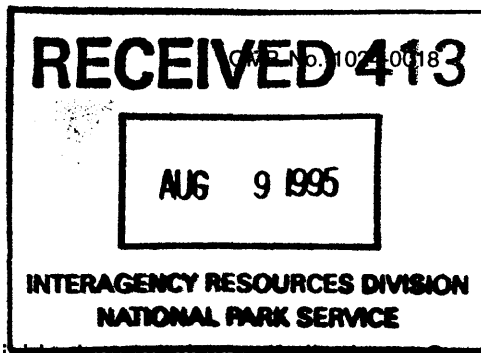


United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

**1. Name of Property**

=====

historic name Treu, John, House

other names/site number N/A

=====

**2. Location**

=====

street & number 205 West Vista not for publication   
city or town Warren Townsite, City of Bisbee vicinity \_\_\_\_\_  
state Arizona code AZ county Cochise code 003 zip code 85007

=====

**3. State/Federal Agency Certification**

=====

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination \_\_\_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets \_\_\_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_\_\_ nationally \_\_\_\_\_ statewide  locally. ( \_\_\_\_\_ See continuation sheet for additional comments.)

James W. Garner SHPO Date July 12, 1995  
Signature of certifying official

ARIZONA STATE PARKS  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

---

**4. National Park Service Certification**

---

I, hereby certify that this property is:

entered in the National Register

\_\_\_ See continuation sheet.

\_\_\_ determined eligible for the  
National Register

\_\_\_ See continuation sheet.

\_\_\_ determined not eligible for the  
National Register

\_\_\_ removed from the National Register

\_\_\_ other (explain):

*Edson R. Beall*  
Entered in the  
National Register

*9/7/95*

---

Signature of Keeper

Date of Action

---

**5. Classification**

---

**Ownership of Property** (Check as many boxes as apply)

private

\_\_\_ public-local

\_\_\_ public-State

\_\_\_ public-Federal

**Category of Property** (Check only one box)

building(s)

\_\_\_ district

\_\_\_ site

\_\_\_ structure

\_\_\_ object

**Number of Resources within Property**

Contributing    Noncontributing

  2                0   buildings

\_\_\_                \_\_\_ sites

\_\_\_                \_\_\_ structures

\_\_\_                \_\_\_ objects

  2                0   Total

**Number of contributing resources previously listed in the National Register**   0  

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

  N/A

---

**6. Function or Use**

---

**Historic Functions** (Enter categories from instructions)Cat: DOMESTIC Sub: Single Dwelling

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**Current Functions** (Enter categories from instructions)Cat: DOMESTIC Sub: Single Dwelling

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

---

**7. Description**

---

**Architectural Classification** (Enter categories from instructions)Craftsman Bungalow

_____
_____

**Materials** (Enter categories from instructions)foundation CONCRETEroof ASPHALTwalls BRICKother WOOD SHINGLE

_____
-------

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

---

**8. Statement of Significance**

---

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

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

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

- A. owned by a religious institution or used for religious purposes.
- B. removed from its original location.
- C. a birthplace or a grave.
- D. a cemetery.
- E. a reconstructed building, object, or structure.
- F. a commemorative property.
- G. less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance** (Enter categories from instructions)

ARCHITECTURE  
COMMUNITY PLANNING AND DEVELOPMENT  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance** 1907-1930  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates** 1919  
\_\_\_\_\_  
\_\_\_\_\_

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

**Cultural Affiliation** N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder** Unknown  
\_\_\_\_\_

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

---

**9. Major Bibliographical References**

---

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

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

**Acreage of Property** Less than one acre

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	12	606540	3475700	3	_____	_____
2	_____	_____	_____	4	_____	_____

\_\_\_\_\_ See continuation sheet.

