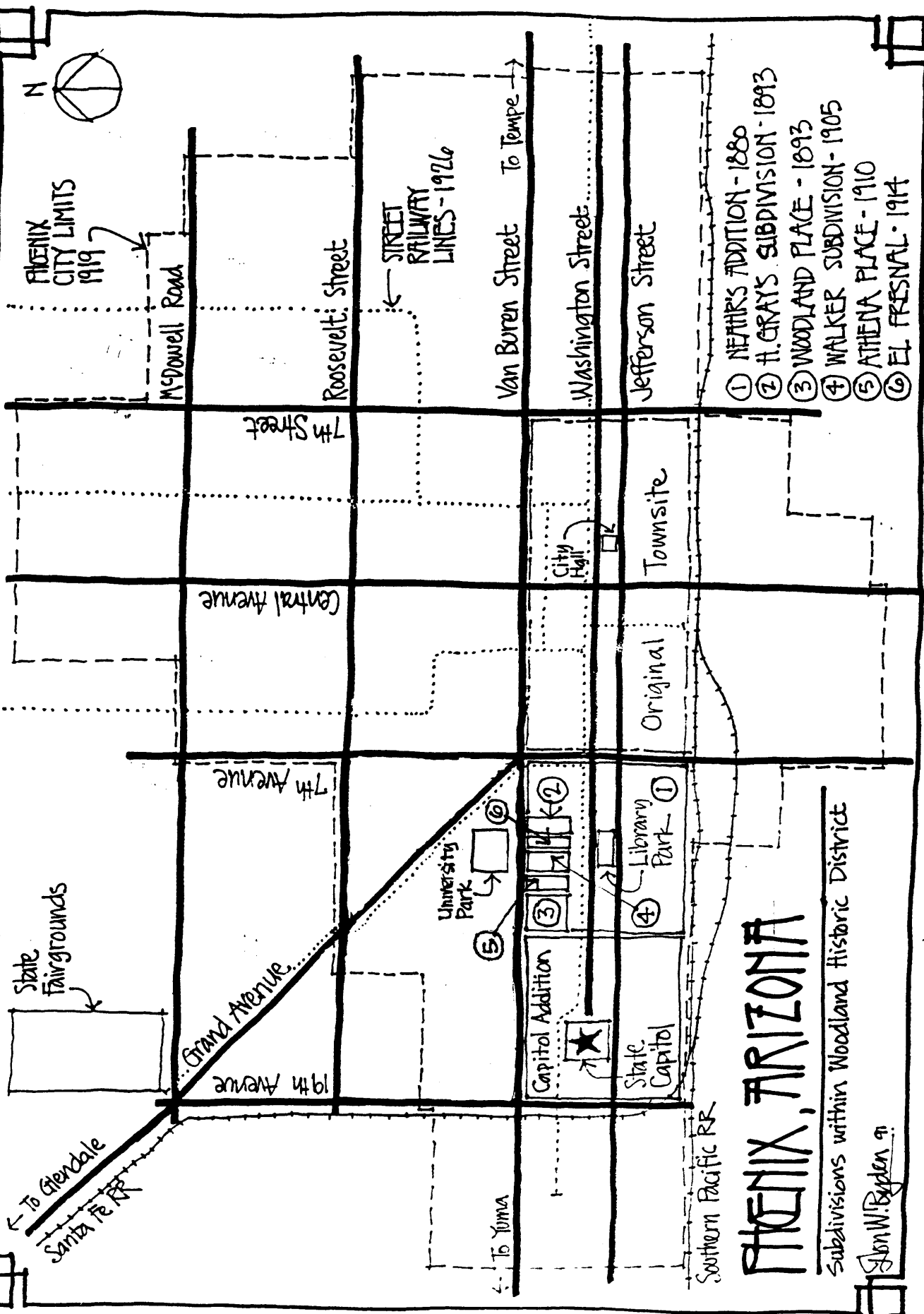
SALT RIVER VALLEY · 1930

LOCATION OF WOODLAND HISTORIC DISTRICT AND VICINITY

Shon W. Rogers, '91



PHOENIX CITY LIMITS 1919



- ① NEHR'S ADDITION - 1880
- ② H. GRAY'S SUBDIVISION - 1893
- ③ WOODLAND PLACE - 1893
- ④ WALKER SUBDIVISION - 1905
- ⑤ ATHENA PLACE - 1910
- ⑥ EL FRESNAL - 1914

PHOENIX, ARIZONA

Subdivisions within Woodland Historic District

John W. Bayden Jr.

