

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 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.



## 1. Name of Property

Historic name: Coffelt-Lamoreaux-Homes Historic District

Other names/site number: \_\_\_\_\_

Name of related multiple property listing: \_\_\_\_\_

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

## 2. Location

Street & number: 1509 S. 19<sup>th</sup> Drive

City or town: Phoenix State: AZ County: Maricopa

Not For Publication: ☐

Vicinity: ☐

## 3. State/Federal Agency Certification

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

\_\_\_ national \_\_\_ statewide X local

Applicable National Register Criteria:

X A \_\_\_ B \_\_\_ C \_\_\_ D

James W. Garrison

31 OCTOBER 2014

Signature of certifying official/Title:

Date

Arizona State Parks/State Historic Preservation Office

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official:

Date

Title :

State or Federal agency/bureau  
or Tribal Government

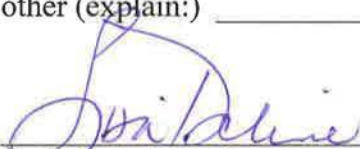
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#### 4. National Park Service Certification

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 of the Keeper

12/31/14  
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 ☐

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>151</u>	<u>0</u>	buildings
<u>2</u>	<u>0</u>	sites
<u>0</u>	<u>2</u>	structures
<u>0</u>	<u>0</u>	objects
<u>153</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register \_\_\_\_\_

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

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**Current Functions**

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT – Ranch Style

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Foundation: CONCRETE  
Walls: CONCRETE  
Roof: ASPHALT SHINGLES

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

### Summary Paragraph

Coffelt-Lamoreaux Homes is a public housing complex located in southwest Phoenix approximately three miles west-southwest of downtown. The site is 37.75 acres, regular in form and approximating an "L" in shape. It runs along the west side of 19<sup>th</sup> Avenue, which is a primary north-south arterial along the west side of the city. The adjacent lands are light industrial. The parcel has 150 duplex units, plus a 1.5-acre playground and maintenance building. Individual units are located in a grid generally (located oriented away from the street) in rows of two or four. Units are organized front to front and rear to rear. Individual units do not have land boundaries. Landscaping includes mature trees, shrubbery and lawn, all of varying condition. The units are uniform in materials, generally concrete block construction with cross gable wood framed roofs. There are four types of units, defined by the number of bedrooms (one to four bedrooms). Of the complex, half are two-bedroom and one-third are three-bedroom. In size, buildings vary from 1,100 to 2,300 square feet; individual residences are half that number. The units may be termed durable and austere. The property was modernized in the 1980s. At that time, the evaporator cooler was moved from the rooftop of each unit to the side while kitchens and bathrooms were modernized. The complex has a high degree of integrity.



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## Narrative Description

Coffelt-Lamoreaux Homes is a public housing complex located in southwest Phoenix. The site is approximately one-and-a-half miles south of the State Capitol and approximately three miles southwest of the center of downtown Phoenix.

The site is 37.75 acres, regular in form and approximating an "L" in shape. It measures 1651 feet along the north-south axis and 1288 feet along the east-west. At the southeast corner is a notch 250 feet (east-west) by 350 feet (north-south) that is excluded; at the northwest is a notch 990 feet (north-south) by 406 feet (east-west).

The parcel runs along the west side of S. 19<sup>th</sup> Avenue, which is a primary north-south arterial along the west side of the city with two lanes of traffic in each direction. The adjacent lands are typically light industrial. Across 19<sup>th</sup> Avenue is a large used automobile auction operation. Along the south property line at the east, with access from 19<sup>th</sup> Avenue, is Griggs Products, a major distributor of cultured stones for landscape and construction. At the west, with access from the south off Durango Street, is the Arthur M. Hamilton grade school and associated playgrounds. The west side of the property is dominated by a large auto salvage yard and truck sales with access off Buckeye Road.

In total, the parcel has 153 contributing resources. This number includes designation of the overall district plan, developed as a unified whole, as one contributing site resource. It also includes the 150 duplex residential units and the one management/maintenance building as contributing buildings. The community recreational area adjacent west to the management/maintenance building is also counted as a contributing site. Within this area there are two sets of playground equipment covered by sunshades; these are included in the resource count as two non-contributing structures.

Access to the complex is limited to two westerly streets off 19<sup>th</sup> Avenue, Yavapai Street on the north and Pima Street on the south. The perimeter is otherwise fenced, although there is a walkway from the complex's southwest corner to the neighboring school grounds. Access within the complex is facilitated by 19<sup>th</sup> Drive, 20<sup>th</sup> Avenue and 21<sup>st</sup> Avenue, all of which run north-south, while Cocopah Street provides additional east-west access. Streets are typically 55 feet across.

Individual units are located in a grid. Between streets, the grid is four units across; at the perimeter, the grid is two units across. With the exception of Yavapai Street, units are all perpendicular to the street, organized in rows that alternate face to face and rear to rear. Sidewalks run parallel and perpendicular to the streets with access to units by a perpendicular walkway (which is parallel to the street) that leads to a concrete slab porch across the front of each unit. Along Yavapai Street, the units are parallel to the street with walkways that are perpendicular to the street. Rear doors are marked by individual concrete slabs.

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In general terms, the complex does not have unit fencing and individual units do not have land boundaries, though rear yards typically have clothes lines that are associated with the adjacent unit. Landscaping is limited, with trees and shrubbery in varying condition and varying age. Areas between walkways are lawn, again of varying condition. Although individual units do not have proprietary interest in adjacent grounds, as with the units themselves, occupants of certain units have invested time and energy in the care of the landscape.

At the center of the complex is the management/maintenance building with an adjacent 1.5 acre playground. This site is located on the north side of Pima Street between 19<sup>th</sup> Drive and 20<sup>th</sup> Avenue. The maintenance building is one-story "L" shaped, approximately 146 feet north and south and 70 feet east and west. In form, it is similar to the surrounding duplex buildings, one-story in height, painted concrete block exterior and low-gable roof. The building houses the management office for the complex (and originally the offices of the housing authority), as well as a 1600 square foot maintenance shop at the north and a similar sized space at the south as community room. To the north of the maintenance space was originally a small maintenance yard; today this yard also includes temporary metal storage sheds. To the west is the playground. Original plans envisioned this space as a passive green space; today, it contains a baseball field at the northwest corner and shaded playground equipment.

The rest of the complex has 150 duplex buildings. They are uniform in materials: concrete foundation and floor, concrete block walls, wood truss cross gable roofs with asphalt shingles over plywood. At each end of the buildings is an evaporator cooler servicing one half of the duplex. Doors are hollow metal; the front door has a steel framed screen door with horizontal starburst decoration. The rear door is half-light wood. Windows are double hung steel sash in steel frame with six-lights-over-six. Most but not all, windows are covered with a casement style steel frame screen. Interior finishes are also uniform with painted concrete block walls, painted gypsum board ceilings and linoleum flooring. Each bedroom has a small closet that extends from the perimeter walls, while living rooms have a small coat closet. The kitchens have modern cabinets and bath fixtures have also been modernized. Laundry rooms were a later addition to each unit and are accessed through the kitchen to the back door. The units may be termed as austere. In organization, while both units of a duplex face the same direction, the units are mirror images of each other. Apart from size, variation in design is limited to the form of the concrete divider between units.

Of the 150 units, eight are one-bedroom, 75 are two-bedroom, 52 are three-bedroom and 15 are four-bedroom. Generally, units of varying sizes are interspersed throughout. Two bedroom units, which make up half the complex, are both clustered at the center between 19<sup>th</sup> Drive and 20<sup>th</sup> Avenue and Yavapai and Pima Streets, where it is the only housing type, and interspersed throughout the remainder of the complex. The large four-bedroom units are alternated west of 20<sup>th</sup> Avenue with three-bedroom units and they also line 19<sup>th</sup> Drive south of Pima. The one-bedroom units are interspersed toward the south. Units vary by size: Type A-2 is a rectangle, 43.5 feet across and 25 feet deep with approximately 1,109 square feet. Each unit of the duplex is a 1-bedroom with roughly 550 square feet. Each unit has a separate concrete slab at the entry with the gable roof then extending over the slab to provide weather protection. Between the doors is a small lawn space. Type B-1 is also a rectangle, also 25.5 feet deep but 56 feet across with approximately 1,569 square feet. It has a single concrete slab porch that serves both units with the gable roof extending over both doorways. A concrete block wall separates

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the doorways. Type B-1 is a duplex with two two-bedroom units, each with 775 square feet. Type C-1 also is a rectangle, slightly wider at 27 feet and longer at 65.5 feet. In total, it has approximately 1,930 square feet. It too has a single slab porch for both entries with the gable extending down to cover both doors. Rather than a straight concrete block wall to separate, here the divider consists of painted angled metal poles. Type C-1 is a duplex with two three-bedroom residences, each with approximately 965 square feet; the bedrooms are clustered to the outer side and accessed by a short hall. Finally, Type D-1 is also a rectangle, at 27 feet wide like Type C-1 but 83.5 feet across, giving it 2,287 square feet. Also a duplex, each unit has four bedrooms with 1,150 square feet. Type D-1 is distinguished by having a recessed front porch slab and a straight roof line.

**Character-Defining Features:** As described in Section 8, the historic values are found in the property being the County's first public housing project. That project was defined primarily 1) by the decision to locate affordable housing units in a duplex configuration (as opposed to single family or more high density forms); 2) by the site development which organized properties along a central sidewalk, oriented away from the street, facing front-to-front and rear-to-rear, with a central management facility. Hence, the historic values are largely embedded in the organization of the district and in the exteriors of the buildings. Of particular importance are the street and sidewalk grid, the central playground/management building, block-to-block and building-to-building grouping and orientation, and individual building massing. Also important is the undivided open landscape character whereby individual units and buildings do not have a formally defined "yard," but that the site has largely open vistas parallel to the units at the front and rear. In this context, too, the unit interiors are not character-defining, and rear elevations are secondary to front elevations.

### Major Alterations

There have been few major alterations at Coffelt-Lamoreaux Homes over time. In the late 1980s, units were modernized. This modernization featured three changes: 1) the evaporator was moved from the roof to the side of each unit; 2) a small laundry room was constructed at the rear of each unit; 3) the kitchens and baths were modernized with new fixtures and cabinets.

In terms of the larger site, the only major alteration was along 19<sup>th</sup> Avenue in conjunction with the I-10 related street widening. At that time, the current parking lane was made into a traffic lane and a new parking lane for use by the tenants was carved into the east property line. For additional safety, the metal fence and brick gateways were constructed. Other changes include development of the central park into more of a playground; on the one hand, this redefinition modified the green space, but did not fundamentally alter the space as the central park space serving the Coffelt-Lamoreaux community. Other lesser changes include slight changes to sidewalks and degradation of original plantings.

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## 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 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

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**Areas of Significance**

(Enter categories from instructions.)

POLITICS/GOVERNMENT

SOCIAL HISTORY

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1954-1965

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1954

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Lescher & Mahoney

\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance (justification)**

The period of significance begins in 1954, the year of construction, and continues to 1965, the National Register's 50-year threshold.

**Criteria Considerations (explanation, if necessary)**

N/A



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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Housing Authority of Maricopa County (HAMC) today owns over 790 units of public housing in 16 communities throughout Maricopa County. Coffelt-Lamoreaux Homes was the agency's first public housing construction project and today continues to represent nearly 40 percent of the agency's inventory. The agency was created in 1943 specifically in response to the need for worker housing during World War II. The Agency's initial inventory was transferred from other entities. Only with the construction of Coffelt-Lamoreaux Homes nearly a decade later did the agency face the defining question of public housing: first, is it the government's responsibility to provide "last resort housing" for its community, and second, if so, what is the nature of that housing. In the process of building Coffelt-Lamoreaux, Maricopa County answered the first questions in the affirmative. As to the second, Coffelt-Lamoreaux demonstrated locally a belief that the creation of a home setting offered the potential for social uplifting. Coffelt-Lamoreaux is eligible as a locally significant resource for the National Register under Criteria A in the category of POLITICS/GOVERNMENT and SOCIAL HISTORY.

**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

**Criterion A: POLITICS/GOVERNMENT**

As a cultural resource, Coffelt-Lamoreaux Homes is the first and largest physical manifestation of Maricopa County Government's assumption of the responsibility to provide affordable housing to its residents. Today, few would question that responsibility. However, it was not until the early 1950s when HAMC pursued available federal monies under Title 3 of the Housing Act of 1949 that the issue was locally addressed and resolved.

