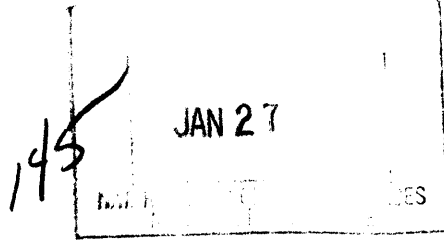


United States Department of the Interior
National Park Service



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 John M. Ross House

other names/site number _____

=====

2. Location

=====

street & number 6722 North Central Avenue not for publication _____
city or town Phoenix vicinity _____
state Arizona code AZ county Maricopa code 013 zip code 85014

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally. (_____ See continuation sheet for additional comments.)

James W. [Signature] Arizona 13 January 2000
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:

Edna H. Beall 2/24/00

- 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): _____

Edna H. Beall

Signature of Keeper

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> 2 </u>	<u> 2 </u> buildings
___	___ sites
___	___ structures
___	___ objects
<u> 2 </u>	<u> 2 </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.)

 N/A

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling

=====
7. Description
=====

Architectural Classification (Enter categories from instructions)

Tudor Revival

Materials (Enter categories from instructions)

foundation CONCRETE

roof WOOD: SHINGLE

walls BRICK

other _____

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

=====
8. Statement of Significance
=====

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

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

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

- 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 1929

Significant Dates 1929 (construction date)

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

N/A

Cultural Affiliation N/A

Architect/Builder Lescher and Mahoney (Architects)

Meadows, Hubert R. (Contractor)

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

=====

9. Major Bibliographical References

=====

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

Previous documentation on file (NPS)

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

Primary Location of Additional Data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: City of Phoenix, Historic Preservation Office

=====
10. Geographical Data
=====

Acreage of Property 2.782

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>12</u>	<u>400250</u>	<u>3710000</u>	3	_____	_____
2	_____	_____	_____	4	_____	_____

_____ See continuation sheet.

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

The property is that of Tax Parcel 161-28-036 Maricopa County, Arizona; the parcel includes Lots 1-6 of Block 3 in the Orangewood Subdivision.

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

The boundry is drawn to include the building and lot comprising the property.

=====
11. Form Prepared By
=====

name/title Dennis M. Hanlon/Edited by Arizona SHPO

organization N/A date 6/30/99

street & number 1823 E. Harmont Drive telephone (602)678-5075

city or town Phoenix state AZ zip code 85020

=====
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. (Photos 1 through 9).

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

Architectural Drawing

=====
Property Owner
=====

(Complete this item at the request of the SHPO or FPO.)

name Mrs. Dorothy Luke

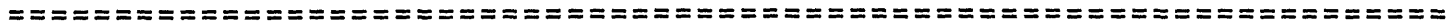
street & number 6722 North Central Avenue telephone (602)240-2244

city or town Phoenix state AZ zip code 85014

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1 John M. Ross House
name of property
Maricopa, Arizona
county and state



Summary

The John M. Ross House is a residential property consisting of one main building and three auxiliary ones. The main building is a large rural estate home built in 1929 in the Tudor/ Elizabethan Revival Style. The building is located on 2.78 acres on the prestigious North Central Avenue in Phoenix, Arizona. The home is in excellent physical condition and remains a private residence. In addition to the main house, there is one other contributing building, the guest cottage. The garage and barn are non-contributing.

Exterior

The Ross House was designed by the architectural firm of Lescher and Mahoney and built by the contractor Hubert R. Meadows in the spring and summer of 1929. The home is L-shaped in design having a frontage of 80 feet six inches with the wing extending back 93 feet from the front line. The main entrance can be found on the north side of the wing. Although there have been repairs, modifications and updates made to the house, the exterior has been essentially unaltered except for a rearrangement of the kitchen windows on the north side.

Overall, the general condition of the building is very good and the alterations have been in keeping with the style of the building. When viewing the structure, the line of the building is broken up by the numerous bay windows and alcoves as well as French doors. According to the present owner in 1998, Mrs. William Luke, John Ross' daughter once told her that her father had been claustrophobic. As a result, he had the house designed specifically to provide for an open, spacious and bright interior environment.

