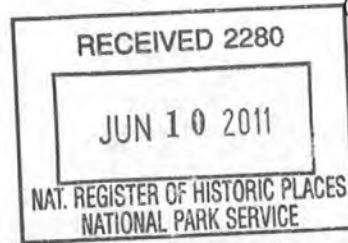


United States Department of the Interior
National Park Service



463

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets (NPS Form 10-900a).

1. Name of Property

Historic name Koontz, Kinter K., House
Other names/site number _____

2. Location

street & number 7620 North 7th Street not for publication
city of town Phoenix vicinity
State Arizona code AZ county Maricopa code 013 zip code 85020

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

national statewide local

James W. Garrison
Signature of certifying official

State Historic Preservation Officer
Title

6 JUNE 2011
Date

Arizona State Parks
State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title
State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

[Signature]
Signature of the Keeper
Edson H. Beall
Date of Action
7.20.11

5. Classification

Ownership of Property
(Check as many boxes as apply)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property
(Check only one box)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	2	buildings
		sites
	1	structures
		objects
1	3	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS

Mediterranean Revival

Materials
(Enter categories from instructions)

foundation: CONCRETE

walls: STUCCO/BRICK

roof: CLAY TILE

other:

Narrative Description

Summary Paragraph

The Kinter K. Koontz House is a two-story, Mediterranean Revival Style rural estate home built in 1929. The house has an irregular plan and a low-pitched, cross-hipped roof on the two-story portion of the house and a combination of gable, flat, and shed roofs on the single story portions, all with exposed eaves and ornate rafters. The foundation is concrete, the walls are stucco-covered, double brick, and the roof is sheathed in rounded, clay tiles. A guesthouse, swimming pool, and pool house were built in the 1940s, but are non-contributors due to a lack of integrity. The Koontz House is located in the prestigious Orangewood Addition in North Central Phoenix, and fronts to the east on 7th Street. It is an excellent representation of the rural estate home property type detailed in the associated Multiple Property Documentation Form, "North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959," and as a rare example of the once popular Mediterranean Revival Style, which is covered in the same MPDF.

Narrative Description

The Kinter K. Koontz House is located at 7620 North 7th Street in North Central Phoenix. It is a residential property consisting of three buildings and a swimming pool and is located on 1.7 acres. Set back from 7th Street 105 feet and reached via a long driveway, the main house is a two-story, 4,200 plus square foot building, built in 1929, and designed in

the Mediterranean Revival Style. The pool, pool house, and guesthouse, though built during the historic period, have been modified to the point that they do not possess the integrity to be contributors to this nomination.

The 1.7-acre lot is comparatively large for the area; the typical residential lot is approximately one-quarter acre. Originally, the lot was approximately nine and one-half acres. In 1940, the lot was subdivided creating the current 1.7-acre lot and a 7.8-acre lot. The property is accessible via a 125-foot driveway from 7th Street. It is also accessible from the rear of the lot, where an entrance was created during the 1990s to connect the property to Kaler Drive and 6th Street.

The front yard is spacious and is lower in elevation than the house to allow for flood irrigation. The landscape is mature with citrus trees, some dating back to the time the home was constructed. A large pine tree dominates the front yard landscape. Though open in the front, a stucco covered block wall demarcates the boundaries of the property on three sides, with an iron gated opening to 6th street on the east. Another block wall, assisted by a dog-eared redwood fence, assists in defining other spaces within the backyard, such as the pool area behind the house.

The Koontz House has an irregular plan, with a main, two-story building, a one-story south wing, and a small one-story wing on the northwest corner. The foundation of the house is concrete and the walls are stucco-covered brick. The windows are recessed multi-light, wood, fixed and casement with protruding stucco sills. The main building has a low pitched, cross-hipped roof with exposed eaves and ornate rafters. The south wing has a low pitched, gable roof, also with exposed eaves and ornate rafters. Both roofs are sheathed in rounded clay tiles. The northwest wing has a flat roof, with low parapet.

