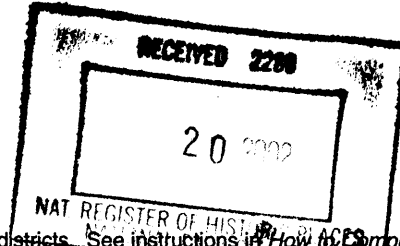


United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

420



OK

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 Palmer, E. Payne, House

other names/site number _____

2. Location

street & number 6012 N. Central Avenue not for publication

city or town Phoenix vicinity

state Arizona code AZ county Maricopa zip code 85012

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. Grawin 3/12/02
Signature of certifying official Date

ARIZONA STATE PARKS
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

- I, hereby certify that this property is:
 - entered in the National Register
 - 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): _____

Elson A. Beall
Signature of Keeper

5/2/02
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	
_____2_____	_____1_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
_____2_____	_____1_____	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)

Category	Subcategory
___Domestic___	___single dwelling___
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions

(Enter categories from instructions)

Category	Subcategory
___Domestic___	___single dwelling___
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification

(Enter categories from instructions)

___Colonial Revival___

Materials

(Enter categories from instructions)

foundation ___Concrete___

walls ___Stucco___

roof ___Wood Shingle___

other _____

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

See Continuation Sheet.

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.)

Property is:

- 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.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See Continuation Sheet.

Areas of Significance

(Enter categories from instructions)

- ___ Health/Medicine _____
- ___ Social History _____
- ___ Architecture _____
- _____
- _____
- _____

Period of Significance

___ 1925-1960 _____

Significant Dates

___ 1925 - (Construction Date) _____

___ 1939- purchased by E. Payne Palmer _____

Significant Person

(Complete if Criterion B is marked above)

___ Palmer, E. Payne _____

Cultural Affiliation

Architect/Builder

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS)

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

- recorded by Historic American Engineering
Record # _____

Primary Location of Additional Data

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

Name of repository:

See Continuation Sheet.

10. Geographical Data

Acreage of Property 1.395 acres

UTM References

(Place additional UTM references on a continuation sheet)

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See continuation sheet

Verbal Boundary Description

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

The property is located on the northwest corner of Central Avenue and Bethany Home Road in Phoenix, Arizona found on City of Phoenix quarter section map 21-27. The Tax Parcel number is Book 161, Map 25, Parcel 9. The Subdivision plat references the property as Pt. Orangewood, Pt. Lot 8. The property measures 249 feet, North/South by 243.5 feet, East/West with a gross acreage of 1.395 acres. This is the same boundary that was used for designating the property to the City of Phoenix Historic Property Register. See Continuation Sheet.

Boundary Justification

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

The boundary includes all property identified as the tax parcel included in the local designation. The property was designated to the City of Phoenix Historic Property Register by zoning case Z-28-99-4.

11. Form Prepared By

name/title David Dean
organization _____ date January 22, 2002
street & number 628 W. Portobello Ave. telephone (480) 251-7177
city or town Mesa state AZ zip code 85210

Additional Documentation

Submit the following items with the completed form

Continuation Sheets

Maps

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

Photographs

Representative black and white photographs of the property.

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

Property Owner

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

name William & Linda Riley
street & number 6012 N. Central Ave telephone _____
city or town Phoenix state AZ zip code 85012

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

 Palmer, E. Payne, House
name of property
 Maricopa, Arizona
county and State

Narrative Description (Continued)

The E. Payne Palmer house, located at 6012 N. Central Avenue, is an excellent example of the Period-style homes constructed in Phoenix between 1915 and 1940. This house was part of the Orangewood subdivision originally platted for development in 1895 by local developer William J. Murphy. Murphy's central idea behind the development was to create a Phoenix suburb "wherein might be established rural homes at an easy distance from the city."¹ The house was completed in 1925.² No record has been found of the original owner or builder. From 1932 to 1939, Leslie Setter owned and occupied the house. E. Payne Palmer purchased the property in 1939.

The E. Payne Palmer house is a two-story Period Revival Style house based on Cape Cod and Colonial Styles of the eighteenth century. It has a rectangular plan, with a steep-pitched, clipped gable, roof and shed dormers, sheathed with wood shingles. While the roof form shows the Cape Cod influence, other characteristics of the Colonial Revival style appear in the façade. It is symmetrical with a central, Georgian-style entry. It has a common pediment entry, with a segmental arch and wood pilasters that frame the paneled, wood door.³ The walls are stuccoed and have a sand finish. The windows are divided, multi-light wood casement windows that are symmetrically located. The lower floor on the front of the house has two large, paired, 10-light French doors and two small 4-light windows that frame the entry. The upper floor on the front of the house has two medium-sized, paired, 8-light windows set in individual dormers and two pairs of 8-light windows, set adjacent in a single central dormer. The windows have ornamental shutters with small S-shaped brackets known as shutter dogs that hold them in place. There is one single chimney that is off-set south from center that protrudes from the roof on the rear of the house. The house also has two small rectangular vents on the gable ends. There are two small, single-story additions to the house. The first is located on the north elevation and includes a second-story porch on top. The other is located on the southwest corner and has a small gable roof.