The structure has a foundation of concrete. The exterior walls are comprised of red brick with a dispersion of occasional "klinker" bricks. Tufa stone (Limestone) trim is used on corners and around window and door openings. The three brick chimneys are decorated on top with ceramic "chimney pots."

The line of the roof has a graceful decent between the one and one-half story wing to the one-story front. This was done in a gentle cascade of two drops in elevation instead of one dramatic drop. Windows of the second floor and several on the ground floor are of the dormer type. The roof is steeply sloped with wooden shingles and copper valleys and gutters. The fascia board is comprised of decorative crown molding. Ventilation for the interior attic space is supplied through the rectangular ventilators at the gables and two ornate iron grillworks pulling cool air off the ground at the base of the front gable.

Windows are wooden casement, multi-light, and side hinged with multiple sets used in a single opening. The exterior French doors used throughout the house have transoms above and are multi-light as well.

The house has two covered porches. The first is at the main entrance where it is hooded with a copper roof. Also on this porch are ornamental lamps and decorative wrought iron railings enhancing each side of the door. The entrance is further accented with a small round window placed over the copper roof, which gives light to the landing at the top of the stairs. The second covered porch is located off the master bedroom on the south end

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 2 John M. Ross House
name of property
Maricopa, Arizona
county and state

=====

uncertain if this porch was added since it does not appear on the original plans, but the building materials used appear to be of the same vintage as the house construction.

In the back of the house at the juncture of the interior L-shape rises a two-story circular tower housing the staircase. This tower makes a dramatic focal point on the house's rear exterior. As a result, each side of the building's design draws in a person's interest. Applied ornamentation on the tower is a leaded glass window leading out to a small decorative concrete balcony. The shape of the tower roof is a low-pitched cone.

Interior

The house has 4,473 square feet of living space. The ground floor contains a spacious living room, a family room, entrance and stair-hall, master bedroom suite, dining room, kitchen, and maid's room. The stairway is circular, enclosed in the tower, and lit by a long rectangular decorative leaded glass window. The second floor contains a furnace room, hallway and two bedrooms. According to Mrs. Luke, these two bedrooms were constructed for the three Ross children still living at home. Two daughters shared the west bedroom, and the son lived in the east room. In all, the house contains ten rooms and four baths.

The house also has three fireplaces, one in the living room, one in the family room and another in the master bedroom. In the late 1950's, the present owners remodeled the kitchen, family room, and master bedroom's bath. A majority of the original hardware, doors and molding are intact. Furthermore, when developing the family room, all original knotty pine woodwork of the library was preserved and reintegrated. Since the new room was larger, additional woodwork was created and matched to the original.

Outbuildings

Some distance to the rear of the house and slightly to the north across the driveway is the guest cottage, a contributing structure. Originally built in 1929 (as shown on the original plans), the building was used as a two-car garage, laundry, and pumping plant for the house cooling system. Since then, the cottage was expanded twice, extending the structure to the west. Both of the expansions were in keeping with original Tudor/Elizabethan Revival style by constructing another long L-shaped house resembling, on a small scale, the main residence. The construction matched the original house in the high quality of materials used and workmanship.

The first addition placed a third bay to the original two car garage; the second addition was attached to the third bay and it is probable that guest quarters were developed at that time. Although the specific years of construction are unknown, it is suspected that the main additions are relevant historically and erected previous to 1949 as evidenced by the building materials used.

Directly behind the house and opposite the guest cottage, the present owners built a non-contributing four-car garage/pool bathhouse in 1975. The garage was built in the Tudor/Elizabethan Revival Style. The last non-

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 3 John M. Ross House
name of property
Maricopa, Arizona
county and state

=====

Landscaping

The land and placement of the house were key elements in the development of the property as a grand country estate. First, the house's location had an exclusive North Central Avenue address. Secondly, the structure was built with a large green manicured lawn with a set back of 148 feet from the street and 70 feet from the north edge of the property. This long sweeping view across the green expanse helped to reinforce the impressiveness of the house and the prominence of the owners. Additionally, the large piece of property offered a rural feeling that exists into the present. Prior to the construction, the property was mainly used for a citrus orchard. In the landscaping design, the orchard was kept to the south and west of the house forming an "L" shape. Since then, many of the trees have died and have not been replaced opening the pasture for the grazing of sheep and cattle. Around the house and throughout the property a variety of other mature trees are found including ash, pepper, olive, eucalyptus, walnut, apple, apricot, plum, peach, palm, pine and fig.