A one-story addition on the southwest corner of the house is flat roofed and, in cooperation with the northwest wing and the rear of the house, creates a courtyard between the house and pool. Porticos face into the courtyard, with stucco-covered brick columns and thick wooden architraves supporting shed roofs with rounded clay sheathing, open rafters, and ornate rafter tails. A flat-roof addition, which includes a two-bay carport and two-bay garage, extends north from the northwest wing. This addition has a short shed roof with box-corniced eaves, on the front. To the northeast of the addition is the guesthouse, which, due to drastic modifications that detrimentally affected its integrity, is a non-contributor.

The front façade of the main structure faces east towards 7th Street and is seventy feet long. A tall, tile-capped chimney, flanked by five-light French doors under fanlight windows, dominates the façade of the south wing. On the main building, the house is entered through a recessed, paired arch entry with decorative tiles framing a slab door and a small, fixed stained glass window with wrought iron grill. On the first story of the main building, an eight-light fixed window with sidelights and transoms and a smaller triple set of three-light casements provide both light and ventilation. Above the entrance is a fixed, six-light window, and, to the right, three, four-light casement windows and a set of five-light French doors with a wrought iron balconet.

Two fixed eight-light windows are located on the gable wall on the south wing and a set of paired, three-light casement windows are located on the south wall of the second floor of the main building. On the northern façade, another chimney extends from the ground through the slope of the northern-most hip and is flanked by paired, four-light, wood casement windows on the first floor, and fixed six-light wood casement windows on the second floor. On the northwest corner of the main house is an entrance on the first floor via a door with a six-light window in the upper panel. To the right of the door are two six-light casement windows. All are topped by a short, rounded clay tile clad shed roof with ornate brackets. On the second floor, where the sleeping porch was enclosed, are three, eight-light casement windows. A third chimney is located on the north side of the roof of the northwest wing.

A gate within the rear of the carport leads to the backyard. The north and west walls of the northwest wing are without openings, however, from beneath the portico, two sets of paired French doors enter the south wall from the courtyard. On the first floor of the rear façade, and cater-corner from the northwest wing, a slab door enters into the main house. To the right of the door is a portico with shallow alcoves on the wall leading to a single French door. The portico extends along the west wall, past a paired set of French doors with sidelights, and along the north wall of the southwest addition, which has a French doors also provide ingress and egress to the house from the courtyard, including a paired set with sidelights, and another paired set of French doors. On the upper floor, where the sleeping porch was enclosed, is a door with a single-hung window in the upper panel. This door opens up to the roof of the northwest wing. Two decorative glass windows are located on the second floor of the rear façade.

The courtyard opens up to the swimming pool. While a pool was installed during the historic period, as was the pool house, both have been modified—the pool in its shape and the addition of a hot tub, and the pool house with a shed roof and the addition of outdoor shower alcoves—and therefore do not possess the integrity required to be contributors to this nomination. A built up roof on the south side of the southwest addition covers the air conditioning units.

Integrity

The design of the Kinter K. Koontz House and its setback create a monumental presence when viewed from 7th Street. Though the front façade of the main house and wing are essentially unaltered, there have been some changes made to the house. An addition was added to the northwest wing creating a carport and garage. An addition was also added to the southwest corner of the south wing. A sleeping porch on the second floor has been enclosed, and the lack of windows on the upper rear facade leads the researcher to believe that some windows may have been removed. Some of these modifications were sensitive to the original design of the house, while others are not visible from the front, and hence, do not alter its massing or sense of feeling. Like all other properties that can be covered by the MPDF "North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959," the size of the original lot has been reduced, but in this case it was done during the historic period. In addition, the mature landscape and location on a prominent street in the Orangewood subdivision exemplify the house's association with rural estate development in North Central Phoenix and, with its design, workmanship, and materials, the Koontz House is a fine representative of the once popular Mediterranean Revival Style.

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 grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

- ARCHITECTURE
- COMMUNITY PLANNING AND DEVELOPMENT
-
-
-

Period of Significance

1929-1959

Significant Dates

1929

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Period of Significance (justification)

The period of significance is from 1929, when the house was built, to 1959, when the rural area was annexed by the city of Phoenix.