10-26

PLANNING COMMISSION
CITY OF PHOENIX

ATHENA PLACE

I, the undersigned, hereby certify that the within subdivision was surveyed during the month of January, 1910, and that all dimensions are correctly shown hereon, and that all lot corners are so marked with stakes.

OATurney M.S. City Engineer

We, Joseph E. Lobit and Myrtle E. Lobit, his wife, hereby certify that we are owners in fee, of Lots Four (4) and Five (5) and the West One hundred and Seven and five tenths (107.5) feet of Lots Three (3) and Six (6) in Block Three (3) of Neahr's Addition to the City of Phoenix, Maricopa County, Arizona, and that we have caused said property to be resurveyed, subdivided and platted as shown on the accompanying plat, which said property shall hereafter be known as

ATHENA PLACE

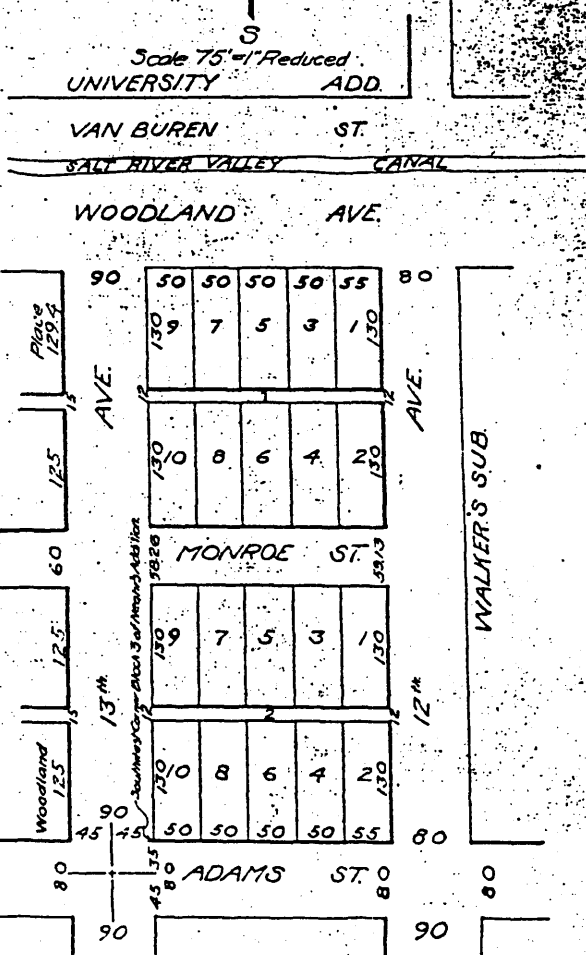
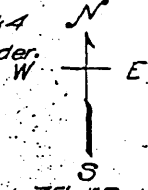
and do hereby certify that the accompanying plat is a true and correct plat of said resurvey, and do hereby publish this plat as the complete plat and survey of the premises herein shown, and do hereby dedicate the streets and alleys therein shown to the use of the public.

In witness whereof we have hereunto set our hands and seals this 17th day of January, 1910.

Joseph E. Lobit (Seal)
Myrtle E. Lobit (Seal)

Acknowledged by Joseph E. Lobit and Myrtle E. Lobit before F.D. Lane, N.P., Maricopa County, Ariz. January 17, 1910. Commission expires April 13, 1910.

Recorded Jan. 21 1910 at 4.00 P.M. Book 4
of Maps, page Office of County Recorder,
Maricopa County, Arizona.