The history of public housing is relatively short. Through the nineteenth century and into the first decades of the twentieth century, housing for the poor was considered exclusively the domain of private enterprise and social agencies. Publications such as Jacob Riis' How the Other Half Lives sparked attention to housing conditions but for local governments this spark only led to efforts to improve conditions by regulation and building codes. In general terms, permanent government built housing did not come into existence until the New Deal, under President Franklin Roosevelt. The specific legislation was Title II, Section 202 of the National Industrial Recovery Act. That act directed the Public Works Administration to develop programs for the "construction, reconstruction, alteration, or repair under public regulation or control of low cost housing and slum clearance projects." Even with this directive, initial efforts focused on only providing low-interest loans to groups to provide the housing. True subsidized public housing started with the Housing Act of 1937, the Wagner-Steagall Act; that law created the United States Housing Authority and provided for federal subsidies to be paid to local public housing agencies to improve living conditions for low-income families.<sup>1</sup>

<sup>1</sup> Laura Bobeczko, Paul Lusignan, Judith Robinson and Jeffrey Shrimpton, *Historic Context: Public Housing in the United States, 1933-1949*, E-16-17.

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Non-federal government action was equally limited. In 1917, Massachusetts created the Homestead Commission to buy land to build wage-earner housing; the state supreme court however directly warned that the program was not to become a plan for pauper relief and the program dissolved in 1919. In 1921, California assisted Great War veterans and their widows with the Veterans Farm and Home Purchase Act, setting up a low-interest revolving loan fund. At the same time, New York State modified its code to allow insurance companies to invest in housing, provided that rent was controlled; the Metropolitan Life Insurance Company built its first development in New York City in 1924. Rents there were nine dollars per month per room when market rents were fifteen dollars. The New York Housing Law of 1926 provided further incentives to provide builders to create wage-earner housing.<sup>2</sup>

The experience of the City of Phoenix is well documented in Gabriela Dorigo and Helena Ruter's "Public Housing in Phoenix: 1940-1970." The document is a historic context statement for the City and incorporates the development specifically of Marcos de Niza, Frank Luke, Matthew Henson, Sidney Po. Osborn and A. L. Krohn city projects.

For Arizona, and Phoenix area specifically, housing was entirely a matter of private enterprise for most of the 1930s. At the start of the decade, Phoenix was a town of 48,000 with an economy based largely in agriculture, which relied on a cheap labor force. A large percentage of the poor were black, Mexican, Chinese and Native American, providing a cheap labor source, particularly for agriculture. These populations suffered enormous poverty; in 1933, 59 percent of the Mexican population and 51 percent of the black population were on relief compared to only 11 percent of the Anglos.<sup>3</sup>

Through the decade, the city also experienced an influx of mostly Anglos looking for a future but for whom present, reality was poverty.<sup>4</sup> There are constantly arriving in the Phoenix area families in broken down automobiles, or through any way possible, usually with children or sick family members of the family, tragically searching for a place where the climate is milder through the winter . . . Thinking that this is an agricultural area, they hope it will furnish them with something to eat."<sup>5</sup>

William Collins describes the Phoenix situation well in The Emerging Metropolis<sup>6</sup>:

In and around Phoenix, there existed areas of concentrated poverty where poor families often built their own shelter or rented rooms or apartments. These were the people who supported themselves and their families with the kinds of jobs supplied at the lowest end of the urban and agricultural economy – the pick-swinging, shovel-digging work on the irrigation system, the cotton and fruit picking in the fields and orchards, the sanitation work, and the household service work. These areas contained the largest portion of minority populations of Blacks, Hispanics and Indians, as well as poor Whites. In fact, the slums were the earliest integrated communities in the Valley. Intermingled with people were horses, cows, goats, and chickens, reflecting the semi-rural environment of the Phoenix outskirts. Too often, families that could have afforded more substantial dwellings lived in shacks at exorbitant

<sup>2</sup> Laura Bobeczko, Paul Lusignan, Judith Robinson and Jeffrey Shrimpton, *Historic Context: Public Housing in the United States, 1933-1949*, (1999), E-16-17

<sup>3</sup> Bradford Luckingham, *Minorities in Phoenix*, (Tucson, AZ: The University of Arizona Press, 1994), 39.

<sup>4</sup> Bradford Luckingham, *Phoenix: The History of a Southwestern Metropolis*, (Tucson, AZ: The University of Arizona Press, 1989), 8.

<sup>5</sup> Ibid, 103.

<sup>6</sup> William S Collins, *The Emerging Metropolis: Phoenix, 1944-1973*, (Phoenix, AZ: The Arizona State Parks Board, 2005), 161.

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rents because of the barriers of discrimination. Others, including large populations of transient agricultural laborers, simply built hovels of cast-off lumber, sheet metal, and cardboard, with newspapers for insulation on parcels of open ground where the owners simply didn't care.

Despite the problem, solutions were slow in coming. The idea of public housing ran into a number of obstacles, the foremost being ideological opposition to the idea of government provided housing for its citizens and criticism of the government competing with the private market.<sup>7</sup> No politician stepped forward. For the most part, employed Phoenix residents, who mostly lived on the north side of town, were oblivious to the problem. Within the city, however, a driving force for change was found in Father Emmet MacLoughlin, a Catholic priest who arrived in Phoenix in 1934. In particular, he organized the local community to convince state legislators to approve public housing with funds through the Wagner-Steagall Act. The City of Phoenix appointed a housing authority and named Father MacLoughlin as the chairman. Despite a great public outcry, and perhaps because funding came from outside the city, Father MacLoughlin persevered so the city Housing Authority secured a \$1.9 million grant to build 600 units in three public housing projects, one for Anglos (Frank Luke, Jr.), one for "colored" (Matthew Henson) and one for Mexicans (Marcos de Niza). The first was located in east Phoenix, the other two located in south Phoenix. These projects were completed in 1941.<sup>8</sup>

In design terms, Public Works Administration-funded projects were similar, drawing on the Garden City movement and European modernism. Salient qualities included use of a superblock, low density, open courts, the incorporation of community facilities and compact unit layout.<sup>9</sup> Socially, the Spartan-like facilities were thought to discourage long-term residency. These design qualities are reflected in all three of the early Phoenix projects.<sup>10</sup> Later, in 1946, the Federal Housing Authority codified many of these design directions in a bulletin entitled: *Public Housing Design: A Review of Experience in Low Rent Housing*. That primer discussed the success of the superblock with a de-emphasis on through traffic, interior pedestrian access ways, entrance walks for each unit, and common facilities such as playgrounds. The architects for three Phoenix projects were Lescher & Mahoney, who clearly drew inspiration from the PWA direction and who then later applied to the Coffelt project after the war.

At the time, Phoenix was only nine square miles. A significant portion of the poor lived outside the city limits in Maricopa County. Outside the City, housing was considered to be the enterprise of private investors. No known effort existed to address the need for public housing in the county in the 1930s. HAMC was formed in 1943, but creating the agency was less about responding to the needs of the poor and more about the County doing its part for the war effort.

The war effort had a significant impact on Maricopa County. Luke Air Force Base was established in 1941 in Maricopa County northeast of Phoenix. Large scale industrial facilities were built for Alcoa, Goodyear, AiResearch and others; again because of the need for land, these were all outside the city limits. As a result, during the war years, the Phoenix population grew by 35,000.

<sup>7</sup> William S Collins, *The Emerging Metropolis*, 263.

<sup>8</sup> William S Collins, *The Emerging Metropolis*, 175-76.

<sup>9</sup> Gabriela Dorigo and Helena Ruter, *Public Housing in Phoenix: 1940-1970: Historic Context and Documentation*, 9.

<sup>10</sup> Dorigo and Ruter, *Public Housing in Phoenix: 1940-1970: Historic Context and Documentation*, 10.



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In response, the Public Housing Administration directly built worker housing, as did the manufacturing facilities and the military. Not surprisingly then, HAMC's initial activities focused on the management of much of this housing. Its first responsibility was management of Alzona Park, a complex of 800 units near Alcoa. In short order, it also took over management of other complexes including Alamo Place, facilities in Gila, Scottsdale and adjacent to Luke Air Force Base. It also took over a trailer park in Tolleson.

It was only after the Housing Act of 1949 was passed that the battle over whether government should be in the public housing business re-emerged. With significant federal subsidies available, HAMC as well as the Housing Authority of Phoenix sought to capture these resources to support their broader mission. The county sought to use funds to clear slums and build 1500 units. Federal officials approved 500 units. Opposition was both vociferous and vocal, led by the Phoenix Real Estate Board and Chamber of Commerce. Opposition also came from within HAMC's Board, with Vice Chairman Cecil Drew opposing the construction of any permanent housing. Permanent housing, he said, was "a job for private business".<sup>11</sup> Despite Drew's subsequent resignation, HAMC – with direct approval from the Board of Supervisors - moved forward with its application and its project, Coffelt-Lamoreaux Homes. That project was completed in 1954 and established the local county precedent that it was the responsibility of the County and HAMC specifically to construct and manage permanent public housing. In the ensuing decades, HAMC has come to fulfill the traditional and broad-based goal for local housing authorities: "To improve the quality of life of families and strengthen communities by developing and sustaining affordable housing programs; and to be a leading housing authority by exemplifying best practices, offering innovative affordable housing programs, and expanding accessibility throughout Maricopa County."<sup>12</sup>

### **Criterion A: SOCIAL HISTORY**

Parallel to the political question of "whose responsibility is it to build housing for the poor?" was the social question of what form that housing should take. To what extent should public housing create a socially uplifting environment, or should that environment simply be one of warehousing?

The "American Dream" of homeownership dates to the late nineteenth century. Americans viewed apartment living as an aberration. Close proximity and shared facilities was believed to encourage promiscuity, as did the proximity of the living room to the bedroom. Worse, critics feared that apartment dwellers would fall under the influence of Bolsheviks. The apartment was blamed for rising divorce rates, declining birth rates, premarital sex and the social and economic disparities between rich and poor.

Then Secretary of Commerce, Herbert Hoover, launched the campaign "Own Your Own Home" in 1921, a campaign supported by a broad coalition of developers, realtors, architects, government officials and sociologists.<sup>13</sup>

Social activists worked to improve living conditions among the lower classes and sought to find residential designs that were affordable. This search resulted in the creation of the bungalow, a

<sup>11</sup> William S Collins, *The Emerging Metropolis*, 270-71.

<sup>12</sup> Meeting Minutes of The Housing Authority of Maricopa County, (1943-1952) Housing Authority of Maricopa County.

<sup>13</sup> Heritage Consulting Group, Middle Income Apartment Housing Historic Context Statement.

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small unpretentious single family home typology (typically 600-800 square feet) with an emphasis on austere simplicity to promote efficiency and cleanliness. Bedrooms were small. Kitchens were like a ship's galley. Meals and family gatherings were in a single large central area, a combined living/dining room. Considered an expression of "democratic architecture", its supporters argued that it created a healthy home environment.

This heritage translated immediately to the public housing movement. The first Public Works Project, a limited-dividend project, was the Carl Mackley Houses in Philadelphia constructed in 1934-35. Architect designed, the complex placed four three-story buildings in alignment with the sun for maximum natural light. The buildings were bent at the ends and indented to create a communal court at the center. Units were covered with burnt yellow and orange industrial tiles to create a sleek, modern image. Traffic was restricted. The 300 units mostly featured a porch while the complex included a swimming pool, nursery school, cooperative grocery store and community spaces. The first "direct-built" Public Works housing were in Atlanta, Techwood Homes and University Homes, both opening in 1935-37. Both are described as "exemplifying PWA's attention to health, comfort and safety." Designs again focused on sun light and fresh air, private lawn spaces, and community amenities.

These concepts translated directly to Phoenix's public housing. "There, in 1935, were prostitutes and outlaws, the glass-eyed victims of denatured alcohol, and the innocent children of minority groups forced by the "better element" to be born and to live in the slums." To Phoenix housing advocate Placida Garcia Smith, "the greatest thing we could do to relieve the situation would be to inaugurate a slum clearance program. By providing clean homes for underprivileged families, we can give them a foundation on which they can raise themselves and their children to a better standard of living."<sup>14</sup>

As described in the history of the resource, Coffelt-Lamoreaux Homes far exceeded notions of warehousing the poor. The complex was designed by Phoenix's premier architects, Lescher and Mahoney. Adapting the form of Bungalow, the homes are organized in rows with limited automobile access. Each unit is organized around a central living/dining area, a space that by rule cannot be used as a bedroom. Amenities include air conditioning, a galley-like kitchen, multiple smaller bedrooms for privacy and durable construction. The site features elaborate landscaping to maximize shade while creating outdoor rooms. Site facilities include a playground and community room. Further support comes from onsite management. Certainly, Coffelt-Lamoreaux is economical, but its design clearly advances values of family and creating an uplifting environment.

<sup>14</sup> Bradford Luckingham, *Minorities in Phoenix*, (Tucson, AZ: The University of Arizona Press, 1994), 42-43.