Criteria Considerations (explanation, if necessary) n/a

Statement of Significance Summary Paragraph

The Kinter K. Koontz House is a rural estate home designed in the Mediterranean Revival Style. The home is eligible for the National Register of Historic Places under Criterion A, "Community Planning and Development" because it is one of the few remaining homes that are representative of rural estate subdivision development trends in North Central Phoenix during the period 1895 to 1959. The Koontz House is also eligible under Criterion C, "Architecture" because it embodies the distinctive characteristics of Mediterranean Revival-style architecture that developed in North Central Phoenix during the same period. For a more detailed explanation of both contexts, please refer to the associated Multiple Property Documentation Form, "North Central Phoenix Farmhouses and Rural Estates Homes, 1895-1959."

Narrative Statement of Significance (provide at least one paragraph for each area of significance)

The Koontz House is significant under Criterion A because it is an excellent example of a rural estate in the North Central Phoenix area as detailed in the associated MPDF "North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959." This area features most of the few remaining high-style rural estates and rare farmhouses in the middle of the greater Phoenix metropolis. The Koontz House is located on a prominent street, 7th Street, and the property retains most of its architectural integrity as well as many of its original characteristics such as mature, well-maintained landscaping, and a long driveway. The lot size is 1.7 acres in an area where average lots size is under ¼ acre. The house is 4,200 square feet in an area where the average house is 2,500 square feet. These features convey a sense of feeling and association of rural estate subdivision development trends during the period 1895-1959.

The Koontz House is also significant under Criterion C as an excellent example of rural estate homes described in the MPDF "North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959," because it is one of the best examples in North Central Phoenix of this property type designed in Mediterranean Revival Style. Characteristic of this style, the house features: two-story massing; a tile roof with overhanging eaves; multi-light, steel casement windows; a wrought iron balconet. Other design features that help convey its picturesque qualities are the arcaded recessed entry and tall, tile-capped chimney, which dominates the façade of the one-story wing. It is a well-preserved example of its style, and possesses a high degree of original architectural integrity.

Developmental History

Located in the prestigious Orangewood subdivision, the house was built in 1929 as a residence for engineer Kinter K. Koontz. Born in 1885 in Johnstown, Pennsylvania, Koontz was a graduate of the Michigan College of Mining and Technology in Houghton, Michigan. Upon moving to Arizona in 1908, Koontz worked as a mining engineer and land attorney for the Shannon Copper Company in Morenci, Arizona, where he remained until 1911. After brief stints as the Division Engineer of Los Angeles County and Engineer for the Arizona State Land Commission, in 1916, he joined the Phoenix firm of John H. Page & Company, where he dabbled in cattle, mining, and real estate until his retirement in 1945.

Though Koontz had purchased the 9.5-acre lot in 1924, construction on the house did not begin until over four years later. Koontz and his family occupied the home from 1929 until 1940, when he sold the property to Albert and Anna Rothenberg. The Rothenbergs immediately subdivided the property, creating current the 1.7-acre lot with the house, and a 7.8-acre lot with citrus orchards. They then sold the two lots to Dr. Louis B. Baldwin and wife Katherine. During the 1940s, the Baldwins installed the swimming pool, and upgraded the house's heating and air conditioning plants. The sleeping porch was probably enclosed during this period. Katherine obtained the property in a divorce settlement in 1949 and sold the house and its reduced lot to the Robert and Geraldine Fletcher in 1955. Baldwin retained the other acreage, selling it to developers in 1959. The Fletchers added the additions to the house and guesthouse in the 1960s. The modifications to the pool and pool house came later.

9. Major Bibliographical References

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

Baldwin v. Baldwin, Docket 366. Superior Court, Maricopa County, 1949.

Book of Agreements, vol. 49, Phoenix: Maricopa County Recorder's Office, 1940.

Book of Deeds, vols. 334, 343. Phoenix: Maricopa County Recorder's Office, 1940.

Book of Maps, vols. 2, 85, and 89. Phoenix: Maricopa County Recorder's Office, 1895, 1959, and 1960.

Book of Mortgages, vol. 334. Phoenix: Maricopa County Recorder's Office, 1940.

Frank Harmonson Co. v. Baldwin and Baldwin, Docket 252. Superior Court, Maricopa County, 1948.

Joint Tenancy Deed, Docket, 1734. Phoenix: Maricopa County Recorder's Office, 1955.

Men and Women of Arizona: Past & Present. Phoenix: Pioneer Publishing Co., 1940.

