

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

982

1. Name

historic The Frank Titus House

and/or common The Stevenson House

2. Location

street & number 1310 North Hayden Road N/A not for publication

city, town Scottsdale N/A vicinity of congressional district

state Arizona code 04 county Maricopa code 013

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<u>N/A</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Joseph Gatti

street & number 1310 North Hayden Road

city, town Scottsdale N/A vicinity of state Arizona

5. Location of Legal Description

courthouse, registry of deeds, etc. Maricopa County Recorders Office

street & number 111 South Third Avenue

city, town Phoenix state Arizona

6. Representation in Existing Surveys

title Arizona Historic Resources Inventory has this property been determined eligible? yes no
#IN4E2B1 (also see continuation sheet)

date 1977 federal state county local

depository for survey records State Historic Preservation Office

city, town Phoenix state Arizona

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Summary/context:

The Frank Titus House, built in 1892, is a one-story, Queen Anne/Anglo-Territorial style, brick residence generally characterized by a full veranda, brick window hoods and a steeply-pitched hip roof. It is located on Hayden Road in Scottsdale, Arizona, a suburbanized city abutting the eastern border of Phoenix. The smaller city of Tempe adjoins the southern border, and together the three cities comprise the major portion of the Phoenix metropolitan area, a region which encompasses much of the Salt River Valley of central Arizona. From its late nineteenth century beginnings, Scottsdale was a small agricultural and resort village centered in the arid desert region. Since the late 1950's, the Scottsdale-Phoenix area has experienced explosive residential growth which has dramatically altered the context of the area. As a result, the Titus House, once an isolated agricultural dwelling, is now surrounded by recent residential subdivisions. Although this has altered the historic setting of the Titus house, it magnifies the historic and architectural importance of the house as an historic resource indicative of Scottsdale's development.

Architectural Description:

The main facade of the Titus House is three bays wide and is focused on a central entry which consists of paired doors topped by a single-pane transom. The flanking bays feature paired, 1/1 double-hung windows. The door and window openings are topped by projecting segmental-arched brick window caps, a motif present above all the window and door openings. Brick piers delineate the three bays, and corner piers accentuate each corner. The piers support a narrow brick architrave which encircles the building below a shallow molded cornice at the roofline.

A full, 7x2 bay, flat-roofed veranda spans the facade. The flat roof is supported on slender chamfered piers which are joined by a plain balustrade with square balusters, and a centrally located staircase of seven steps leads up to the floor level of the veranda.

The main block of the house has a shingled hip roof. The front slope features a canted, hipped dormer with side louvers and a single 2/2 window. Two brick stove chimneys on the north and south roof slopes also read as part of the facade. The north chimney remains in good condition and has recessed panels on all sides and a corbelled cap. The south chimney is identical, although in slightly deteriorated condition.

The house has a full basement, a rare feature in the Salt River Valley. To accommodate the basement, the foundation is raised approximately 2' above grade. This is indicated by a broad brick water table which runs at the first floor level on all elevations.

The side elevations are both similar. Brick piers delineate three major bays and contain paired 1/1 windows topped by projecting, segmental brick hoods. The central bay on the north elevation contains an additional 1/1 window.

The rear elevation is also of similar design, featuring brick piers and 1/1 windows with brick hoods. A clapboarded, flat-roofed addition, circa 1960, extends from the rear elevation. This is invisible from the primary elevations and does not adversely affect the character or appearance of the house. There is also a hipped dormer identical to the one over the facade on the rear roof slope and an unadorned brick chimney on the rear of the west roof slope which is primarily visible only from the rear of the house. A small storage shed stands opposite the house's northwest corner.

(See Continuation Sheet)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

Two minor alterations have been made to the building, neither of which impacts its architectural integrity. The exterior walls were painted white in the 1920's, and the original cedar shake roofing has been recently replaced with asphalt shingles. In all other respects the house retains its original features and clearly expresses the original design.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates Constructed 1892 **Builder/Architect** James Miller Creighton

Statement of Significance (in one paragraph)

Summary:

The Frank Titus House, built in 1892, is significant as the oldest extant house in Scottsdale, Arizona and as the residence of one of the community's original settlers. The house was designed by Phoenix architect James Miller Creighton, whose civic and residential buildings throughout Arizona gave him a statewide recognition by the end of the 19th century. It exemplifies the Queen Anne period, Anglo-Territorial style architecture introduced into the region by the settlers arriving in the Arizona Territory during the late nineteenth century. The Titus House meets the National Register criteria for its historic association with the settlement of Scottsdale, as the work of an important Arizona architect, and as an example of architectural form new to the region.

Historical Background:

Frank Titus, the original occupant of the house, settled on a 160 acre half-section of land in 1891, establishing a citrus farm and horse breeding ranch. At that time the Scottsdale area was undeveloped desert, and Titus's property was at a remote location ten miles east of Phoenix. The only nearby farms were those of Scottsdale's founder, Winfield Scott, and another farmer, Wilford Hayden.

Scottsdale was settled in the early 1890's as a result of Winfield Scott's efforts to attract new residents to the area to take advantage of its productive agricultural capacity and its health-related resort attributes. The new settlement was first recognized officially in 1896 when the Maricopa County Board of Supervisors approved a petition submitted by the initial Scottsdale families to create a local school district. Frank Titus was one of the three men appointed by the community to serve on the first school board.

Titus was also an executive with the Maricopa and Phoenix Railroad. Opened in 1887, this railroad created the first direct rail link between Phoenix and the west coast and became a key factor in the rapid population growth and subsequent development of the Phoenix area during the late nineteenth century.