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## Conclusion

The Coffelt-Lamoreaux Homes is locally significant and eligible for listing on the National Register within the context of Maricopa County under *Criterion A: Government/Politics*. The resource today represents one-third of the agency's inventory of public housing; but more importantly, it was the first physical manifestation of the County's commitment to provide public housing to its needy population, overcoming outspoken local opposition which specifically stated that public housing was not a responsibility of the county government but rather of private enterprise. The resource is also locally significant and eligible for listing on the National Register within the context of Maricopa County under *Criterion A: Social History*. It is the largest public housing complex under the jurisdiction of Maricopa County, but more importantly it was the first manifestation of the County's philosophical commitment to create public housing not simply dedicated to sheltering constituents but to creating an uplifting social environment.

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## Developmental history/additional historic context information (if appropriate)

The first residents moved into the Coffelt-Lamoreaux Homes housing project on February 15, 1954.

This complex was the first public housing construction project of the Housing Authority of Maricopa County. The agency had been created ten years earlier in the middle of World War II by the Maricopa County Board of Supervisors. The agency's initial purpose was to take over management of worker housing projects located outside the city. With war on the horizon, the federal investment in manufacturing transformed the region from a primarily agricultural economy to a surging manufacturing one with companies such as Goodyear, Garrett, Allison and Alcoa establishing major manufacturing facilities. For the most part, these large facilities were located outside the city limits, and it made sense to locate housing in relative proximity to the employers. Hence, while Phoenix had a housing agency, management of the new federally built worker housing fell to the new county agency. Projects included Alzona Park, Avondale, Thunderbird Home, Chandler Veterans Housing, William B. Long Homes, Gila Homes, as well as smaller, temporary facilities including trailer parks.

The genesis of housing complex was the American Housing Act of 1949. This piece of legislation was a keystone to President Truman's Fair Deal administration, a critical response to an acute national housing shortage and the only piece of Truman's Fair Deal agenda enacted into law. The goal of the law was "a decent home and suitable environment for every American family." The law consisted of five key ingredients, but two came to dominate the public debate: Title I of the law kick started modern day urban renewal by authorizing \$1 billion in loans to help cities acquire slums and blighted land for public or private redevelopment funding. More relevant here was Title III, which authorized federal loans and grants to build 810,000 new low-rent public housing units over the next six years, approximately ten percent of what was considered the nation's total housing needs. The law placed ceilings on construction costs and tenant incomes and stipulated that local public housing rents be at least 20 percent below the lowest comparable rents. Other aspects of the law included increased authorization of the

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Federal Housing Administration's mortgage insurance, federal funding for public housing, funding for housing and housing techniques, and permitting the FHA to provide financing for rural homeowners.<sup>15</sup>

Within the county, this opportunity bore controversy. In October, 1949, HAMC authorized its staff to prepare an application for 1500 units of low-rent housing to the Public Housing Authority. Four months later, at its March, 1950 meeting, HAMC authorized the acceptance of a \$150,000 preliminary loan from the Public Housing Administration for the construction of 500 units of low income housing. This initiative faced opposition from the Phoenix Chamber of Commerce and from the Phoenix Real Estate Board; both organizations argued that a public agency should not be in the business of constructing homes, and that such endeavors were best left to private enterprise. In the short term, this led to the resignation of two of the five HAMC Commissioners. It also led to joint meetings with the County Board of Supervisors "for the purpose of discussing thoroughly the Low-Rent Public Housing Program, in order that there would be no misunderstanding." The immediate result was to put the project on hold.

On September 10, 1951, however, the project once again began moving forward. At that meeting, HAMC selected an architect, engineer, appraiser and Title Company for what was then called "Low Rent Program."

For its architect, HAMC selected the Phoenix architectural firm of Lescher & Mahoney as supervising architects of the anticipated project. They were hired on a "fixed fee plus reimbursable costs" basis. The selection was both natural and notable. Lescher & Mahoney had been the supervising architects for three public housing projects by the City of Phoenix built in 1941. They had also, from time to time over the 1940s, provided architectural services to HAMC on maintenance projects.

*Lescher & Mahoney was the pre-eminent architectural firm in the city. Through its history, the firm completed 2,541 commissions, including residences, churches, resorts, schools, offices, and government buildings. The firm's first principal was Royal Lescher. Born in Illinois in 1882, Lescher graduated from the California Institute of Technology and began working for Phoenix's leading architect at the time, Thornton Fitzhugh. In 1910, Lescher started his own office. His first large job was the Women's Club of Phoenix, now the location of the Hotel Westward Ho with a construction cost of \$16,300. Other early commissions included the Arizona State Hospital. The second principal was Leslie J. Mahoney. Born in Missouri, Mahoney was educated at Santa Clara College but not formally trained in architecture. In the 1910s, Mahoney moved to Phoenix and joined Lescher; their major projects together included Phoenix City Hall, Shriners Temple, Post Office, and State Office Building. Both architects were involved in politics and community and wielded a substantial amount of influence. Lescher was the originator of the first board of technical registration, and belonged to the Kiwanis, Arizona Club, Riding and Polo Club, Phoenix Club, Elks Lodge and the Free Masons. Mahoney was the originator of the Phoenix City Planning Commission, served on the Chamber of Commerce, Sheriff's Posse, Botanical Gardens Board and the Board of Directors of Memorial Hospital. Their office was located in the downtown Art Deco Lescher and Mahoney Title & Trust building for over 30 years. At times there were as many as 65 people on staff which reflects the substantial amount of work the firm was doing throughout Arizona.*

<sup>15</sup> Alexander von Hoffman, *A Study in Contradictions: The Origins and Legacy of the Housing Act of 1949, Housing Policy Debate*, Vol. 11: Issue 2, (Fannie Mae Foundation, 2000), 299-325.

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Working under Lescher & Mahoney was J. Harold MacDowell as associate architect. MacDowell had been volunteering his services to HAMC on a number of design projects to that date and frankly senior in experience for the position. A graduate of McGill University in Montreal, MacDowell practiced architecture in Cleveland during World War I, designing notable buildings such as the Cleveland Public Auditorium, City Hospital, Bathhouse, The Westlake Hotel, and also serving for a period as the City Architect. In 1925, he designed the 1925 Manatee River Hotel in Bradenton, Florida. Subsequently, MacDowell moved to Pelham, New York but was denied an architect's license by the state. In the 1930s, he moved to Long Beach, California where he designed the Civic Auditorium. By the 1940s, he relocated to Phoenix. Ironically for a Phoenix resident, MacDowell was also an accomplished sailor, owner of the Lady Cleveland, which finished third in the 1925 Detroit Regatta. His known Phoenix projects include the Phoenix Federation of Musicians Building at 421 E. Monroe and F. W. Woolworth Building at 1<sup>st</sup> and Washington, both demolished.

At its March 25, 1952 meeting, HAMC finally authorized ARIZ-9-1, the construction of 300 dwellings with a total development cost of \$2,816,466. The select site was farm land located west of Phoenix outside the city limits. The 37-plus-acre site ran along the west side of 19<sup>th</sup> Avenue and consisted of four large rectangular plots of cultivated land. At Pima Street was a single concrete block house with a collection of smaller outbuildings to the southwest. To the northwest was a larger hay barn. In general terms, the surrounding area was largely agricultural with some light industry mixed in. Bonding authority was finalized in September and the site formally acquired on October 29, 1952 from Carroll and Harrietta Talbot. By November, initial plans were drawn and finally on January 8, 1953, the construction contract was awarded. In March, 1953, demolition began, followed by site development and finally unit development. Less than a year later, on February 15, 1954, the first tenants moved in.

In honor of two of the original, recently deceased HAMC commissioners, the complex was named "Coffelt-Lamoreaux Homes" after William Coffelt and Dave Lamoreaux.

The complex was distinguished in a number of ways. First, it consisted entirely as a series of duplex homes. This followed the paradigm established by the city before the war and reflects an attempt to balance development economics with social goals. Certainly, a denser development would have allowed more residential units with a lower per unit cost. At the same time, however, a single family home was recognized as the only socially proper and uplifting setting for raising families. The duplex offered a middling solution. This notion of home was further advanced by the presence of a distinct front and rear door, and by the use of individual street addresses. The units themselves were built of concrete block construction on a concrete foundation, creating a durable unit. Again, balancing economy with social goals, the complex used standardized floor plans, but intermixed units of varying sizes to create diversity. The vast preponderance of units was small family-size with 150 two-bedroom units and 104 three-bedroom units. One bedroom units, more oriented toward couples, were in short supply with only 16 units, while large 4-bedroom units were limited to 30.

The complex was also noted for its amenities. Two are noteworthy: first, each unit was planned with an evaporative air conditioner. Though recognized today as an essential to southwest living, it was only in the 1950s that home air conditioners became common. For example, the Friedrich Company of San Antonio, one of the leading air conditioning brands, only sold 500



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units in 1952. As late as 1965, according to the Carrier Corporation, only 10% of the homes across the United States were air conditioned.

Second, the organization of the site placed a priority on the pedestrian as opposed the automobile. Streets were limited and units were organized largely in rows perpendicular to the adjacent streets. Units are organized front to front and back to back, set apart approximately 55-57 feet on the front and 63 feet on the rear. Side to side, units are set approximately 36 feet apart. Access to units is achieved by concrete walkways located along the spine of the front yard with perpendicular walkways to each building. Landscaping was systematic and substantial. It emphasized livability, providing shade, color, and privacy. It also established a hierarchy and definition of space. Street trees included white mulberry while private and myrtle hedges alternated between rows of houses to shield backyards from the streets. Additional mulberry and Arizona ash trees were set at each building corner to provide shade while each front yard featured shrubbery of pineapple guava, firethorn, butterfly bush, and jasmine bush. In contrast, at the rear, each property featured a built-in clothesline and more open area presumably for play.

Given the family orientation of the complex, at the center is a 1.5-acre play area. Adjacent is a one-story "management and maintenance building" for the on-site management staff and for community use. That building includes a large 1700 square feet open room supported by a kitchen and two smaller meeting rooms. At the other end is a similar sized maintenance shop. At the center are offices and toilets.

To a very large degree, the complex was prescient of contemporary values that emphasize quality of life, public safety, and community. Management was detailed. To fund on-site management, one dollar was added to each unit's monthly rent. This provided for a staff of seven, including a manager, assistant manager, rent clerk and four maintenance staff. Rent included gas and electric. Unit sizes determined the number of occupants: A one-bedroom could have up to three. The two-bedroom allowed between two and five; the three-bedroom between four and eight. Finally, the four-bedroom had to have at least seven but not more than eleven. Lease agreements prohibited using the living room for sleeping.

A review of the City Directory provides some insight into the complex's residents. Of the 300 units, approximately five percent were vacant. Only five percent had a telephone, demonstrating both that the telephone was largely considered a luxury and one that most could not afford. One third have a woman identified as the primary occupant. A random sampling of ten percent indicated that only about one-third of the residents were employed. Jobs included the Air Force, assistant retail manager, waiter, salesman, service station attendant and agricultural worker. Also included in the population were retirees.

The City of Phoenix projects were segregated, one for "whites", one for "colored", and one for "Latin Americans". In contrast, Coffelt-Lamoreaux was not segregated.

In the ensuing fifty years, the property has continued with little change to its purpose and facilities. It remains under management by HAMC and remains a housing project. In 1959, the property was annexed by the City of Phoenix as part of a larger annexation. In 1982, street improvements in conjunction with the development of I-10 included the widening of 19<sup>th</sup> Avenue south of Buckeye Street. This resulted in the property line being shifted seven feet west. This

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led to the creation of a curb cut along the west side of 19<sup>th</sup> Avenue with parking reserved for Coffelt residents. In 1984, HAMC undertook a \$1.7 million modernization. This included four primary changes: on most units, a laundry rooms were constructed at the center rear. Evaporator units were replaced and moved from the roof, which had a tendency to leak into the units. Roofs were then repaired and resingled. Bathrooms were modernized as were most kitchens. In 1997, the building at the corner of 19<sup>th</sup> Drive and Pima Street was adapted to a child development center.



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**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 # \_\_\_\_\_  
☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

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

Name of repository: Arizona State Library; Phoenix Public Library

**Historic Resources Survey Number (if assigned):** N/A

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## 10. Geographical Data

Acreage of Property 37.75 acres

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |              |            |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

### UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

- |             |                  |                   |
|-------------|------------------|-------------------|
| 1. Zone: 12 | Easting: 0397354 | Northing: 3699649 |
| 2. Zone: 12 | Easting: 0397739 | Northing: 3700143 |
| 3. Zone: 12 | Easting: 0397474 | Northing: 3700143 |
| 4. Zone: 12 | Easting: 0397736 | Northing: 3699752 |

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**Verbal Boundary Description** (Describe the boundaries of the property.)