Murray, Vincent S., and Kevin Weight, "North Central Phoenix Farmhouses and Rural Estate Homes," National Register of Historic Places Multiple Property Documentation Form. Arizona State Historic Preservation Office, 2009.

North Central Corridor Estate Survey: Phoenix, Arizona. Tempe: Woodward Architectural Group, 1993.

Quit Claim Deed, Docket 1271. Phoenix: Maricopa County Recorder's Office, 1954.

Warranty Deed, Docket 2987. Phoenix: Maricopa County Recorder's Office, 1955.

Who's Who in Arizona 1938-40. Tucson: Jo Connors, 1940.

Previous documentation on file (NPS):

Primary location of additional data:

- 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 # _____

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 1.7 acres
(do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1 12 401201 3712403
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description

The boundary of the property is that of Maricopa County Assessor's parcel number 160-38-001, which is the eastern 281 feet and northern 265 feet of Lot 8, Block 8, of the Orangewood subdivision.

Boundary Justification

The current lot is the remaining 1.7-acre section remaining from the subdivision of the 9.5-acre Lot 8, Block 8 of the Orangewood addition in 1940.

11. Form Prepared By

name/title Vincent Murray, Historic Preservation Consultant
organization Arizona Historical Research date June 2, 2011
street & number 5025 North Central Avenue, Suite 575 telephone (480) 829-0267
city or town Phoenix state AZ zip code 85012
e-mail vince@azhistory.net

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
 - **Continuation Sheets**
 - **Additional items:** (Check with the SHPO or FPO for any additional items)
-

Photographs:

Photograph List

Photographer: Vincent Murray

Date Photographed: August 23, 2010

Description of Photograph(s) and number:

1. Façade of front, facing west
 2. Façade of front, facing northwest
 3. Carport and garage addition, facing west
 4. Non-contributing guesthouse, facing northwest
 5. South wing gable end, facing northwest
 6. South wing east front façade, facing southwest
 7. Entry and southern main building front facade, facing west
 8. North façade, facing southwest
 9. Northwest corner of main building, facing south
 10. Northwest addition and former second floor sleeping porch, facing northeast
 11. Rear façade of main building, facing east
 12. Rear façade of addition and southwest addition, facing east
 13. Non-contributing pool house, facing west
 14. Non-contributing swimming pool, facing south
-

Property Owner

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

name Cheri McCracken and Mark Pringle
street & number 7620 North 7th Street telephone (602) 870-0554
city or town Phoenix state AZ zip code 85020

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including 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, PO 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

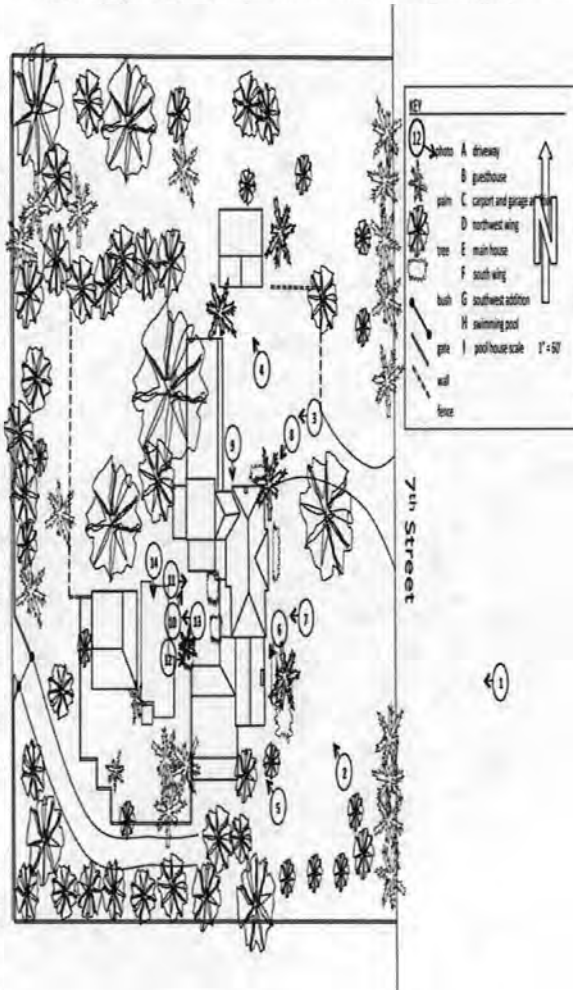
National Register of Historic Places Continuation Sheet

Koontz, Kinter K., House
Name of Property

Maricopa County, Arizona
County and State

Additional Documentation Page 8

North Central Phoenix Farmhouses and
Rural Estate Homes, 1895-1959
Name of multiple property listing (if applicable)



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Koontz, Kinter K.