Two of the twentieth century occupants of the house were farming families who kept the property in agricultural use until the early 1960's. From 1909 to 1919 the house was owned by James Holmesley, who raised cotton and cattle. The property was sold to Frank Stevenson in 1919. Stevenson was a large-scale, cotton farmer who, along with his brother and father, came to Scottsdale from Texas to participate in the post World War I boom in cotton production occurring throughout the Salt River Valley. They acquired 320 adjoining acres in addition to the 160 acres associated with the Titus House. The surrounding acreage was sold and subsequently subdivided in the 1950's. Although no longer in an agricultural context, the Titus House remains historically linked to the agricultural origins of Scottsdale in the 1890's.

9. Major Bibliographical References

Lynch, Richard E. "Two Old Homes Keep Alive Earlier Days". Scottsdale Progress/Saturday Magazine, 11/29/80. p.8-9.

Lynch, Richard E. Winfield Scott, A Biography of Scottsdale's Founder. Scottsdale: Published by City of Scottsdale, 1978.

10. Geographical Data UTM NOT VERIFIED

Acreege of nominated property .78 acre
 Quadrangle name Tempe, AZ Quadrangle scale 1:24000

UMT References

A	<u>1</u> <u>2</u>	<u>4</u> <u>1</u> <u>5</u> <u>5</u> <u>5</u> <u>0</u>	<u>3</u> <u>7</u> <u>0</u> <u>2</u> <u>7</u> <u>1</u> <u>5</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

See attached continuation sheet.

List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	county	code
state		code	county	code

11. Form Prepared By

name/title Randall Overmyer, Associate Planner. Edited, Roger Erevvoort, Arizona State Parks Board, Historic Preservation Section, March 1982.

organization City of Scottsdale Planning Division date May 6, 1981

street & number 3939 Civic Center Plaza telephone (602) 994-2318

city or town Scottsdale state Arizona 85251

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Ann D. Pritchard

title State Historic Preservation Officer date 5 April 1982

For HCRS use only	
I hereby certify that this property is included in the National Register	Entered in the National Register
<u>Melona Lynn</u> Keeper of the National Register	date <u>5/13/82</u>
Attest:	date
Chief of Registration	

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 1

Architecture:

Designed by James Miller Creighton in 1892, the Titus House is architecturally significant as the only 19th century structure extant in Scottsdale and as one of three buildings in Scottsdale remaining from Arizona's territorial period (pre-1912). It is also important for its association with Creighton, who was the architect for numerous public and residential buildings throughout Arizona in the late 19th century.

The Titus House is a rather modest example of Creighton's work, as he is known primarily for his larger, more complex buildings. Examples of his other residential architecture in the area include the Dr. Roland Rosson House in Phoenix and the Neils Petersen House in Tempe, both contemporaneous with the Titus House. These two properties are sophisticated, two-story, Queen Anne residences and are listed on the National Register of Historic Places. They were recognized, in part, for their architectural importance within an area where Victorian-period, Queen Anne structures are extremely rare.

The architectural significance of the Titus House is closely integrated with the Rosson and Petersen houses. The three houses are cumulatively significant as indicators of the appearance, at the end of the nineteenth century, of the first formal architect-designed homes in the Phoenix area. This was largely due to the arrival of new residents emigrating from the east and west coasts and the fact that the region's nascent railroad system made a wider variety of building materials readily available.

The Titus House also illustrates a new building type which emerged in the Arizona Territory during the Territorial period at the end of the nineteenth century. Similar one-story, hip-roofed houses detailed with simple Victorian-era ornamental motifs appeared throughout the Arizona Territory during the 1890's, again as a direct result of national architectural trends and stylistic preferences being introduced into the region by the new residents arriving from the east and west coasts. Titus himself came to Arizona from San Francisco, a factor which correlates his house precisely with this architectural/stylistic migration. The use of brick on the Titus House (made from clay excavated on the property, a practice favored by Creighton) is also significant as it evidences the transition away from the traditional adobe construction predominant in the southwest prior to the late nineteenth century. This transition in material also corresponds with the introduction of coastal architectural styles to the area.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

McElfresh, Pat "Victorian Home May Be Oldest Here". Scottsdale Progress, 5/12/72.

Toon, Julia "Remember Scottsdale in 1919". The Scottsdale American, Vol. II,
No. 11. March 1974.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 10 PAGE 1

The Titus House is on the west side of Hayden Road in Scottsdale, Arizona, 1,100 feet south of McDowell Road. It is bordered on the east by Hayden Road and the Motorola Corporation Government Electronics Division Plant. It is bordered on the north and west by single family residences of the McDowell Parkway subdivision. It is bordered on the south by a 12 unit apartment complex. The property is listed by the Maricopa County Recorder's office as Tract "D", McDowell Parkway-Book 76, Map 3. It is also listed as parcel 239, Map 11, Book 131-Maricopa County Assessor's office.

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 6 PAGE 1

Frank Titus House 1310 North Hayden Road, Scottsdale, Arizona

Representation in Existing Surveys:

2. "Initial Survey and Overview of Historic Resources within the Phoenix Metropolitan Study Area." Prepared for United States Army Corps of Engineers, Los Angeles District Office, Los Angeles, California. 1977
3. "Scottsdale Historic Resources Survey - Staff Study."
City of Scottsdale Planning Division, 3939 Civic Center Plaza,
Scottsdale, Arizona. 1980