Interestingly, the landscape designs in the original blueprints by Lescher and Mahoney called for a formal English garden and an outdoor fireplace that were never instituted. Furthermore, the landscaping was never really developed until the Luke's purchased the property in 1959. According to Mrs. Luke, aside from the trees and the lawn, there were no gardens or even patios. It is unknown if John Ross did not develop the landscaping because of the onset of the Depression or because of personal taste. Mrs. Luke commented that John Ross had been heard to say that he had invested all of his money in the house and property and did not lose it in the 1929 market crash like so many of his friends and colleagues.

Since the Luke family purchased the property, the landscaping has been developed to include flagstone terraces, a pool, ramada, aviary, small barn, fishpond, four-car garage with pool bathhouse and a number of rose/flower gardens extending throughout the property. The late Mr. Luke had a fondness for animals and had the "L" shaped citrus orchard fenced in so livestock could be brought in from his ranch. As late as 1993, cattle, sheep, peacocks, horses and a variety of livestock could be seen on the property.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 1 John M. Ross House
name of property
Maricopa, Arizona
county and state

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Summary

The John M. Ross House is a large rural estate house designed in the Tudor Revival Style. This property is eligible for the National Register under Criterion C as a rare and exceptional example of this popular architectural style in the 1920s, and for its association with the prominent Arizona architectural firm of Lescher and Mahoney. The period of significance for the Ross House is 1929, the date of construction. The level of significance is local.

Tudor Revival Architecture

The Ross House is significant under Criterion C as a rare example of a once-popular architectural style: Tudor Revival. With its multi-chrome brick, stone quoins, and bay windows, the Ross House is exemplary of the style. The house also retains the large lot and expansive grass lawn setting of an estate house, an "English setting for an English house," the only Tudor Revival house in Phoenix that does.

The Tudor Style became enormously popular in the United States in the 1920s. The American economy expanded rapidly in the early twentieth century, providing job opportunities and an improved standard of living. It also brought a national consumer culture, with mass produced goods, national chain stores that looked the same from place to place, and mass-circulation magazines. The rise of such a new lifestyle also created, however, nostalgia for life before the machine age and interest in handicraft and decorative-arts traditions. In home construction this nostalgia and interest was reflected in Period Revival architecture: Colonial, Spanish, and English. The English Revival, through its Tudor and Elizabethan variations, was unlike the Colonial and Spanish Revivals in one major regard: the English/Tudor style did not have any previous connection or precedent in the United States.

The distinguishing characteristic of these English Revival variations was "picturesque informality." In Phoenix, the terms Tudor and Elizabethan became interchangeable. Common characteristics of the Tudor style are steeply pitched gable roofs, generally "L" shaped plans, a common massing of one and one-half stories, and the use of substantial materials such as brick or stone. Other design elements of the style include half-timbering at the gable ends, various combinations of materials, large chimneys, and a variety of window treatments.

The Tudor Revival Style was also immensely popular in Phoenix, Arizona. There are 409 examples of Tudor Revival houses in Arizona listed in the Arizona State Historic Preservation Office (SHPO) National Register and Inventory files. Of these 409 properties, 320 are located in Phoenix. The first Phoenix Tudor Style house was built around 1913; the last was built 1942. A peak of 77 Tudor Style houses (24% of total), including the Ross House, were built in Phoenix in 1929.