The Coffelt-Lamoreaux Homes are located on Property Tax Parcel 105-05-005A in Maricopa County, Arizona.

That tax parcel consists of two parcels, described herein:

Parcel No. 1: The northeast quarter of quarter of Section Thirteen (13), Township One (1) North, Range Two (2) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, EXCEPT the west 406 feet thereof; and Except the North 333 feet thereof;

And

Parcel No. 2: The North half of the Southeast quarter of the Northeast quarter of Section Thirteen (13), Township One (1) North, Range Two (2) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, EXCEPT the south 350 feet of the East 283 feet thereof.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary is both the original and legally recorded boundary lines for the property for which National Register status is being requested and includes the entirety of the property historically associated with the building.

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**11. Form Prepared By**

name/title: John M. Tess, President  
organization: Heritage Consulting Group  
street & number: 1120 NW Northrup Street  
city or town: Portland state: Oregon zip code: 97209  
e-mail: jmtess@heritage-consulting.com  
telephone: (503) 228-0272  
date: October 21, 2014

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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Description of document(s) and number:

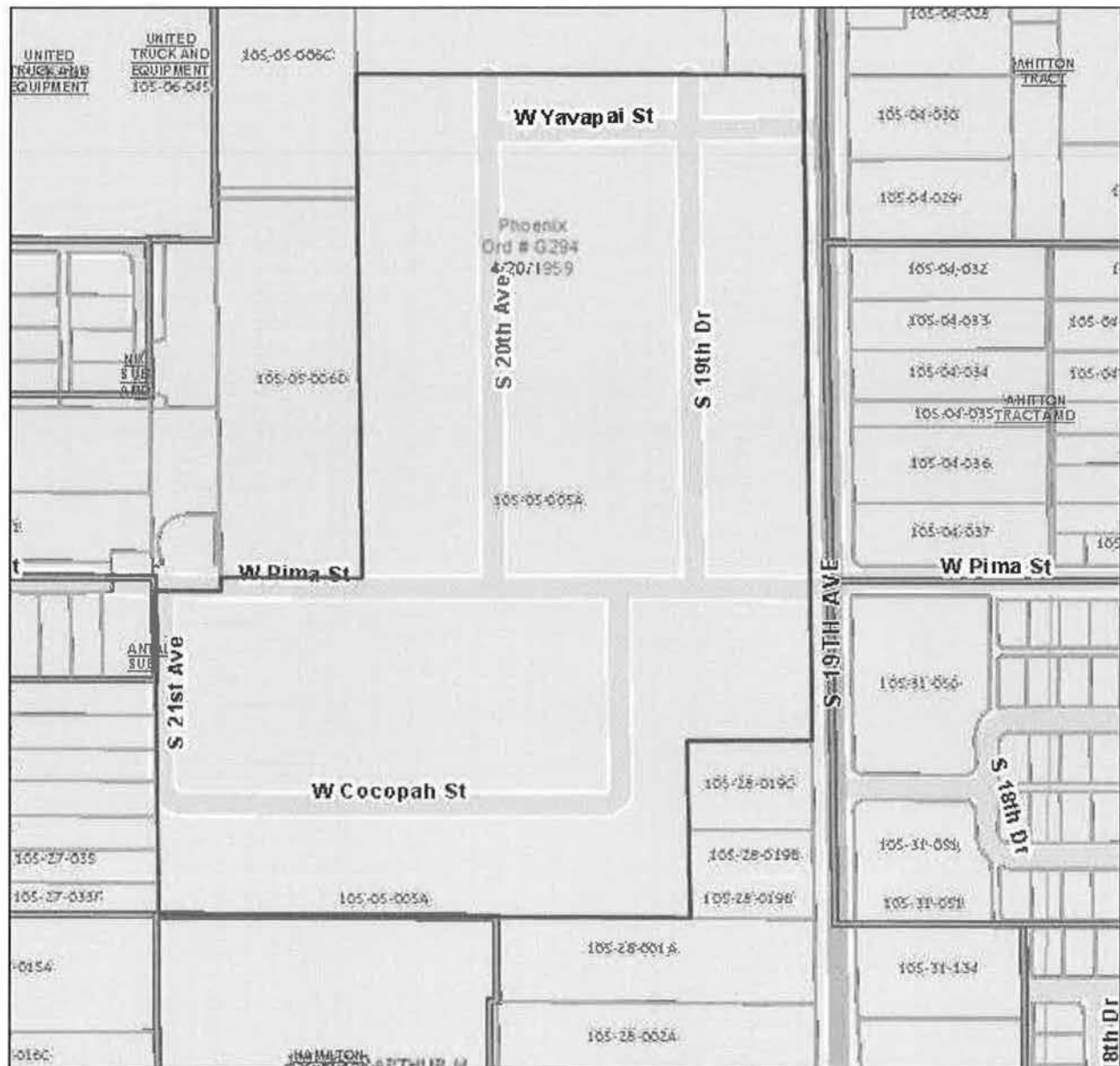
Figure 1 – Site Plan  
Figure 2 – List of Contributing and Non-Contributing Resources  
Figure 3 – Cover Page, Drawings for Housing Development  
Figure 4 – Topography and Utility Map  
Figure 5 – Site Plan, 1952  
Figure 6 – Elevation, Building Type A-2  
Figure 7 – Interior Floor Plan, Building Type A-2  
Figure 8 – Elevation, Building Type B-1  
Figure 9 – Interior Floor Plan, Building Type B-1  
Figure 10 – Elevation, Building Type C-1  
Figure 11 – Interior Floor Plan, Building Type C-1  
Figure 12 – Elevation, Building Type D-1  
Figure 13 – Interior Floor Plan, Building Type D-1  
Figure 14 – Elevation, Maintenance and Management Building  
Figure 15 – 1957 Aerial



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Figure 1 – Site Plan



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Figure 2 - List of Contributing and Non-Contributing Resources

Contributing Buildings		
1929/1931 W. Cocopah St	2049/2051 W. Cocopah St	1928/1930 W. Yavapai St
1933/1935 W. Cocopah St	2053/2055 W. Cocopah St	1935/1937 W. Yavapai St
1938/1940 W. Cocopah St	2057/2059 W. Cocopah St	1936/1938 W. Yavapai St
1939/1941 W. Cocopah St	2061/2063 W. Cocopah St	1943/1945 W. Yavapai St
1942/1944 W. Cocopah St	1901/1905 W. Pima St	1944/1946 W. Yavapai St
1943/1945 W. Cocopah St	1902/1904 W. Pima St	1310/1312 S. 19th Ave
1946/1948 W. Cocopah St	1908/1910 W. Pima St	1320/1322 S. 19th Ave
1947/1949 W. Cocopah St	1909/1911 W. Pima St	1402/1404 S. 19th Ave
1950/1952 W. Cocopah St	1915/1975 W. Pima St	1410/1412 S. 19th Ave
1951/1953 W. Cocopah St	1933/1935 W. Pima St	1416/1418 S. 19th Ave
2001/2003 W. Cocopah St	1937/1939 W. Pima St	1422/1424 S. 19th Ave
2002/2004 W. Cocopah St	1941/1943 W. Pima St	1504/1506 S. 19th Ave
2005/2007 W. Cocopah St	1945/1947 W. Pima St	1510/1512 S. 19th Ave
2006/2008 W. Cocopah St	2001/2003 W. Pima St	1610/1612 S. 19th Ave
2009/2011 W. Cocopah St	2002/2004 W. Pima St	1614/1616 S. 19th Ave
2010/2012 W. Cocopah St	2005/2007 W. Pima St	1618/1620 S. 19th Ave
2013/2015 W. Cocopah St	2008/2010 W. Pima St	1622/1624 S. 19th Ave
2014/2016 W. Cocopah St	2009/2011 W. Pima St	1309/1311 S. 19th Dr
2017/2019 W. Cocopah St	2013/2015 W. Pima St	1310/1312 S. 19th Dr
2018/2020 W. Cocopah St	2017/2019 W. Pima St	1314/1316 S. 19th Dr
2021/2022 W. Cocopah St	2021/2023 W. Pima St	1317/1319 S. 19th Dr
2022/2024 W. Cocopah St	2025/2027 W. Pima St	1318/1320 S. 19th Dr
2025/2027 W. Cocopah St	2029/2031 W. Pima St	1322/1324 S. 19th Dr
2026/2028 W. Cocopah St	2033/2035 W. Pima St	1401/1403 S. 19th Dr
2029/2031 W. Cocopah St	2037/2039 W. Pima St	1403/1404 S. 19th Dr
2030/2032 W. Cocopah St	2041/2043 W. Pima St	1406/1408 S. 19th Dr
2033/2035 W. Cocopah St	2045/2047 W. Pima St	1409/1411 S. 19th Dr
2034/2036 W. Cocopah St	1901/1905 W. Yavapai St	1410/1412 S. 19th Dr
2037/2039 W. Cocopah St	1902/1906 W. Yavapai St	1414/1416 S. 19th Dr
2038/2040 W. Cocopah St	1909/1911 W. Yavapai St	1415/1417 S. 19th Dr
2041/2043 W. Cocopah St	1910/1912 W. Yavapai St	1418/1420 S. 19th Dr
2042/2044 W. Cocopah St	1919/1921 W. Yavapai St	1421/1423 S. 19th Dr
2045/2047 W. Cocopah St	1920/1922 W. Yavapai St	1422/1424 S. 19th Dr
2046/2048 W. Cocopah St	1927/1929 W. Yavapai St	1426/1428 S. 19th Dr

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### Contributing Buildings (Continued)

1430/1432 S. 19th Dr	1309/1311 S. 20th Ave	1418/1420 S. 20th Ave
1503/1505 S. 19th Dr	1310/1312 S. 20th Ave	1421/1423 S. 20th Ave
1509/1511 S. 19th Dr	1313/1315 S. 20th Ave	1422/1424 S. 20th Ave
1602/1606 S. 19th Dr	1314/1316 S. 20th Ave	1425/1427 S. 20th Ave
1615/1617 S. 19th Dr	1317/1319 S. 20th Ave	1426/1428 S. 20th Ave
1616/1618 S. 19th Dr	1318/1320 S. 20th Ave	1429/1431 S. 20th Ave
1621/1623 S. 19th Dr	1321/1323 S. 20th Ave	1430/1432 S. 20th Ave
1628/1630 S. 19th Dr	1322/1324 S. 20th Ave	1502/1504 S. 20th Ave
1629/1631 S. 19th Dr	1401/1403 S. 20th Ave	1506/1508 S. 20th Ave
1637/1639 S. 19th Dr	1402/1404 S. 20th Ave	1510/1512 S. 20th Ave
1641/1643 S. 19th Dr	1405/1407 S. 20th Ave	1514/1516 S. 20th Ave
1645/1647 S. 19th Dr	1406/1408 S. 20th Ave	1607/1609 S. 20th Ave
1240/1242 S. 20th Ave	1409/1411 S. 20th Ave	1601/1605 S. 21st Ave
1244/1246 S. 20th Ave	1413/1415 S. 20th Ave	1615/1617 S. 21st Ave
1302/1304 S. 20th Ave	1414/1416 S. 20th Ave	1623/1625 S. 21st Ave
1306/1308 S. 20th Ave	1417/1419 S. 20th Ave	
1510 S 19 <sup>th</sup> Dr (Maintenance Building)		

### Contributing Sites

Overall District Configuration

Community Recreational Area (Corner of S 20<sup>th</sup> Ave and W Pima St)

### Non-Contributing Structures

1) Playground and sunshade 2) Playground and sunshade

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Figure 3 – Cover Page, Drawings for Housing Development

PROJECT ARIZ. 9-1

DRAWINGS FOR HOUSING DEVELOPMENT  
TO BE BUILT BY  
HOUSING AUTHORITY OF MARICOPA COUNTY  
AND ASSISTANCE OF  
THE PUBLIC HOUSING ADMINISTRATION  
HOUSING AND HOME FINANCE AGENCY

RAYMOND M. FOLEY  
ADMINISTRATOR  
HOUSING AND HOME FINANCE AGENCY

HARRY S. TRUMAN  
PRESIDENT OF THE UNITED STATES OF AMERICA

JOHN TAYLOR EGAN  
COMMISSIONER  
PUBLIC HOUSING ADMINISTRATION

HOUSING AUTHORITY OF MARICOPA COUNTY  
CLARENCE L. RAYBURN  
RALPH H. MULLALL  
GERALD S. LARSON  
WILLIAM A. ADAMS  
JOHN W. LARSON  
JOHN W. LARSON