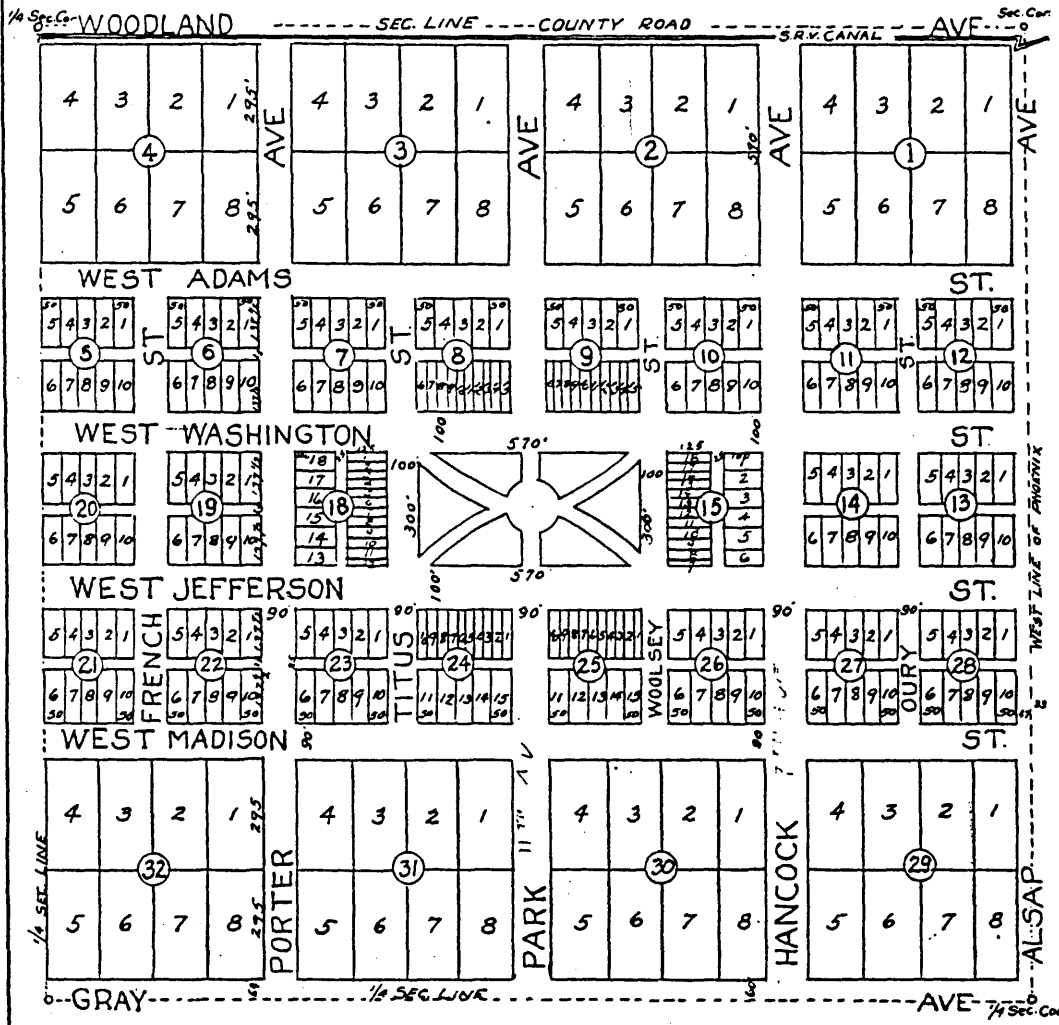
NE 1/4 SEC. 7 T1N R3E

4-9

PLANNING COMMISSION
CITY OF PHOENIX

10-12

MAP OF NEAHR'S ADDITION TO PHOENIX NE 1/4 SEC. 7 T1N R3E



FILED MARCH 6 1880 SCALE 400' TO 1" { Figures to be taken where given on the drawing }
AT 30 MIN. PAST FOUR P.M. BOOK 1 OF MAPS PAGE 33

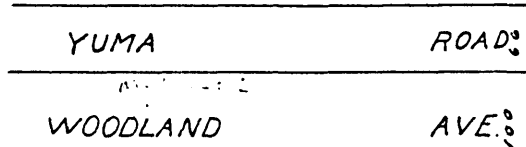
DIMENSIONS OF LOTS
 1st CLASS OR GARDEN LOTS 147 1/2' X 295'
 2nd " " RESIDENT " 50' X 137 1/2' EXCEPT BLKS 15 & 18
 3rd " " BUSINESS " 25' X 137 1/2'
 PUBLIC GROUNDS 570' X 300'

NE 1/4 SEC. 7 T1N R3E

133

10

WALKER SUBDIVISION
in BLOCK 3 of NEAHR'S ADDITION
to the CITY of PHOENIX
SCALE 1" = 50ft Reduced



I the undersigned hereby certify that I did on the 12 day of October, 1905 survey the within subdivision of Lots 1234567 and 8 in BLOCK 3 in NEAHR'S ADDITION to the CITY of PHOENIX ARIZONA at the request of the owners thereof and that the lots and street and alley in said subdivision are correctly shown in this plat and that the alley is 15ft wide and the lots 50ft wide and 120ft deep except as follows, lot 23 is 54.31ft wide in front and 53.89ft in rear and lot 24 is 53.42ft wide in front and 53.84ft in rear and 12th AVE. is 80ft wide.