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

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

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

name/title James W. Woodward, Architect

organization Woodward Architectural Group date September 1994

street & number 398 South Mill Avenue, Suite 202 telephone 602-829-7571

city or town Tempe, state Arizona zip code 85281

=====  
**Additional Documentation**  
=====

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

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

=====  
**Property Owner**  
=====

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

name Tom Linn and Beverly J. Knaak

street & number 11280 East Broadway telephone 602-885-4273

city or town Tucson, state AZ zip code 85748

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 1

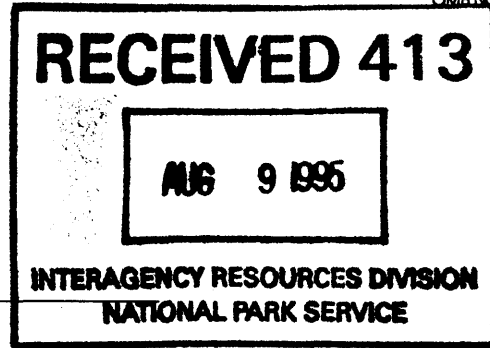
John Treu House

name of property  
Cochise/Arizona

county and State

N/A

name of multiple property listing



**Description**

The John Treu House is a two story, brick and frame, Arts and Crafts style bungalow with a modified rectangular plan, a steep pitched side gable roof and a recessed front veranda. The first story walls are brick masonry and the second story walls are frame, finished with plaster and wood shingles. A pergola-style portre cochere extends to the north of the house and is supported by brick piers similar to those at the recessed veranda. Above the veranda is a large shed roof bedroom dormer with a balcony featuring open-framed eaves, wood columns and wood shingled balcony walls. The interior of the house exemplifies the Arts and Crafts style in the ceiling beams, extensive woodwork and built-in cabinetry. The house is located in the Warren Townsite, a residential suburb of Bisbee, Arizona, that was founded in 1906. The house faces east onto West Vista, a tree-lined boulevard with 40 to 50-foot wide lots. The house is set back from the street about 20 feet behind a front yard landscaped with mature trees and shrubs and separated from the sidewalk by a wrought iron picket fence. A garage, built between 1919 and 1930, is constructed of brick, and designed in the same architectural theme as the house. It is located in the northwest corner of the property and is accessed by an unpaved driveway from West Vista. The property is in excellent condition and has had very little alteration since its construction.

Built in 1919, the John Treu House is one of four large Bungalow style houses located on Block 65 between Hoatson and Tener Avenues. It is situated on a double lot, giving it a street frontage of 80 feet. The house fronts onto The Vista, a wide boulevard that is the primary axis of the Warren Townsite's City Beautiful plan. The Vista is 160 to 200 feet wide and extends for six blocks from its foot at the original civic plaza at Ruppe Avenue, to its terminus at the intersection of Cole Avenue. Dominating the crest of the hill at Cole Avenue, and serving as the visual focal point for The Vista, is the Walter Douglas Mansion, a large, two story Mission Revival style building. The Vista epitomizes the parks and boulevard idea of the City Beautiful. It consists of two parallel roadways; East Vista and West Vista, which are separated by a wide landscaped promenade called Vista Park. With the exception of six undeveloped parcels, all of the residential lots facing The Vista are fully developed with historic houses, most of which are built in the Bungalow style. As an integral component on The Vista, the John Treu House retains its integrity of setting, feeling and association and helps illustrate the historic development of the Warren Townsite as a City Beautiful plan.

The John Treu House has a modified rectangular plan measuring 48 feet deep by 36 feet wide. A twelve foot wide ell extending to the south gives the front of the house an overall width of 48 feet. The interior of the house contains a large living room, dining room, study, kitchen, breakfast room and two bathrooms on the first floor, and four bedrooms and a bathroom on the second floor. The brick masonry exterior walls are constructed on a concrete foundation and rise to one story. The wood frame gable walls of the second level bear on a concrete sill at the top of the brick walls and support the side gabled roof. The roof is covered with asphalt shingles over the original wood shingles, and is detailed with timber purlins and exposed