CONSULTING SITE ENGINEERING  
JOHANNESSEN-AGE-GIRARD

CONSULTING ARCHITECTS  
LESCHER & MAHONEY  
ASSOCIATE ARCHITECT  
J. HAROLD MAC DOWELL

UNIT BUILDINGS ARCHITECTURAL

UTILITIES  
WILLIAM L. LARSON  
WILLIAM L. LARSON  
WILLIAM L. LARSON

CONSULTING LANDSCAPE ARCHITECT  
JACK KATZ

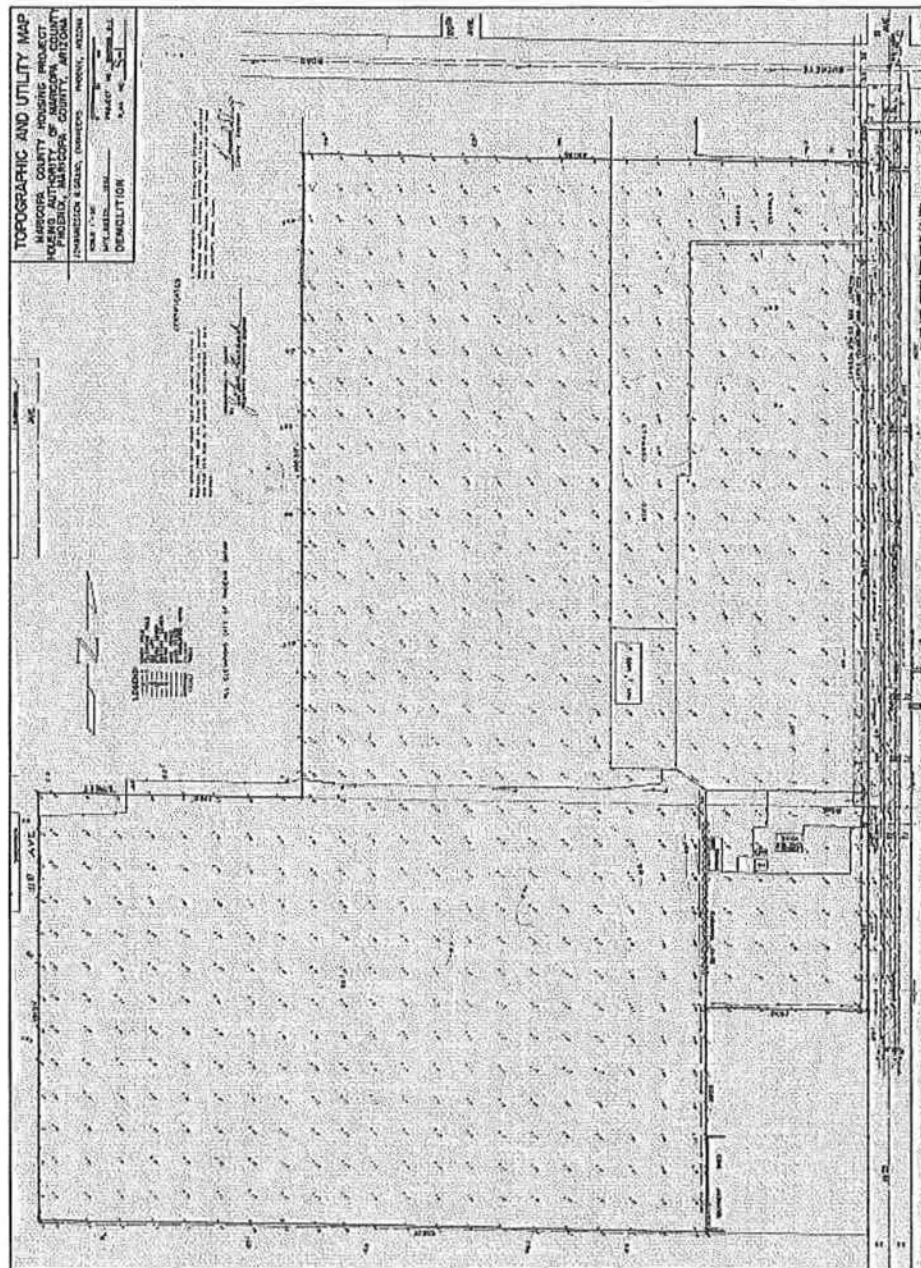
SITE IMPROVEMENT—LANDSCAPING  
WILLIAM L. LARSON  
WILLIAM L. LARSON  
WILLIAM L. LARSON

LAND PLANNING  
WILLIAM L. LARSON  
WILLIAM L. LARSON  
WILLIAM L. LARSON

Coffelt-Lamoreaux Homes  
Name of Property

Maricopa, AZ  
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Figure 4 – Topography and Utility Map



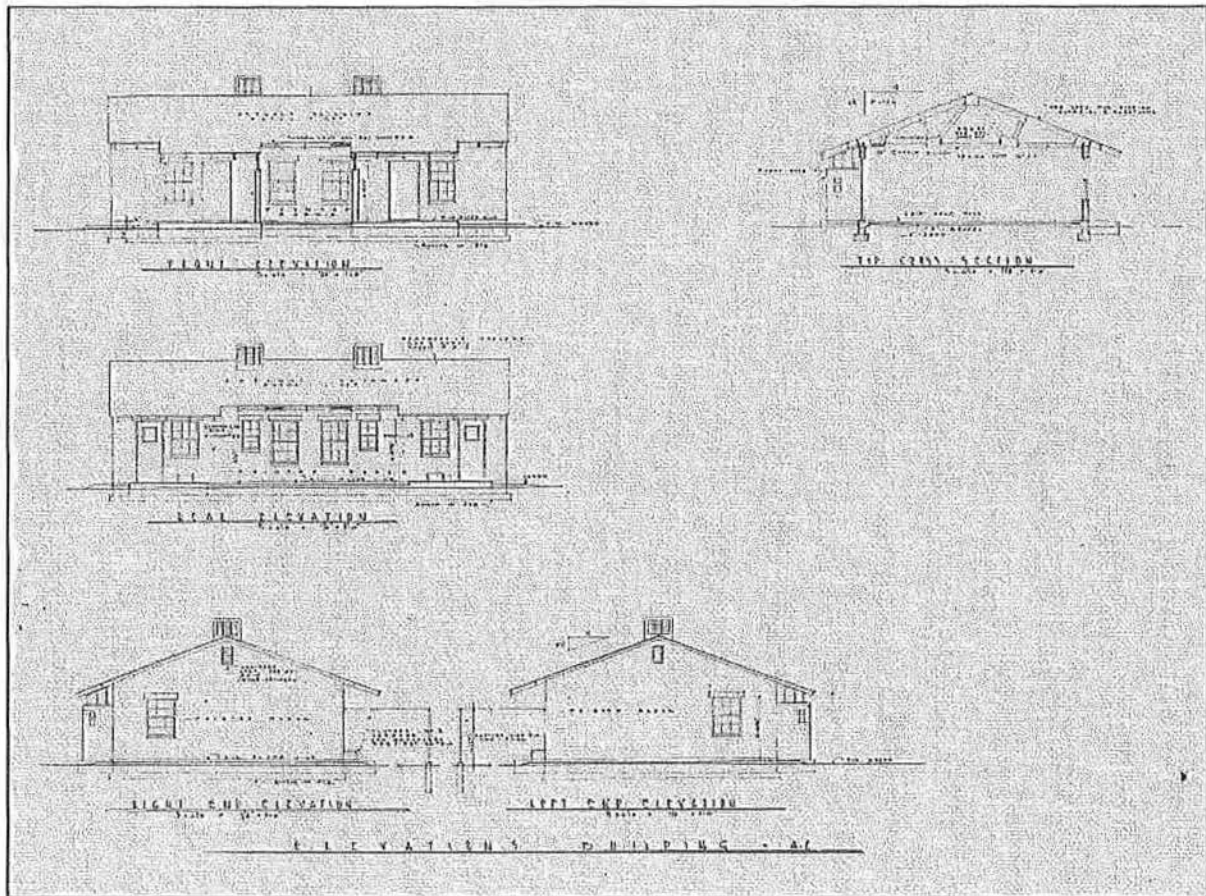




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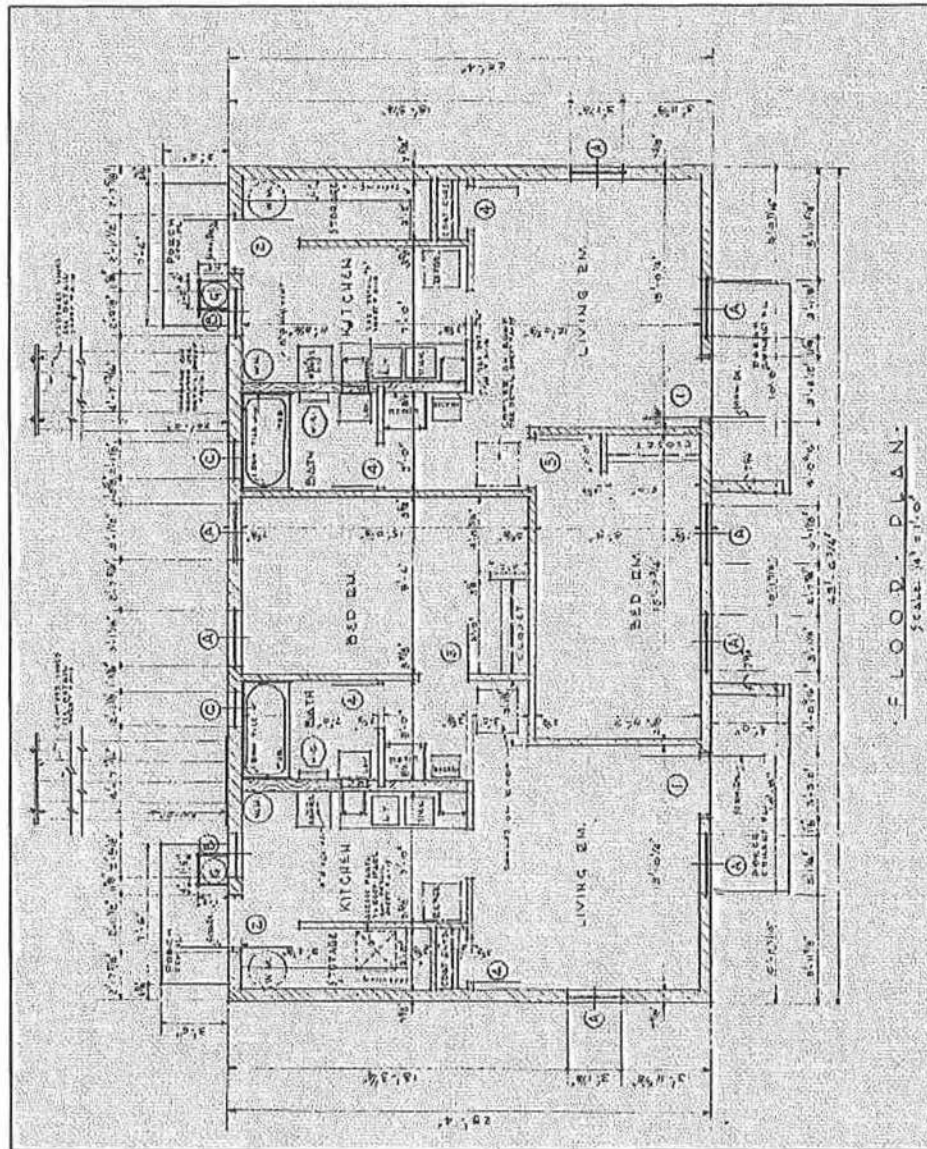
Figure 6 – Elevation, Building Type A-2