MULTIPLE NAME: North Central Phoenix Farmhouses and Rural Estate Homes, 189
5-1959

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 6/10/11 DATE OF PENDING LIST: 6/29/11
DATE OF 16TH DAY: 7/14/11 DATE OF 45TH DAY: 7/26/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000463

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 7.20.11 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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.



1. Kinter K. Koontz House
Maricopa County, Arizona



2. Kinter K. Koontz House
Maricopa County, Arizona



3. Kinter K. Koontz House
Maricopa County, Arizona



4. Kinter K. Koontz House
Maricopa County, Arizona



5. Kinter K. Koontz House
Maricopa County, Arizona



6. Kinter K. Koontz House
Maricopa County, Arizona



7. Kinter K. Koontz House
Maricopa County, Arizona



8. Kinter K. Koontz House
Maricopa County, Arizona



9. Kinter K. Koontz House
Maricopa County, Arizona



10. Kinter K. Koontz House
Maricopa County, Arizona



11. Kinter K. Koontz House
Maricopa County, Arizona



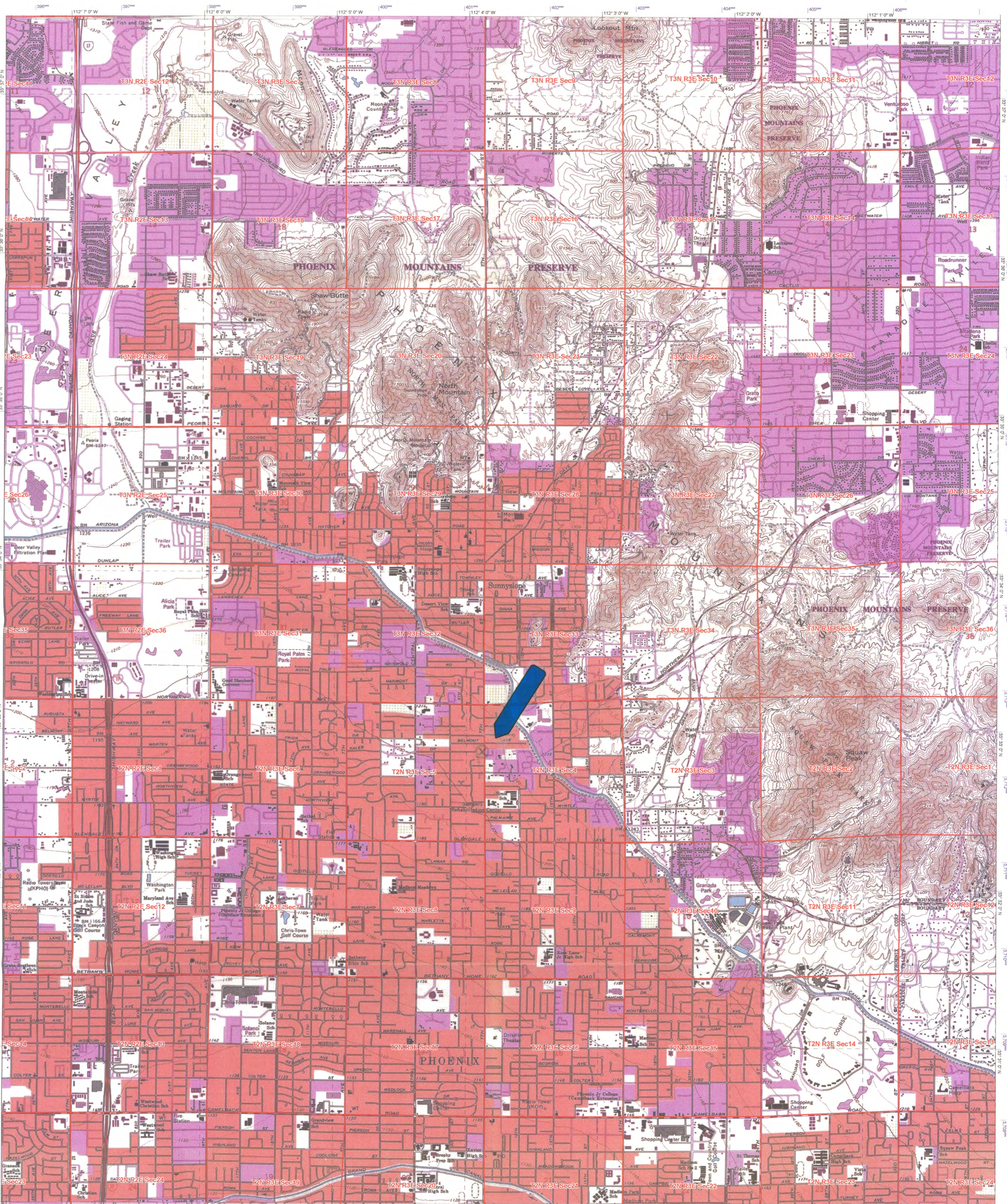
12. Kinter K. Koontz House
Maricopa County, Arizona