¹ City of Phoenix, *North Central Corridor Estate Survey: Phoenix, Arizona*. Tempe, AZ: Woodward Architectural Group, 1993, p3.

² *Arizona Republic*, August 2, 1925

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 2

 Palmer, E. Payne, House
name of property
 Maricopa, Arizona
county and State

The rear of the house features similar treatments, symmetry and proportions. There are three dormers similar to the front and French doors on the lower floor. The smaller addition, which is clearly visible, may be considered part of the historic property because it appears in a 1949 newspaper photo of Mr. and Mrs. E. Payne Palmer. The article refers to the spacious gardens where they hosted society events. The rear of the house opens onto an extensive patio and pool area. Some of the elements in this area may be considered as part of the historic elements of the property. The particular garden features that appear in the 1949 newspaper article include the brick-capped tree planters and patio deck.

The property includes a carriage house (contributing), detached three-car garage (non-contributing) and, a small, free-standing arbor on the sidewalk that leads to the front door. The carriage house is of similar construction as the main house, and may have been used as living quarters for household staff. It has stucco walls and a steep-pitched gable roof. It also has a screened extension with a steep-pitched, hip roof. The roof of this building is also wood shingle. The south gable on the structure reflects the character-defining clipped gable elements of the main house.

The house and outbuildings are located on nearly one and a half acres on the corner of Bethany Home Road and Central Avenue. The property has a long cobblestone and decomposed granite driveway the runs along the south side of the property. There are gated entrances on Bethany Home Road and Central Avenue with a concrete block wall that surrounds the property. The house faces Central Avenue and anchors the southwest corner of the tree-lined and canopied portion of Central Avenue, known as the bridal path, that runs north from that point for the next two or more miles.

The property is in overall excellent condition now serving as a residence for William and Linda Riley. Since the 1993 North Central Corridor Estate Survey, the house has been re-roofed with wood shingles replacing the asphalt shingles identified in the survey. The property is beautifully maintained both inside and out by the homeowners.

United States Department of the Interior
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 3

 Palmer, E. Payne, House _____
name of property
 Maricopa, Arizona _____
county and State

Narrative Statement of Significance (Continued)

Criterion B.

Dr. E. Payne Palmer was a significant member of the medical community at local, national and international levels. He made tremendous contributions to advance hospital standardization and administration in the United States. Additionally, his contributions in surgical techniques, cancer research and patient care coincide with the advancements in medicine in the early 20th century. Dr. Palmer was also a prominent member and contributor to his community giving selflessly of his time and money to religious, arts and social organizations in order to improve the quality of life for others in Phoenix. The residence at 6012 N. Central embodies Dr. Palmer's success as a physician and his significance in the development of the community.

Born in 1876 in Church Hill, Mississippi, Errol Payne Palmer graduated from Barnes Medical College of St. Louis, Missouri, in 1898. He moved to Phoenix in 1900 setting up his first practice at 108 North Center Street, now Central Avenue. Dr. Palmer related in his personal papers "I rode a bicycle for town calls and rented a horse and buggy from the livery stable for country calls." When Dr. Palmer arrived in Phoenix, "St. Joseph's Hospital had twelve beds and no operating room. A pair of carpenter sawhorses were placed in a patient's room and boards were put across the sawhorses to make an operating table. The part to be operated on was washed with warm water and soap, chloroform was the usual anesthetic and this was administered by some of the other surgeons."

In 1902 he "successfully removed a large brain tumor from a man who had received a head injury many years before." During the same year he "performed a cesarean section," which he recalled that this may have been the "first of its kind or nearly so for each of these procedures in Arizona."

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 4

 Palmer, E. Payne, House
name of property
 Maricopa, Arizona
county and State

The growth of St. Joseph's Hospital is closely tied to the contributions of Dr. Palmer. During his association with the hospital, Dr. Palmer helped the hospital grow from a 12-bed, frontier sanitarium into one of the Southwest's most sophisticated centers for patient care, education and research sprawling over 29 acres in the heart of the city. The first school of nursing in Arizona began at St Joseph's Hospital in 1910, with a class of three students. In 1917, the hospital suffered extensive damage from fire. Dr. Palmer and his wife organized the fund-raising campaign to rebuild the hospital, even making large personal donations.

As Chief of Staff, Dr. Palmer helped the hospital reach high professional standards and modernization. A laboratory was constructed in 1920 to accommodate the hospital's testing needs and a x-ray machine was installed a year later. In 1923, the hospital achieved accreditation by the American College of Surgeons. Between the years 1922 and 1938, an additional surgery room was built, the delivery and labor rooms were restored, a new chapel was dedicated, the tuberculosis ward was remodeled, a new entrance and admitting office was constructed and a three-story south wing was added. The Pediatric Department opened in 1928. In 1937, the American Medical Association approved the hospital for general internships. In 1940, a School of Medical Technology was organized with the cooperation of the Arizona State College (now Arizona State University); and in 1951, the Council of Medical Education and Hospitals approved the School of X-Ray Technology.