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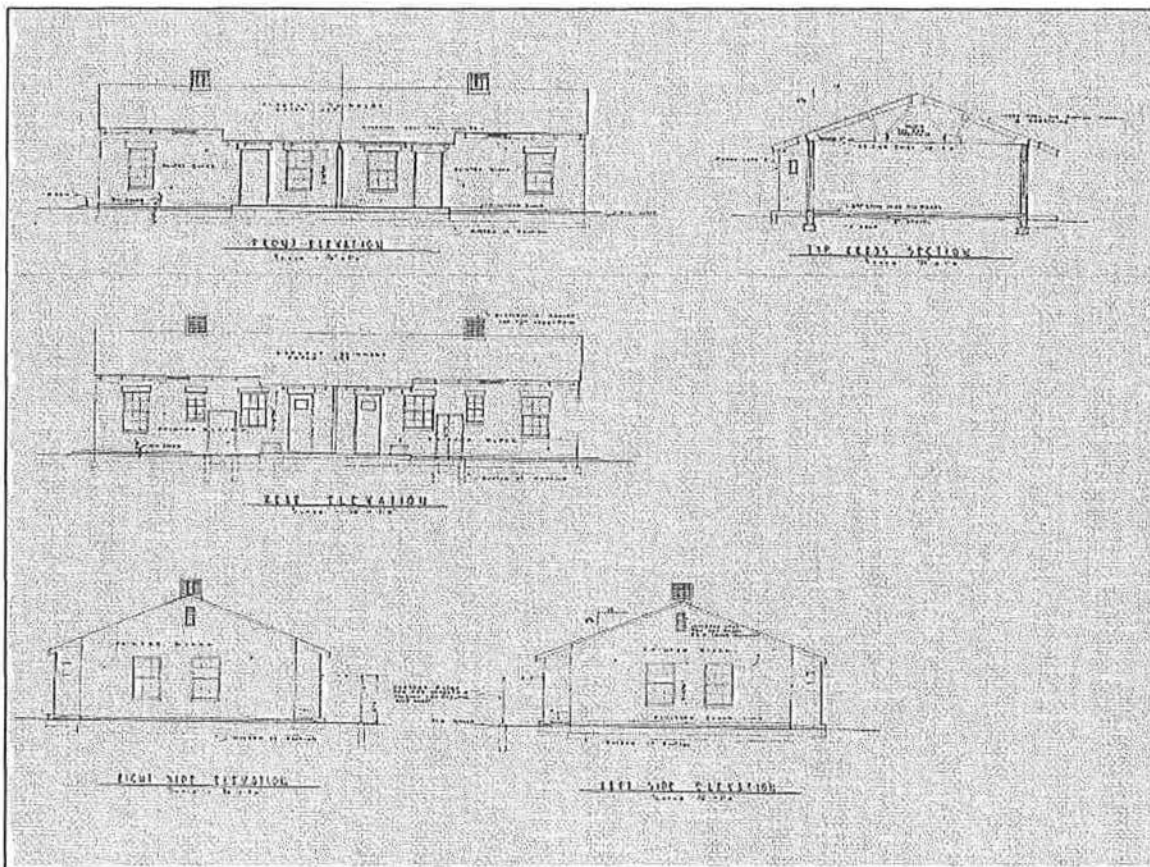
Figure 7 – Interior Floor Plan, Building Type A-2



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Figure 8 – Elevation, Building Type B-1

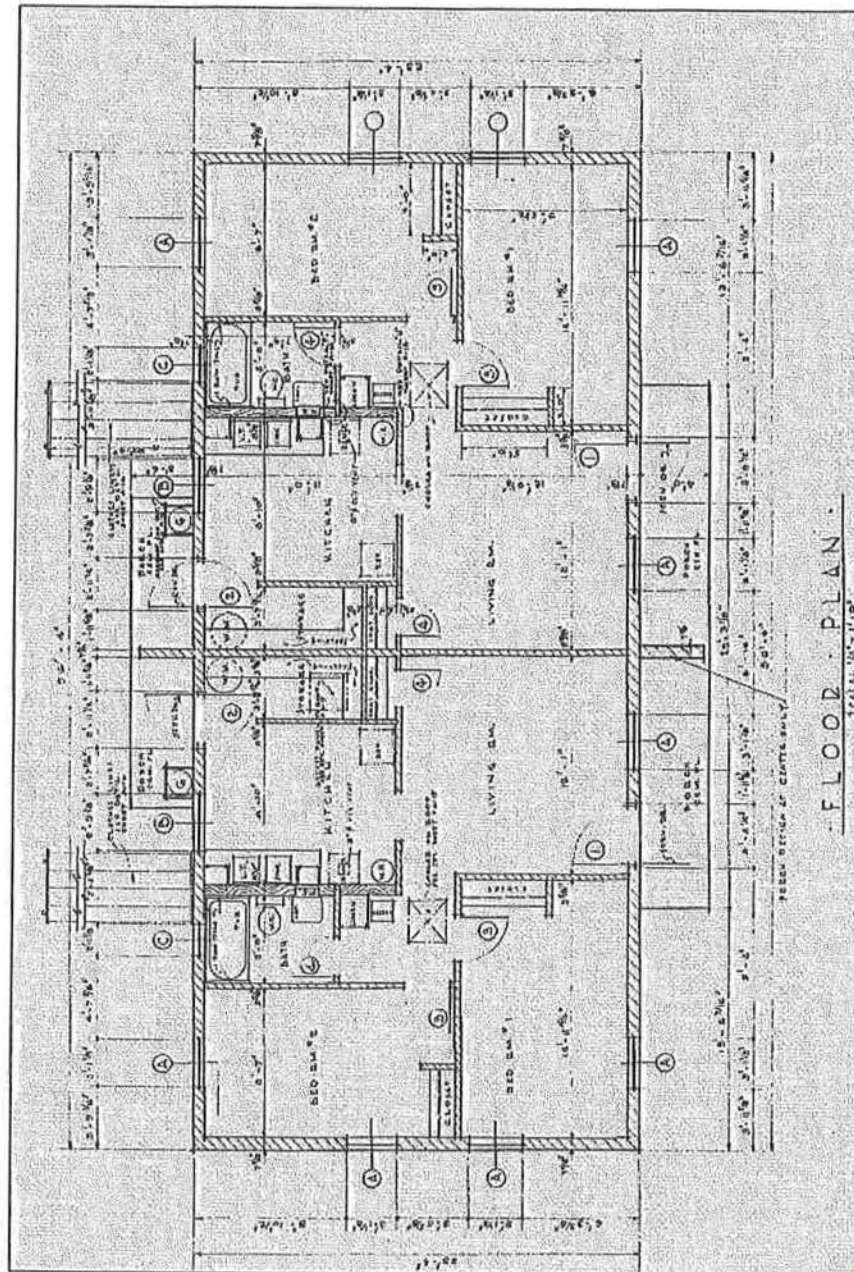




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Name of Property

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Figure 9 – Interior Floor Plan, Building Type B-1

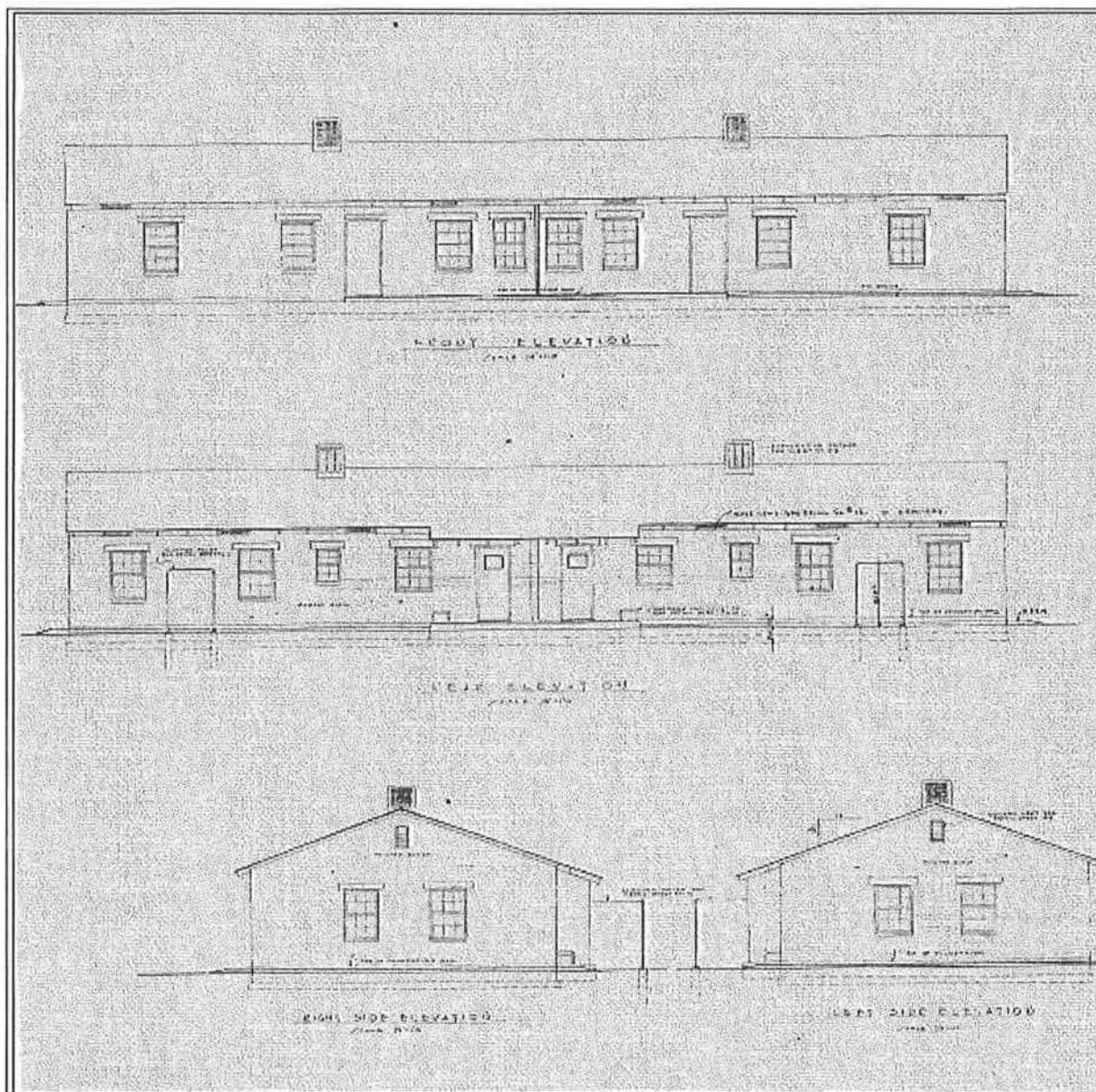




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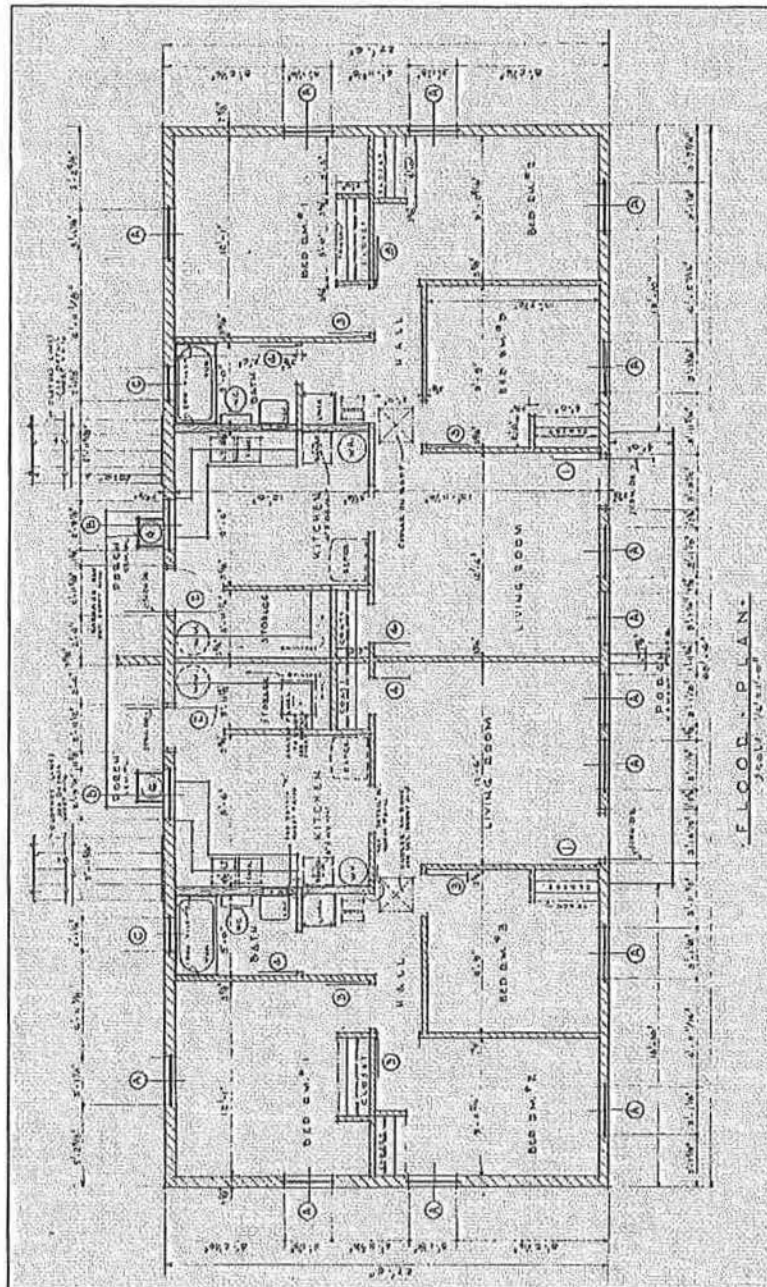
Figure 10 – Elevation, Building Type C-1