Most of these Tudor Revival style houses were built in Phoenix working- and middle-class neighborhoods such as FQ Story, Willow, and Cheery Lynn. These are smaller structures built on smaller lots. Several Tudor

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 2 John M. Ross House
name of property
Maricopa, Arizona
county and state

=====

Only one Tudor Revival in Phoenix is listed individually to the National Register: the Carter W. Gibbes House (2233 N. Alvarado). This "outstanding example of Tudor Revival architecture in Phoenix" is similar in scale to the Ross House. The Gibbes House, however, is situated on a small lot in an urban neighborhood.

In addition to its Tudor revival architecture, the Ross House is an example of a large rural estate house in Phoenix. Patterned after the "Garden City Suburbs" of Chicago and Los Angeles, Phoenix developers promoted rural estate or country home suburbs for upper class citizens in the late nineteenth century. The Orangewood Subdivision was the first of these "suburbs." It was developed along North Central Avenue by prominent local developer William J. Murphy. Murphy wanted to create an area of "rural homes at an easy distance from the city." These houses are situated on large lots in an area that has a more rural "feeling."

A large number of the houses in the North Central Corridor Estate Survey area (31 out of 43) were built in the Period Revival style, reflecting the popular styles at the time the North Central Corridor developed. Only three are Tudor Style. These are the Ross House, the A. E. England/Guy H. Lawrence House (6234 N. Central Avenue), and the Walter Lee Smith House (1830 E. Maryland Avenue). The Ross House is the only building of these three verified by the survey to have been designed by an architect

Of these three properties, the Ross House retains a large estate setting. Many properties in the North Central neighborhood subdivided their lots or surrounded their buildings with dense vegetation. By contrast, the Ross House remains on a very large lot, is open to view from the street, and surrounded by green expanses of lawn. This property is most evocative of the estate setting. Because of its great size and large lot, the John Ross House is one of the largest and most notable examples of the Tudor Revival Style in Phoenix.

The Architectural Firm of Lescher and Mahoney

The Ross House is also significant under Criterion C as a rare residential example of the work of the prominent architectural firm of Lescher and Mahoney. Established in 1910 when Royal W. Lescher went into private practice, the firm (joined later by other architects) quickly gained state-wide importance. With a primary focus on public and commercial buildings, Lescher and Mahoney's production in the Southwest was exceeded only by that of the notable architectural firm of Trost and Trost of El Paso, Texas.

Early projects completed by the firm included Mesa City Hall (1920), the original Phoenix Country Club (1920), St. Mary's High School (1924), the Palace West Theatre/Orpheum Theatre (1927), Phoenix Union High School Stadium (1927) and Kingman Elementary School (1928). Their success continued in the next four decades with clients such as Good Samaritan Hospital, Mountain States Telephone and Telegraph, Maricopa County, St. Joseph's Hospital, Sky Harbor Airport, Phoenix Newspapers, the Desert Botanical Gardens, and numerous other educational and institutional clients.

Royal W. Lescher was born in Illinois in 1882 and graduated in 1902 from Throop Polytechnic Institute in Pasadena. He moved to Phoenix in 1908 to work for local architect Thornton Fitzhugh. Lescher entered

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 3 John M. Ross House
name of property
 Maricopa, Arizona
county and state

=====

partnered with John Kibbey in 1913. They designed the Mohave County Courthouse and the Globe High School.

Leslie J. Mahoney was born in Missouri in 1892, and worked on the west coast until he joined Lescher and Kibbey in 1917. He became a partner and the firm was renamed Lescher and Mahoney in 1923 after Kibbey moved to California. The firm became one of the most important in Phoenix and in the state. The firm completed over 2,500 Arizona projects by the time Lescher died in 1957. Over 20,000 drawings from the firm are now on file with the Arizona Historical Society Museum in Tempe. Mahoney retired from the firm in 1974. At the time, Lescher and Mahoney merged with Dana Larson Roubel (DLR Group) forming Lescher and Mahoney/DLR Group. Mahoney died in 1985.

The vast majority of the firm's early work involved public buildings throughout the state, including schools and courthouses. After 1930 their work shifted to commercial commissions, primarily in Phoenix. The commercial projects likely resulted from the firm's growing reputation.