C. L. Lunny S.S. (C.E.)

DEDICATION

We the undersigned, owners of Lots 1234567 and 8 in BLOCK 3 in NEAHR'S ADDITION to the CITY of PHOENIX, ARIZONA hereby publish this as a map or plat of the subdivision of said lots and set apart and dedicate for the use of the public forever that certain avenue known as 12th AVE. and the alley as hereby shown, but expressly reserving the right to lay water and other service pipes in the alley.

A. M. Pecka.

Dr. A. Myers.

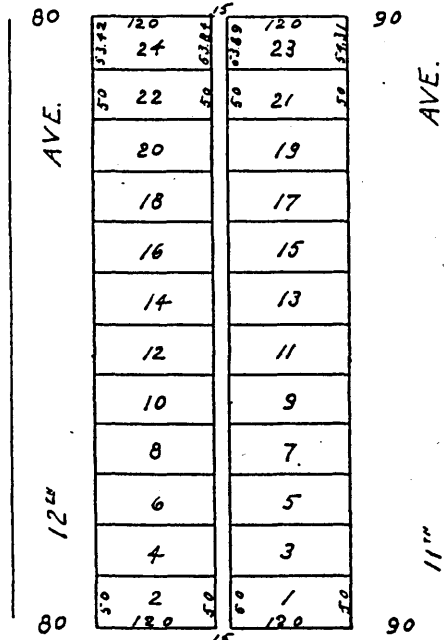
J. W. Cornell.

Acknowledged by A.M. Pecka. Dec. - 1905. before Geo. A. Mintz Notary Public, Maricopa Co. Ariz.
Seal. Commission expires April 3, 1909.

Acknowledged by Dr. A. Myers. Jan. 15, 1906. before B.G. Pecka, Notary Public Maricopa, Co. Ariz.
Seal. Commission expires Mar. 30, 1909.

Acknowledged by J.W. Cornell. Jan. 23, 1906. before F.S. Mosseller Notary Public, Hamilton Co. Ohio.
Seal. Commission expires Dec. 10, 1906.

Recorded Jan. 29, 1906. at 4:10 P.M. Book 3 Maps. page 10.
Office County Recorder Maricopa Co. Arizona.