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 2

John Treu House

name of property

Cochise/Arizona

county and State

N/A

name of multiple property listing

---

**Description (Continued)**

and exposed eaves with jig-cut rafter tails. The gable walls are finished with cement plaster. Wide shed roofed dormers are located on the front and rear slopes of the gable roof. The front dormer contains a balcony, recessed under the shed roof and accessed through the east bedroom by four wood French doors. Two slightly tapered boxed wood columns with scrolled brackets support the dormer roof at its east end. The walls of both the dormer and balcony are clad in wood shingles. The rear shed roof dormer is formed by the three walls of the west bedroom. Its walls are also covered with wood shingles. The dormer is further articulated by a band of eight, four-over-one wood sash double hung windows.

A recessed veranda dominates the front of the house. It is divided into four evenly spaced bays separated by five massive brick piers. Each pier has recessed, corbelled panels, soldier coursed bands at the top and bottom, and a concrete cap. A centrally located, semi-circular low brick wall, with a built-in concrete bench projects from the veranda. The south half of the veranda was enclosed during the 1930s with wide, fixed sash windows extending between the piers. The windows feature multiple, vertically-divided top lights, similar in design to the original Arts and Crafts style windows of the house. Two focal windows, each of a three-part design, are located on the south wall; one at the study, and one at the dining room. Also of Arts and Crafts style origin, the windows feature a high, central horizontal fixed sash with divided lights, flanked on each side by tall, double hung windows, with divided light top sash. The front entrance door is a dowelled and pegged wood batten door distinguished by a diamond shaped window with beveled and leaded glass.

The interior of the Treu House contains a variety of original architectural elements and detailing. Most notable are the hardwood strip floors throughout most of the house, the ceiling beams, built-in cabinetry, and stained and varnished architectural woodwork. The three principal rooms on the first floor are distinguished by their coved ceilings and built up wood beams. The living room, which measures fifteen feet wide by 34 feet deep, has ceiling beams designed in a rectangular pattern that create twelve perimeter bays and one large central bay. The dining room ceiling beam pattern consists of four roughly triangular bays surrounding a central, diamond shaped bay. The study also contains a rectangular ceiling beam pattern. A fireplace is centrally located on the north wall of the living room. Its brick mantelpiece features paneled, demi-pilasters flanking a Roman arch fire box.

Built-in furniture is found throughout the interior of the house. The living room contains large bookcase on its south wall with six glazed cabinet doors. The leaded glass divided light pattern of each door mimics the rectangular pattern of the ceiling beams in the room. A large built-in service buffet, flanked by matching cabinets, dominates the north wall of the dining room. Each cabinet has a pair of leaded glass doors and are set below high, horizontal, divided light windows. Other architectural woodwork includes door and window casings, many with bracketed cornices, baseboards, and a batten wainscott on the east wall of the dining room.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7,8 Page 3

John Treu House

name of property

Cochise/Arizona

county and State

N/A

name of multiple property listing

---

**Description (Continued)**

The kitchen also contains original floor cabinets and wall cabinets, with both glazed and wood panel cabinet doors. The breakfast room features a built-in table with flanking benches, a cabinet and small desk. The room is also distinguished by a band of five, four-over-one double hung windows extending along the north and west walls. A centrally located stair hall provides access to the second floor. The stair case is designed with an intermediate landing and a wood ballustrade with square-section balusters and newell posts. The interior of the east, or master bedroom contains four, thre light wood French doors leading to the front balcony. The room also features a built-in chest of drawers. The north bedroom is provided with a recessed, mirrored vanity flanked on each side by built-in storage cabinets and drawers. The second floor bathroom has historic fixtures, and original built-in medicine cabinets, mirrors, and linen storage cabinets.

The John Treu House retains nearly all of its original architectural integrity of design, materials and workmanship. Alterations or changes to the house have been minor. The enclosing of the south half of the veranda, and the replacement of some light fixtures ocured during the 1930s. The current owners have undertaken some restoration and refinishing of architectural woodwork and cabinetry, installed ceiling fans, and decorated the interior with Arts and Crafts style furnishings.