Lescher and Mahoney worked in numerous styles, primarily conforming to trends of the time. Major buildings in the early period were predominantly Neo Classical. The firm shifted toward Spanish Colonial Revival and Mission Revival forms by the mid-1920s, but often retaining the formality and symmetry associated with the Neo Classical and Renaissance Revival forms. By the 1930s the firm worked with the Modern style and designed in the International style in the 1940s.

Although the firm is noted for its civic and commercial buildings, Lescher and Mahoney also designed a limited number of residential properties. Residential commissions comprised less than ten percent of the firm's total work, and these projects were usually only for prominent citizens. The firm was hired by the property's original owner, John Mason Ross. Ross, a lawyer, was a partner with the successful and well-known law firm of Ellinwood and Ross. The firm represented large clients such as the Phelps-Dodge (mining) Corporation. In addition, Ross also participated in many Arizona civic and political affairs. Ross's combined professional and social prominence put him in the position to hire a prestigious architecture firm to design his new house.

The John M. Ross House is significant because it is a rare example of the residential work of Lescher and Mahoney. Of the 28 Lescher & Mahoney buildings listed on the National Register in Arizona as of 1999, only four are residential properties and these four are only listed as contributors to historic districts. The Ross House's Tudor Revival Style also reflects the firm's tendency to work the popular styles of a particular period. The John M. Ross House is eligible for the National Register of Historic Places as a rare and exceptional example of the Tudor Revival Style in Phoenix and for its association with the architectural firm of Lescher & Mahoney.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 1 John M. Ross House
name of property
Maricopa, Arizona
county and state

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Arizona Historical Society. Lescher and Mahoney collection of architectural drawings. Commission No. 541, February 1929. On file at Arizona Historical Society, Tempe.

Doyle, Gerald A. & Associates. Carter W. Gibbes House National Register of Historic Places Nomination. April 1982. On file at State Historic Preservation Office, Arizona State Parks, Phoenix.

Frankeberger, Robert R. "Les Mahoney: The Early Years." *Triglyph*. Winter 1988-89: 3-10.

Phoenix, City of. *Historic Homes of Phoenix: An Architectural & Preservation Guide*. Phoenix: City of Phoenix, 1992.

Pioneer Publishing Company. *Men and Women of Arizona Past and Present, Volume 1*. Phoenix: Pioneer Publishing Company, 1940.

Rifkind, Carole. *A Field Guide to American Architecture*. New York: New American Library, 1980.

State Historic Preservation Office, "Lescher & Mahoney (Kibbey)" file, Arizona Architects Collection. On file at State Historic Preservation Office, Arizona State Parks, Phoenix.

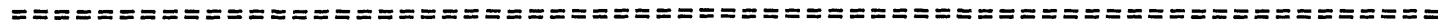
----- State Historic Property Inventory and National Register of Historic Places files. State Historic Preservation Office, Arizona State Parks, Phoenix.

Woodward Architectural Group. "North Central Corridor Estate Survey, Phoenix, Arizona." Report prepared for the City of Phoenix, 1993. On file at State Historic Preservation Office, Arizona State Parks, Phoenix.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Photographs Page 1 John M. Ross House
name of property
Maricopa, Arizona
county and state



Photographs

The following information applies to all of the included photographs.

1. John M. Ross House
2. Maricopa County, Arizona
3. Dennis M. Hanlon
4. 3 July 1998
5. State Historic Preservation Office, Arizona State Parks
6. Description of View

- | | |
|----------|-------------------------------------|
| Photo 1: | Front - Looking West |
| Photo 2: | Front Gable - Looking West |
| Photo 3: | Front/Wing - Looking Southwest |
| Photo 4: | Wing/Back - Looking Southeast |
| Photo 5: | Back - Looking Northeast |
| Photo 6: | Back - Looking North |
| Photo 7: | Back/Tower - Looking North |
| Photo 8: | Back - Looking East |
| Photo 9: | Side/Master Bedroom - Looking North |

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Add. Info. Page 1

John M. Ross House
name of property
Maricopa, Arizona
county and state

=====
Location of the John M. Ross House, Phoenix, Arizona.