NE 1/4 SEC. 7 T1N R3E

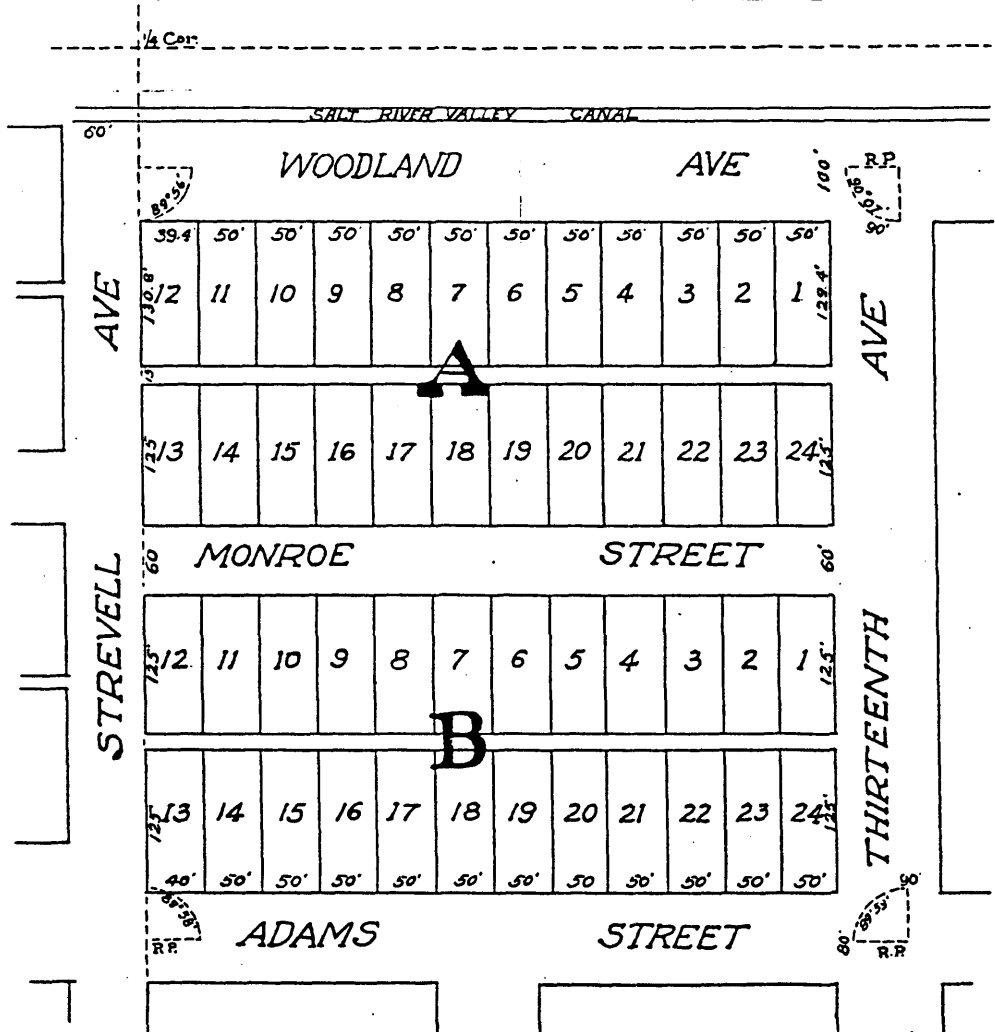
3-10

10-26

PLAT OF WOODLAND PLACE

MARICOPA COUNTY AT

Being a re-subdivision of Block 4
NEARHS ADDITION TO PHOENIX



NE 4 SEC. 7 T1N R3E

DEDICATION

We, C.B. Ming and Neri F. Osborn, being the owners of Block 4 in Neahr's Addition to Phoenix, hereby publish this plat as a re-subdivision of said Block 4, and dedicate the streets and alleys to public use forever.

Witness our hands, this 15th day of August A.D. 1893

C.B. Ming
Neri F. Osborn

Acknowledged Aug. 15th 1893 before Ziba O. Brown, Notary Public Maricopa County Ariz. (seal)

I hereby certify that I have surveyed and subdivided Block 4 in Neahr's Add to Phoenix, according to the plat herewith shown, and that said plat is a true and correct representation of said survey.

W.E. Condon
Dept. Co. Surveyor

Filed and recorded at request of Neri Osborn August 16th 1893 at 9:20 o'clock A.M. in Book 2 of Maps, Page 29 Phoenix, Arizona.

2-29

10-2

The undersigned hereby certify: that Albert D. Layhe and Helle R. Leyhe, his wife, are the owners of lot five (5), in block two (2), of Neahr's addition to the City of Phoenix, Arizona, said addition comprising the north-east quarter (1/4) of section seven (7), township one (1) north, range three (3) east of the Gila and Salt River Base and Meridian in Maricopa County, Arizona; that Mary M. Eyrich and John Eyrich, her husband, are the owners of lot four (4) in said block two (2) of said addition, except the south one hundred and fifty (150) feet thereof; and that S.H. Blackburn and Margaret E. Blackburn, his wife, are the owners of the south one hundred and fifty (150) feet of said lot four (4), in said block two (2); that said owners have caused said lots five (5) and four (4), in said block two (2) to be surveyed subdivided, and platted into lots and alleys: that said premises so subdivided and platted shall hereafter be known as

EL FRESNAL

that the plat hereon made, showing dimensions and number of each lot, and width of alleys, is a true and correct plat of said premises, and the whole thereof; that the alleys, as shown thereon, subject to the reservations and restrictions herein-after made, are hereby dedicated to the public for its general use; said owners, however, expressly reserve to themselves, their heirs and assigns, the exclusive right and privilege of laying, erecting, constructing, controlling, using, and maintaining, in, on, near to, or underneath said alleys, all gas, water, and sewer pipes and mains; all wires and poles for wires of any and all descriptions whatsoever; and all tracks or rights of way of whatever kind or nature, and as well, the exclusive right to grant, sell, or convey to others the several matters herein reserved.