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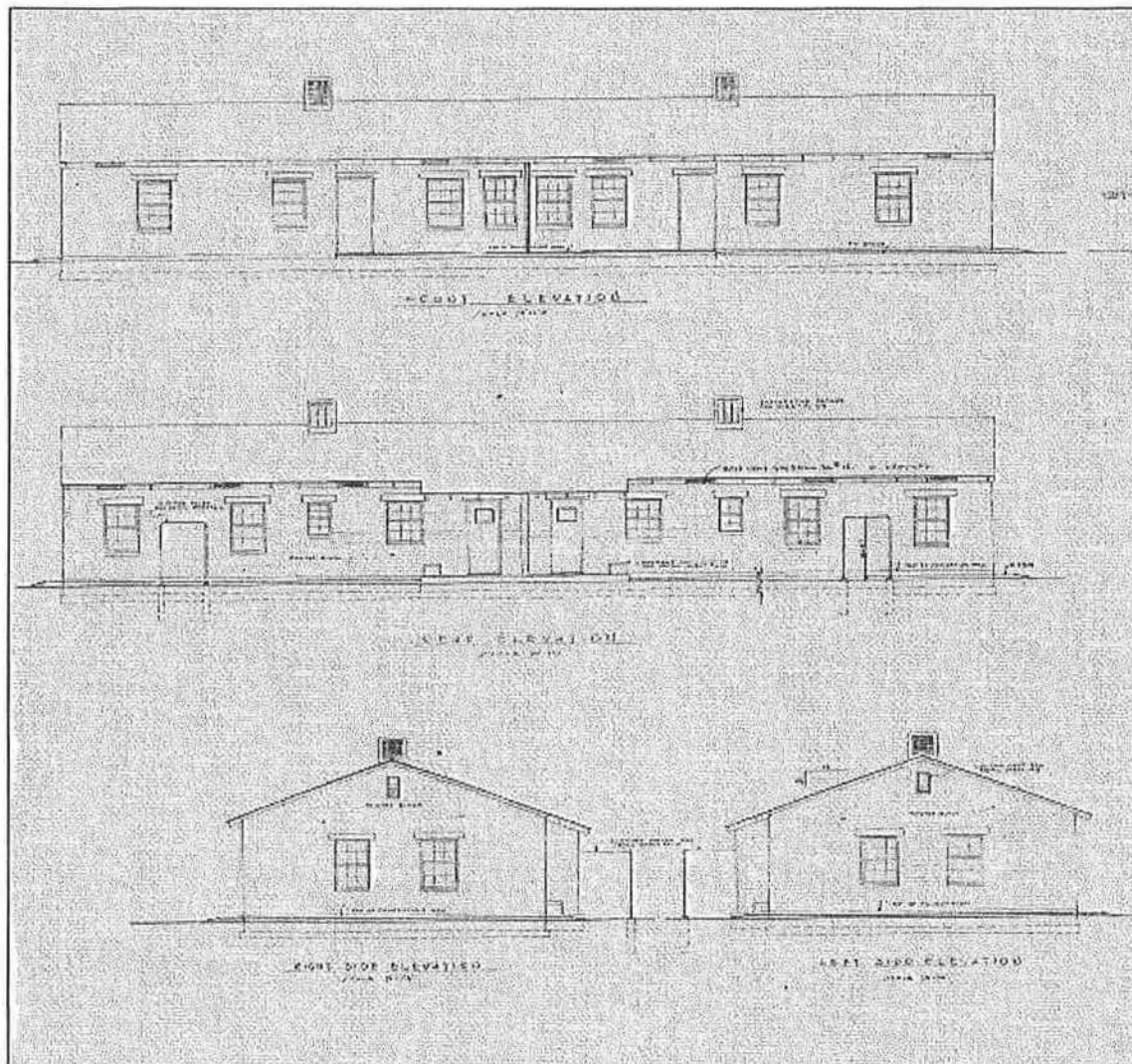
Figure 11 – Interior Floor Plan, Building Type C-1



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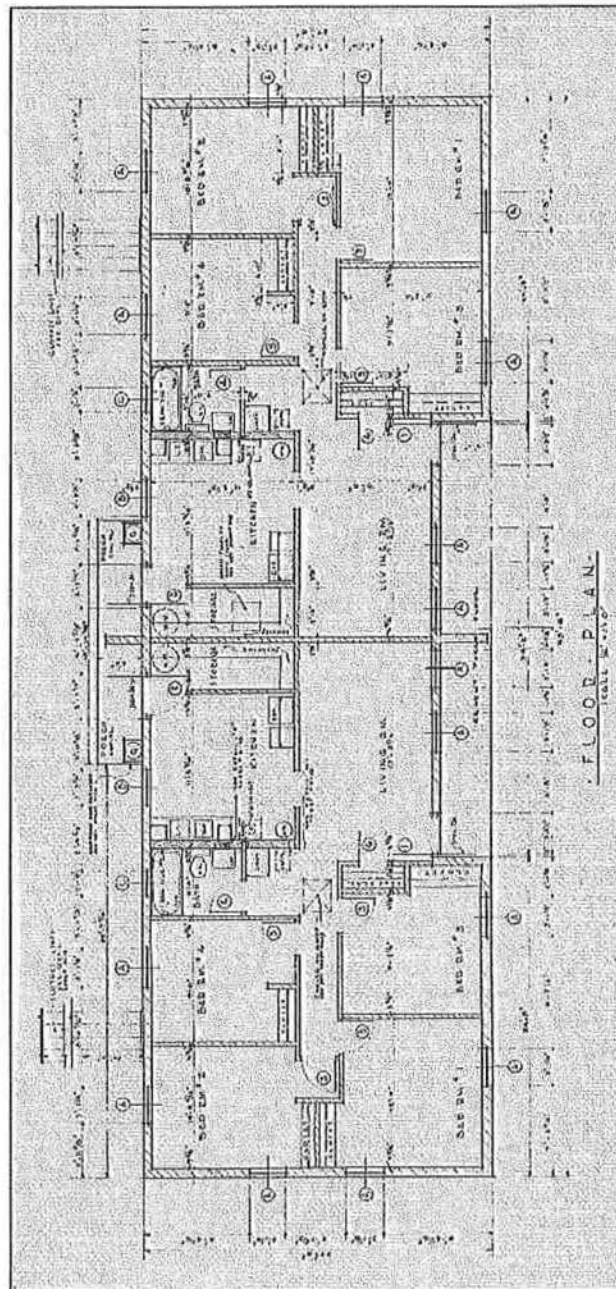
Figure 12 – Elevation, Building Type D-1



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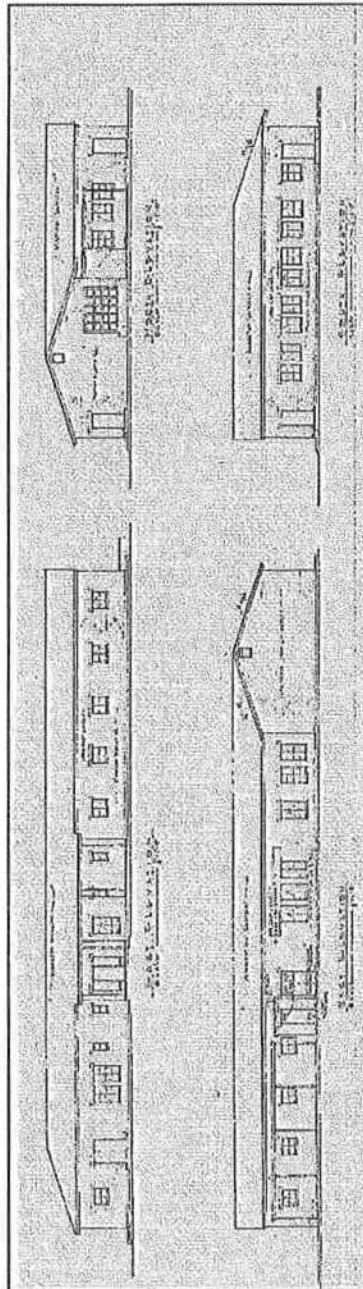
Figure 13 – Interior Floor Plan, Building Type D-1



Coffelt-Lamoreaux Homes  
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Figure 14 – Elevation, Maintenance and Management Building

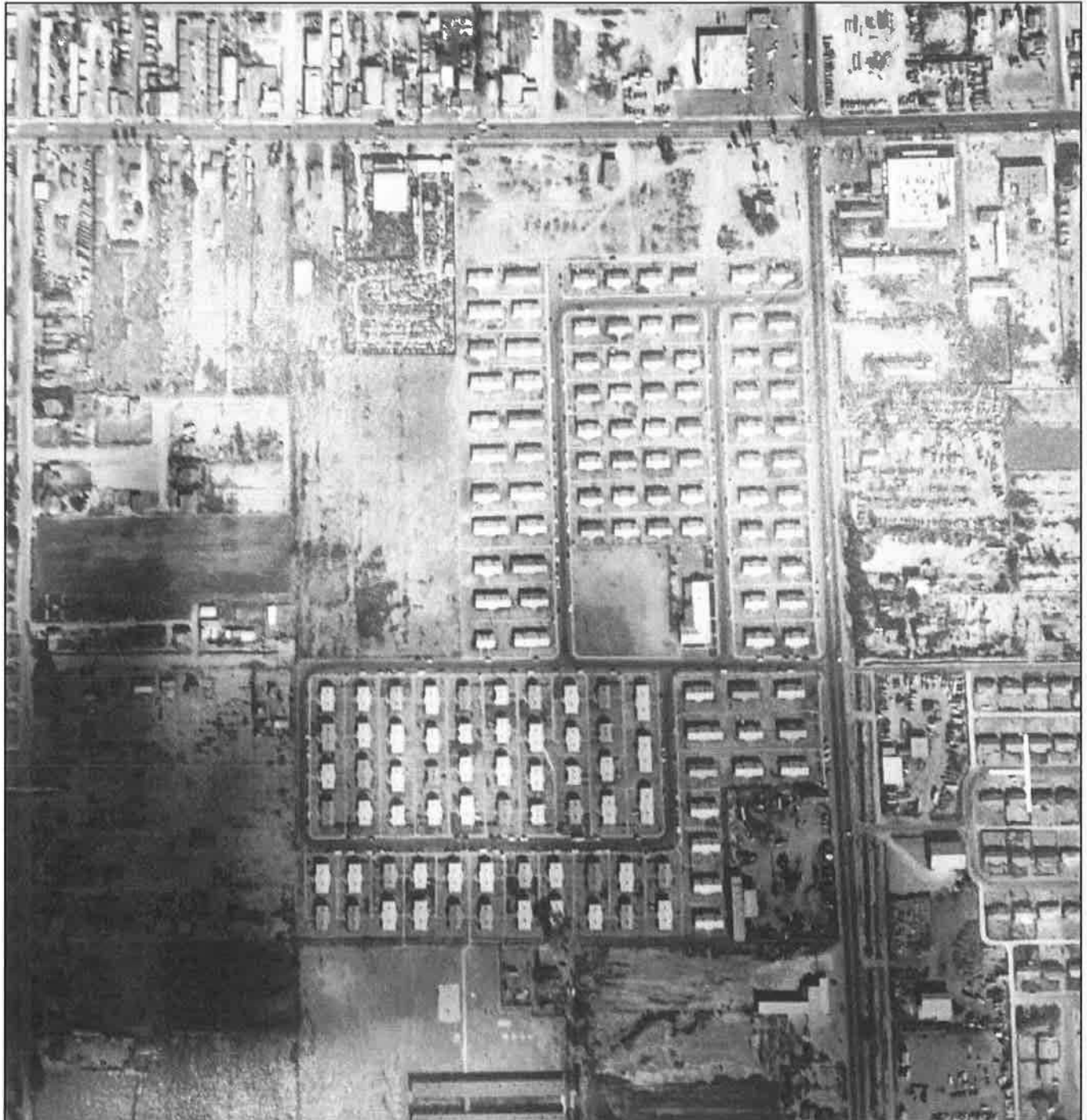




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Figure 15 – 1957 Aerial



Coffelt-Lamoreaux Homes  
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## Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Coffelt-Lamoreaux Homes

City or Vicinity: Phoenix

County: Maricopa

State: Arizona

Photographer: Heritage Consulting Group

Date Photographed: October 2013

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 25: AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0001  
Exterior View, 19<sup>th</sup> Drive – Typical Streetscape, camera looking south
- Photo 2 of 25: AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0002  
Exterior View, W. Pima Street – Typical Streetscape, camera looking west
- Photo 3 of 25: AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0003  
Exterior View, Front Yards center west of W. 20<sup>th</sup> Avenue - Typical Front Yards, camera looking west
- Photo 4 of 25: AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0004  
Exterior View, Rear Yards center east of W. 20<sup>th</sup> Avenue - Typical Rear Yards, camera looking east