13. Kinter K. Koontz House
Maricopa County, Arizona



14. Kinter K. Koontz House
Maricopa County, Arizona



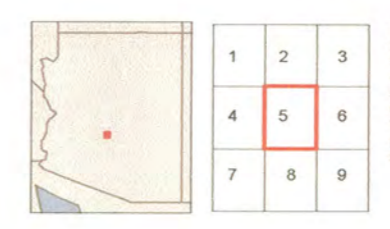
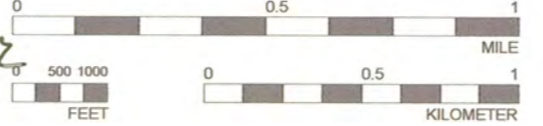
NAD27 Horiz. Datum / UTM Zone 12S
 This map was printed from a seamless mosaic of USGS quads that were scanned and enhanced by National Geographic Holdings, Inc. As with all maps, inaccuracies may exist and conditions may change. User assumes all risk associated with the use of this map.



TN MN
 12°
 Magnetic Declination
 On 7/5/2006

*Roontz House
 PHX, MARICOPA CO*

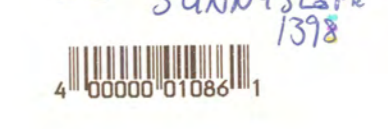
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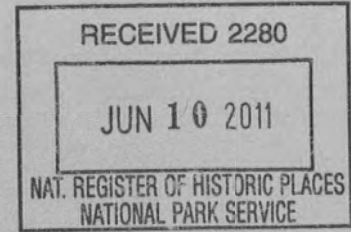


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7	8	9

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 1389
SUNNYSLOPE 1398

Sunnyslope, AZ 18742
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June 6, 2011

Carol Shull
Keeper of the National Register
National Park Service
1201 Eye Street, NW 8th Floor (MS2280)
Washington, D.C. 2005-5905

**RE: KINTER K. KOONTZ HOUSE
PHOENIX, MARICOPA, AZ**

Dear Ms. Shull:

I am pleased to submit the National Register of Historic Places Registration Form for the property referenced above.

Accompanying documentation is enclosed, as required. Should you have any questions or concerns please contact me at vstrang@azstateparks.gov or at 602.542.4662.

Sincerely,

Vivia Strang, CPM
National Register Coordinator
State Historic Preservation Office

Enclosures

VS:vs

Arizona®
State Parks

Janice K. Brewer
Governor

**State Parks
Board Members**

Chair
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Walter D. Armer, Jr.
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Larry Landry
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State Land
Commissioner

Renée E. Bahl
Executive Director

Arizona State Parks
1300 W. Washington
Phoenix, AZ 85007

Tel & TTY: 602.542.4174
AZStateParks.com

800.285.3703 from
(520 & 928) area codes

General Fax:
602.542.4180

Director's Office Fax:
602.542.4188