In witness whereof they have set their hands this 31st day of December, A.D. 1913

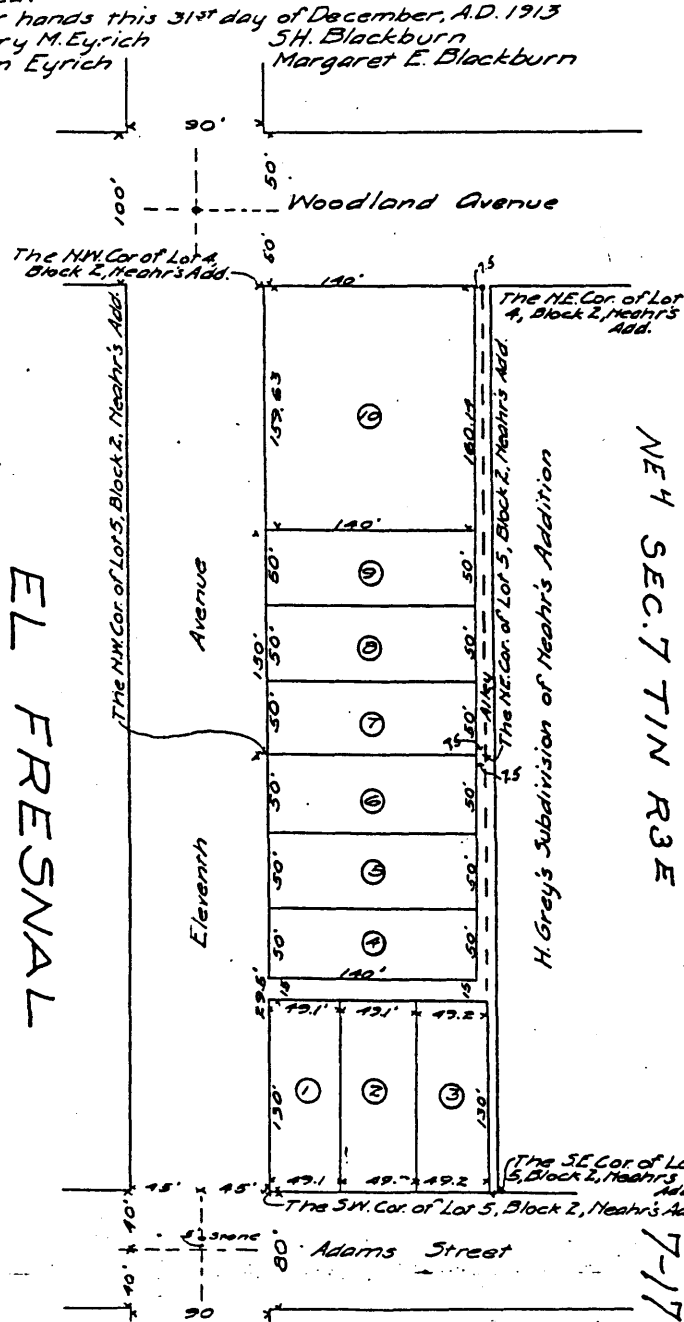
Albert D. Layhe
Helle R. Leyhe

Mary M. Eyrich
John Eyrich

S.H. Blackburn
Margaret E. Blackburn

Acknowledged December 31, 1913, before J.H. Langston, Notary Public, Maricopa County, Arizona by Albert D. Layhe, Helle R. Leyhe, Mary M. Eyrich, John Eyrich, S.H. Blackburn, and Margaret E. Blackburn.
Commission expires Feb. 16, 1916.

Recorded in Office of County Recorder, Maricopa County, Arizona, in Book 7 of Maps at Page 17, on May 19, 1914, at 11:52 A.M.



EL FRESNAL

NE 1/4 SEC. 7 T1N R3E

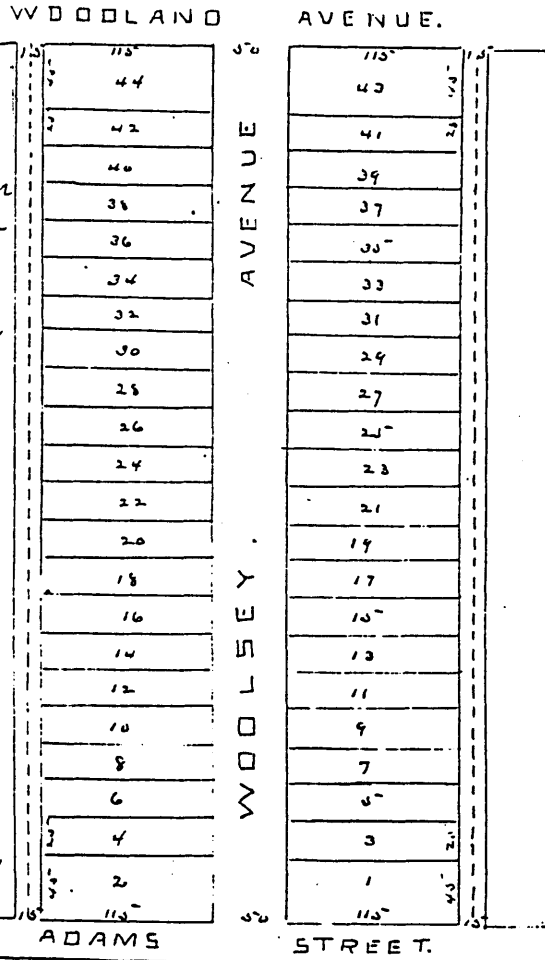
I hereby certify that the above subdivision was surveyed and platted by me in accordance with field survey made and corners established by S.A. Davidson.
Will S. Dorman