Coffelt-Lamoreaux Homes

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- Photo 5 of 25: AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0005  
Exterior View, Building Type A-2, Front Façade – Typical, camera looking east
- Photo 6 of 25: AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0006  
Exterior View, Building Type A-2, Side Elevation – Typical, camera looking north
- Photo 7 of 25: AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0007  
Exterior View, Building Type A-2, Rear Elevation – Typical, camera looking west
- Photo 8 of 25: AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0008  
Exterior View, Building Type A-2, Side Elevation – Typical, camera looking south
- Photo 9 of 25: AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0009  
Exterior View, Building Type B-1, Front Façade – Typical, camera looking east
- Photo 10 of 25: AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0010  
Exterior View, Building Type B-1, Side Elevation, camera looking north
- Photo 11 of 25: AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0011  
Exterior View, Building Type B-1, Rear Elevation, camera looking west
- Photo 12 of 25: AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0012  
Exterior View, Building Type B-1, Side Elevation, camera looking south
- Photo 13 of 25: AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0013  
Exterior View, Building Type C-1, Front Façade – Typical, camera looking east
- Photo 14 of 25: AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0014  
Exterior View, Building Type C-1, Side Elevation – Typical, camera looking north
- Photo 15 of 25: AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0015  
Exterior View, Building Type C-1, Rear Elevation – Typical, camera looking west

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- Photo 16 of 25: AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0016  
Exterior View, Building Type C-1, Side Elevation – Typical, camera looking south
- Photo 17 of 25: AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0017  
Exterior View, Building Type D-1, Front Façade – Typical, camera looking south
- Photo 18 of 25: AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0018  
Exterior View, Building Type D-1, Side Elevation – Typical, camera looking west
- Photo 19 of 25: AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0019  
Exterior View, Building Type D-1, Rear Elevation – Typical, camera looking south
- Photo 20 of 25: AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0020  
Exterior View, Building Type D-1, Side Elevation – Typical, camera looking east
- Photo 21 of 25: AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0021  
Interior View, Living Room, Unit 130 – Typical, camera looking NE
- Photo 22 of 25: AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0022  
Interior View, Living Room, Unit 130 – Typical, camera looking SE
- Photo 23 of 25: AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0023  
Interior View, Bedroom, Unit 129 – Typical, camera looking west
- Photo 24 of 25: AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0024  
Interior View, Kitchen, Unit 129 – Typical, camera looking northwest
- Photo 25 of 25: AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0025  
Exterior View, Maintenance Building, camera looking southwest

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AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0001  
Exterior View, 19<sup>th</sup> Drive – Typical Streetscape, camera looking south



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AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0002  
Exterior View, W. Pima Street – Typical Streetscape, camera looking west

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AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0003  
Exterior View, Front Yards center west of W. 20<sup>th</sup> Avenue - Typical Front Yards, camera  
looking west

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AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0004  
Exterior View, Rear Yards center east of W. 20<sup>th</sup> Avenue – Typical Rear Yards, camera  
looking east



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AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0005  
Exterior View, Building Type A-2, Front Façade – Typical, camera looking east

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AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0006  
Exterior View, Building Type A-2, Side Elevation – Typical, camera looking north



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AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0007  
Exterior View, Building Type A-2, Rear Elevation – Typical, camera looking west

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AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0008  
Exterior View, Building Type A-2, Side Elevation – Typical, camera looking south

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AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0009  
Exterior View, Building Type B-1, Front Façade – Typical, camera looking east



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AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0010  
Exterior View, Building Type B-1, Side Elevation, camera looking north

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AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0011  
Exterior View, Building Type B-1, Rear Elevation, camera looking west



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AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0012  
Exterior View, Building Type B-1, Side Elevation, camera looking south

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AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0013  
Exterior View, Building Type C-1, Front Façade – Typical, camera looking east

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AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0014  
Exterior View, Building Type C-1, Side Elevation – Typical, camera looking north



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AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0015  
Exterior View, Building Type C-1, Rear Elevation – Typical, camera looking west

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AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0016  
Exterior View, Building Type C-1, Side Elevation – Typical, camera looking south



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AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0017  
Exterior View, Building Type D-1, Front Façade – Typical, camera looking south

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AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0018  
Exterior View, Building Type D-1, Side Elevation – Typical, camera looking west

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AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0019  
Exterior View, Building Type D-1, Rear Elevation – Typical, camera looking south

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AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0020  
Exterior View, Building Type D-1, Side Elevation – Typical, camera looking east



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AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0021  
Interior View, Living Room, Unit 130 – Typical, camera looking northeast



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AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0022  
Interior View, Living Room, Unit 130 – Typical, camera looking southeast

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Name of Property

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AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0023  
Interior View, Bedroom, Unit 129 – Typical, camera looking west

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Name of Property

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County and State



AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0024  
Interior View, Kitchen, Unit 129 – Typical, camera looking northwest

Coffelt-Lamoreaux Homes  
Name of Property

Maricopa, AZ  
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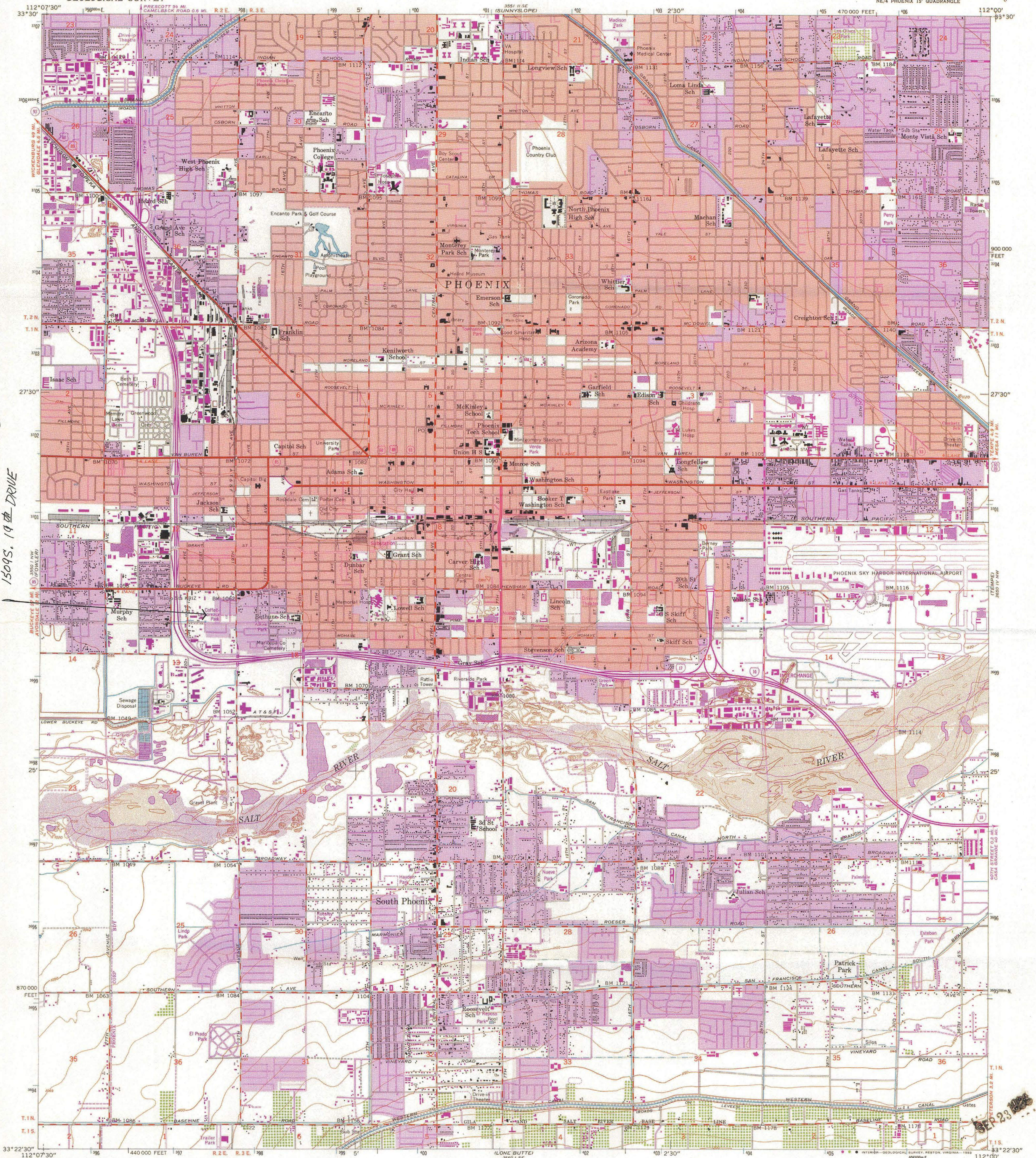
AZ\_Maricopa County\_Coffelt-Lamoreaux Homes\_0025  
Exterior View, Maintenance Building, camera looking southwest

**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 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

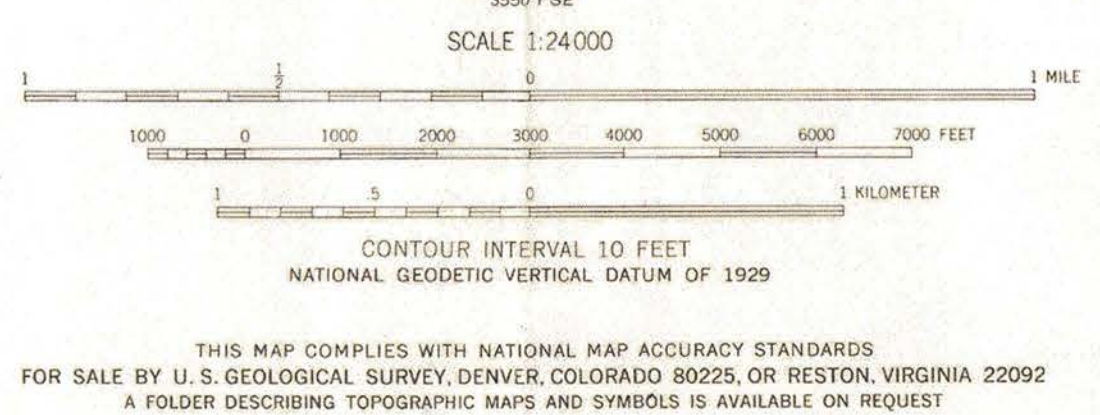


Coffelt-Lamoreaux Homes  
1509S. 19th DRIVE



Mapped by the Army Map Service  
Published for civil use by the Geological Survey  
Control by USGS, NOS/NOAA and USCE  
Topography by photogrammetric methods from aerial  
photographs taken 1951. Field checked 1952  
Polyconic projection, 10,000-foot grid ticks based on  
Arizona coordinate system, central zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 12, shown in blue. 1927 North American Datum  
To place on the predicted North American Datum 1983  
move the projection lines 2 meters south and  
65 meters east as shown by dashed corner ticks  
Red tint indicates areas in which only landmark  
buildings are shown  
There may be private inholdings within the boundaries of  
the National or State reservations shown on this map

Revisions shown in purple and woodland compiled by the  
Geological Survey from aerial photographs taken 1978 and  
other sources. This information not field checked  
Map edited 1982  
Purple tint indicates extension of urban areas



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	U.S. Route
	State Route

PHOENIX, ARIZ.  
NE/4 PHOENIX 15' QUADRANGLE  
N3322.5-W112007.5

1952  
PHOTOREVISED 1982  
DMA 35501 NE-SERIES V898









































































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Coffelt--Lamoreaux Homes Historic District

MULTIPLE  
NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 11/14/14 DATE OF PENDING LIST: 12/11/14  
DATE OF 16TH DAY: 12/26/14 DATE OF 45TH DAY: 12/31/14  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14001081

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: Y SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 12/31/14 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA A

REVIEWER Lisa Delina

TELEPHONE \_\_\_\_\_

DISCIPLINE H. Stein

DATE 12/31/14

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.

Janice K. Brewer  
Governor

Bryan Martyn  
Executive Director



Board Members

Alan Everett, Sedona, Chair  
Walter D. Armer, Jr., Vail  
Mark Brnovich, Phoenix  
R. J. Cardin, Phoenix  
Kay Daggett, Sierra Vista  
Larry Landry, Phoenix  
Vanessa Hickman,  
State Land Commissioner



November 5, 2014

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

**RE: Coffelt-Lamoreaux Homes Historic District  
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](mailto:vstrang@azstateparks.gov) or at 602.542.4662.

Sincerely,

Vivia Strang, CPM  
National Register Coordinator  
State Historic Preservation Office  
Arizona State Parks

Enclosures

VS:vs