Dr. Palmer's work extended beyond the hospital to the community as a whole. One of his most lasting accomplishments has to do with the establishment of highway first aid stations. In an article titled, "Airway and Highway First Aid Stations," published in *Surgery, Gynecology and Obstetrics* in 1935, he advocated for a national system of roadside emergency stations that were stocked with Red Cross kits and medical supplies. The program was taken up by the Red Cross and by 1941 dotted the entire country. Dr. Palmer was also a patron of the community donating money for the stained glass windows to St. Mary's Basilica, located in downtown Phoenix.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 5

 Palmer, E. Payne, House
name of property
 Maricopa, Arizona
county and State

During the fifty-year span of Dr. Palmer's career, he authored and contributed over sixty-five formal papers to the literature on medicine and surgery. In 1906, he published "Phoenix Arizona as a Health Resort for Tuberculous Patients." In 1904, he discussed "Normal saline solutions and their physiological uses." Then there followed a series of publications relating to cancer, its cause, case reports and treatment. Dr. Palmer was involved in luncheon discussions at the Harvard Club in New York that led to the formation in 1913 of the American Society for the Control of Cancer (now the American Cancer Society). He was one of the first to advance the hereditary properties of cancer. He was also a pioneer in the use of lumbar spinal anesthesia. In 1936, he was invited to address the Second International College of Scientific Campaigns Against Cancer at Brussels, Belgium. At this time, he was also serving as the Chairman of the Cancer Control Committee of the Arizona State Medical Association.

Dr. Palmer was an active supporter of organized medicine and served as the president of the Maricopa County Medical Society, the Southwestern Medical Association, and the Arizona State Medical Association. He was a charter member of the American College of Surgery and "Governor of the College for twenty-eight years from the State of Arizona." In 1958 he was awarded the distinguished service award by the American College of Surgeons. He was honored as the originator of the College's Program of Hospital Standardization, first Fellow of the State of Arizona, and a supporter of the College's ideals and activities for fifty-five years.

The residence, located at 6012 N. Central, was owned and occupied by Dr. Palmer and his family from 1939 until his death in 1960. Of all properties that may be associated with Dr. Palmer's career, the residence best represents Dr. Palmer's significance as a professional medical practitioner, hospital administrator and prominent member of the community. Dr. Palmer's acquisition of the property in 1939 is an indicator of the success he achieved. Over the next twenty-one years, the home served as a backdrop for a variety of functions that catered to Palmer's professional and social associates. Although medical facilities associated with Dr. Palmer's career, if they remained, would be the natural choice for commemorating his significance, they would not adequately represent Dr. Palmer's contribution as a philanthropist and community builder.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 6

Palmer, E. Payne, House
name of property
 Maricopa, Arizona
county and State

Criterion C.

The E. Payne Palmer house is also significant because it embodies the distinctive characteristics of Period Revival architecture that developed in Phoenix between 1915 and 1940. It illustrates both the popularity and the salient features of this style. Additionally, it is associated with the Rural Estate Development in the North Central Corridor, 1895 - 1942. As one of the most visible and representative examples of American Colonial Revival architecture, the E. Payne Palmer house anchors the prominent and successful, garden-city suburb that developed along north Central Avenue.

The distinctive architectural features of the E. Payne Palmer house demonstrate both its association with the Period Revival styles and its uniqueness in the suburban southwest. It is a two-story Period Revival Style house based on Cape Cod and Colonial styles of the eighteenth century. It has a rectangular plan, with a steep-pitched, clipped gable, roof and shed dormers, sheathed with wood shingles. While the roof form shows the Cape Cod influence, other characteristics of the Colonial Revival style appear in the façade. It is symmetrical with a central, Georgian-style entry. It has a common pediment entry, with a segmental arch and pilasters made from wood to frame the paneled, wood door.⁴ The symmetry of the divided, multi-light wood casement windows and dormers adds to the overall scale and proportions that comprise the style. Finally, the ornamental shutters with small S-shaped brackets known as shutter dogs complete the presentation of the design.

The property is located on a prominent intersection that anchors the Orangewood development. The area features high style estate architecture and scenic drives in the center of the city. The location and integrity of the property demonstrate the high artistic values of the North Central Corridor Estates.

⁴ Virginia & Lee McAlester, A Field Guide to North American Houses. New York: Alfred A. Knopf, 1997, p321ff.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 7

 Palmer, E. Payne, House _____
name of property
 Maricopa, Arizona _____
county and State

Although there are other large-scale homes in the Phoenix area that fall into this Colonial Revival style, none of them exemplify the salient features of this category as well as the E. Payne Palmer House. Two other examples are at 6556 N Central and 1545 W. Northern. Both show Federal details such as a Palladian entry or a fan light over the door; but neither articulates the style as completely or as grandly as this house.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 8

 Palmer, E. Payne, House
name of property
 Maricopa, Arizona
county and State

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