7-17

10-26

MAP OF
H. GRAY'S SUBDIVISION
of Lots No 2, 3, 6 & 7 of Block 2 of Neahr's Addition
to the City of PHOENIX ARIZONA.
W. P. Steen Surveyor.

Know all men by these presents that we H. Gray and H. H. Hibbard being the owners of Lots two, three six and seven in Block two of Neahr's Addition to the City of Phoenix, Arizona being desirous to replat and sub-divide said lots have surveyed and related the same as Gray's Subdivision of lots two, three, six and seven of Block two aforesaid showing the lots, blocks and subdivisions giving the size of each lot and subdivision the name and width of each street and Avenue all of which are marked and designated on this plat and we the said owners do hereby dedicate the avenues streets and alleys to the public for their general use, and do hereby sign and acknowledge this plat as a true and accurate plat of such subdivisions.



NE 1/4 SEC. 7 T1N R3E

Witness our hands this 16th day of
January A.D. 1893.

Harry Gray
H. H. Hibbard

Acknowledged this 16th day of January 1893
before C. F. Ainsworth

Notary Public

Filed Jan. 16th 1893 at 3³⁶ P.M.

2-21

**OFFICIAL PLAT of the RESURVEY of
NEAHR'S ADDITION to the CITY of PHOENIX
MARICOPA COUNTY, ARIZONA TERRITORY**

Being all of the N.E. Quarter (N.E. 1/4) of Section Seven (7), Township One (1) North,
Range Three (3) East of the Gila and Salt River Base and Meridian.