**Statement of Significance**

The John Treu House is significant under Criterion C in the area of significance of Architecture as an excellent example of an Arts and Crafts style bungalow. The house was constructed at the peak of the style's regional popularity and embodies the essence of the Arts and Crafts movement's influence on the design of residential architecture during the early twentieth century. The house is also significant under Criterion A in the area of significance of Community Planning and Development. It is representative of the history of the Warren Townsite as a City Beautiful plan. Built in 1919, at the height of the townsite's second building boom, the house illustrates the final phase of historic development of the townsite according to its original plan. As an integral component of the primary streetscape in Warren, it also exemplifies the parks and boulevard aesthetic that was the hallmark of the City Beautiful idea.

Historical Background

The John Treu House was built in 1919 as a residence for Treu, his wife Amelia F., and their three children. John Treu was born in Kansas in 1872, the son of German immigrants. In the early 1890s he moved to California where he met and married his wife. They moved to Bisbee about 1895. Treu was employed as a butcher with Kenny Brothers Butcher Shop in 1904, and later worked for the Tovrea Meat Company, then one of the largest cattle growers and meat distributors in southeastern Arizona. By 1920 he was self-employed as a broker. Their three children,



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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 8 Page 4

John Treu House

name of property

Cochise/Arizona

county and State

N/A

name of multiple property listing

**Statement of Significance (Continued)**

Helyne M., John E., and Florence A., were all born in Bisbee in 1895, 1902, and 1909 respectively. The Treu family occupied their house in Warren from 1919 to 1926, when they moved to Los Angeles. The house was occupied in 1926 by F. Harry Hayes, a mine superintendent for the Copper Queen branch of the Phelps Dodge Corporation. The house was owned briefly from 1927 to 1929 by L.C. Shattuck, a Bisbee mining entrepreneur. Shattuck is best known for his role in consolidating the various mining claims that formed the Junction Development Company, one of several development companies controlled by the Calumet and Arizona Mining Company and its financial backer, Thomas F. Cole. The Junction group of mines became one of the company's leading ore producers by the mid 1920s. Shattuck sold the house about 1930 to Sidney and Elizabeth W. Strickland. They owned the house until 1937 when it was sold to William Steven and Kathleen Weston Steven. The Steven family owned the house through the 1980s.

The City Beautiful Movement and the Warren Townsite Plan

The City Beautiful movement was the beginning of comprehensive city planning in the United States. It brought to the forefront of planning practice an emphasis on the three dimensional quality of cities and the need to relate buildings to each other and to their sites. The advent of the movement at the turn of the century had resounding influence on the direction of urban planning and the meaning of community. At a time when America's cities were suffering dramatically from overcrowding, deterioration and unsanitary conditions, the City Beautiful became the common ideal that fused a range of goals and aesthetics into a single concept that cities could be the carriers of culture and that they could be beautiful. Warren, Arizona epitomizes both the romantic aesthetic that was the cornerstone of the City Beautiful, and the underlying comprehensive qualities of utilitarianism, social responsibility, and architectural unity that were the very foundation of the movement's ideals.

The plan for the Warren Townsite, completed in 1906, is exemplary of the ideology and aesthetic of the City Beautiful movement. It is significant as the only comprehensive creation of the City Beautiful idea in Arizona. As a rare nationwide example of new town planning, executed in a most literal interpretation of the City Beautiful, its place in the history of American city planning is also significant. The townsite's planner Warren H. Manning, was one of the nation's foremost landscape architects and city planners. He had a nationwide reputation not only for the naturalistic constructivism of his landscape designs, but also for his strong advocacy of the City Beautiful.