Surveyed by S.A. Davidson,
City Engineer

DEDICATION

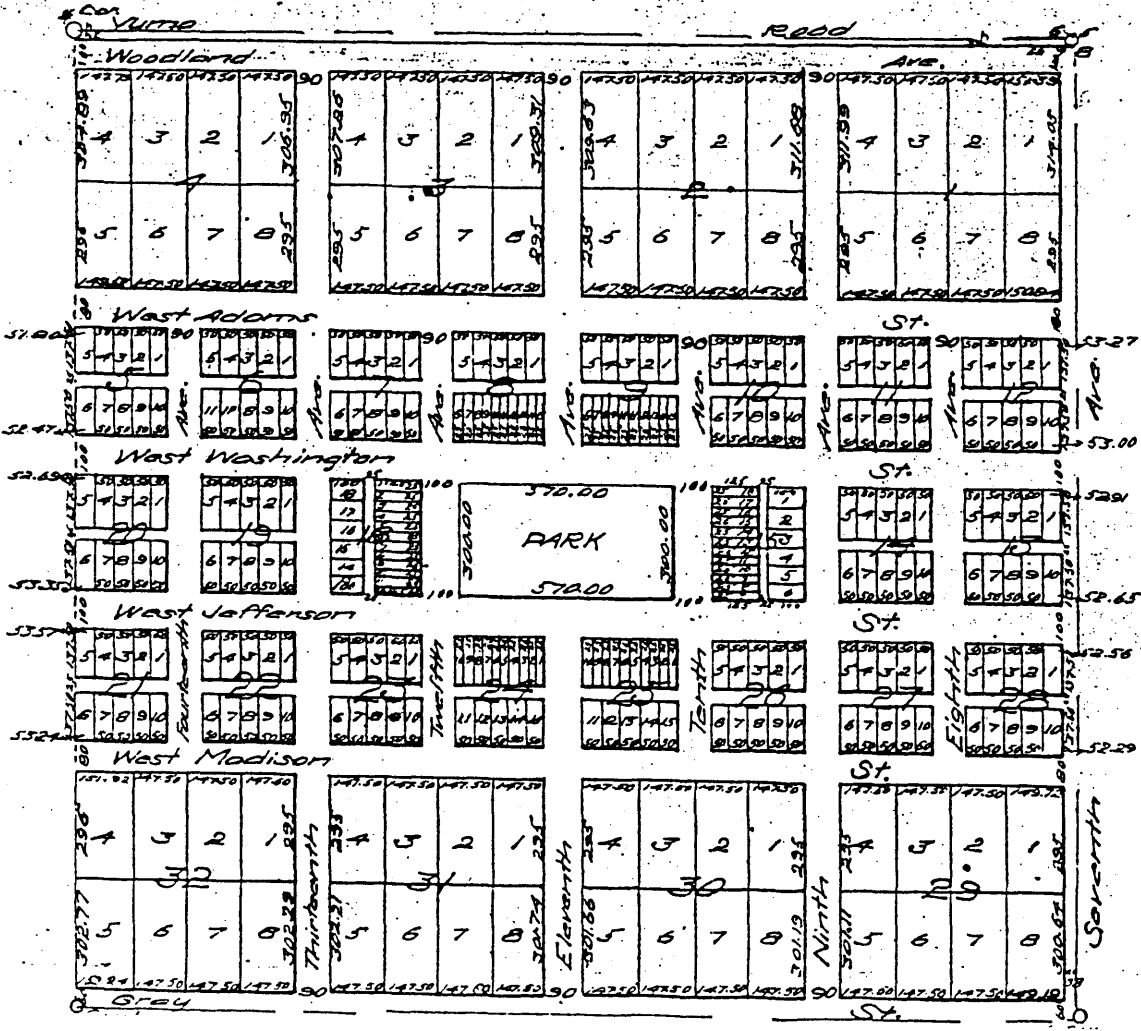
The annexed plat of Blocks and lots, streets, Avenues and alleys being all of the North East Quarter (N.E. 1/4) of Section Seven (7) Township One (1) North, Range Three (3) East of the Gila and Salt River Base and Meridian, is hereby published as the official and complete plat of the resurvey of Neahr's Addition to the City of Phoenix, Maricopa County, Arizona Territory, showing blocks and lots and giving dimensions of same, also the numbers of each block and lot, names and widths of all streets and avenues, the widths of all alleys, and the plat is a correct and true plat of said resurvey of said Neahr's Addition, and the streets, avenues and alleys shown thereon are hereby dedicated to the public.

In witness whereof the Common Council of the City of Phoenix, A.T. has caused these presents to be signed by the mayor of said city and in its behalf and attested to by the city recorder of said city and the official seal of said city to be affixed hereon.

Done this 3rd day of May, 1897,
The Common Council of the City of Phoenix by
J.D. Morrison, Mayor.

Attest: T. Adams, City Recorder.

(Seal) Recorded Sept. 23rd 1897 at 11:35 A.M. Book 2 of Maps, page 61, Office of County Recorder Maricopa County, Arizona.



NEW SEC. 7 T1N R3E
2-61

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Woodland Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 5/03/05 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 6/16/05
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 92000839

NOMINATOR: STATE

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Accepted

RECOM./CRITERIA Accept

REVIEWER Edson Beal

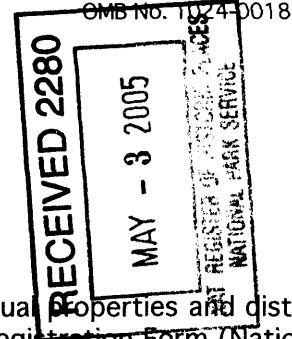
DISCIPLINE History

TELEPHONE _____

DATE 6/16/05

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

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



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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

1. Name of Property

historic name Correction to the Woodland Historic District

other names/site number 1558 W. Monroe St.

2. Location

street & number 1558 W. Monroe St. not for publication
city or town Phoenix vicinity _____
state Arizona code AZ county Maricopa code 01 zip code 85007

3. State/Federal Agency Certification

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

James W. Gowman AZSHPO 29 APRIL 2005
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

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Correction

Page 1

Correction to Woodland Historic District
name of property
Maricopa, AZ
county and State

=====

Correction to the Woodland Historic District, listed on the National Register of Historic Places on July 10, 1992.

The 1992 nomination did not include the property at 1558 W. Monroe as either a contributor or non-contributor. However, this property is within the boundaries of the district, it was built within the period of significance and the State Historic Preservation Office staff has determined that it has retained sufficient integrity to be deemed as a contributor to the district.

The Arizona State Historic Preservation Office requests the Keeper of the National Register to accept this correction and make 1558 W. Monroe a contributor.