From its very conception, the Warren Townsite was intended to be a model city. In form and in substance, it was meant to combine the comprehensive functional and aesthetic qualities of the City Beautiful with the ideal characteristics of a company town: convenience, sanitary conditions, quality housing, and recreational and educational amenities. The opportunity for home ownership by company employees was also a primary goal for the new town.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 8 Page 5

John Treu House  
name of property  
Cochise/Arizona  
county and State  
N/A  
name of multiple property listing

---

**Statement of Significance (Continued)**

The primary developer of the townsite, the Calumet and Arizona Mining Company, was a major employer in the Warren Mining District. By 1905, the company had concluded that a new townsite was necessary for the continued success of the district and their own mining interests. Bisbee, the principal town in the Warren District, was overcrowded, with a population by the turn of the century of over 10,000 people. Widespread unsanitary conditions, punctuated in the late 1890s by outbreaks of typhoid, had become a major problem. The availability of adequate housing, and the generally poor condition of the housing stock, was a growing concern. Foul air, flood-prone streets, lack of adequate parks, and school overcrowding were additional issues that confronted Bisbee at the turn of the century. Bisbee's urban area began to expand and shift south and east of the town along the Naco Road, but even with the emergence of such communities as South Bisbee, Lowell, Jiggerville and Tintown, the overriding problems of living within the district persisted.

In response to those conditions, and in an effort to retain quality employees, the Calumet and Arizona Mining Company set about to develop a new town, one that would be built according to the latest town planning principals. The owners and management of the company were well aware of, and keenly interested in the City Beautiful movement. They were also closely associated with the satellite company town idea, which had been gaining momentum at the turn of the century, especially in the midwestern industrial belt where most of the company's directors resided. While many of these emerging satellite cities were not successful models of this ideal, Calumet, Michigan was one company town specifically identified by the Warren Townsite developers as a model plan where "miners own their own homes".

The process of creating a new town was officially begun in May, 1905 with the creation of the Warren Realty and Development Company. The company acquired patents to nearly 1000 acres of land southeast of Bakerville, about three miles from downtown Bisbee. In January, 1906, the company retained Warren H. Manning to prepare a plan for the Warren Townsite. At that time Manning was on the threshold of the most active period of his sixty year career as a landscape architect and city planner. When he died in 1938, Manning had completed over 1,600 projects in 42 states. Manning's advocacy for the City Beautiful dates to the beginning of the movement. His Parks and Boulevard Plan for Harrisburg, Pennsylvania in 1902 provided one of the first models of the City Beautiful aesthetic. The City Beautiful plan for Birmingham, Alabama, completed in 1919, is considered Manning's greatest achievement in city planning. He was once described by J. Horace McFarland as "a genius whose life was spent for the American people".

The one important element of the City Beautiful ideology missing from the Warren experience was citizen involvement. The scope of the project was directed instead by the desires of the company officials, the vision of the designers, and the natural characteristics of the site. In a sense, the Washington, D.C. idea, born not out of civic activism, but out of the elite bureaucracy, was a fitting model.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section  8  Page  6

John Treu House

name of property

Cochise/Arizona

county and State

N/A

name of multiple property listing

**Statement of Significance (Continued)**

In fact, in the months before the townsite was opened to the public, the Warren plan was described in the local newspapers as similar to Washington, D.C.: "It has been laid out very much in the same manner as the City of Washington, D.C., that is, on the radial plan. There is a hub 300 feet in diameter which forms the center of the city, and radiating...in all directions are thoroughfares. Every street has a certain amount of space for the planting of grass...very much on the order of the boulevards of Washington." The plan created by Manning was remarkably literal in its interpretation of the monumental side of the City Beautiful aesthetic. Its core plan was based on axuality and formality, with radiating and diagonal boulevards providing distant views or closed by some architectural focal point. To the northeast, the abrupt hillsides required curving, concentric roadways, sensitive to the topography, which provided access to residential lots commanding a great view of the surrounding countryside.

The formal core of the plan was dominated by a central north-south axis, embraced on either side by nearly symmetrical radiating roadways. This area of the townsite provides the closest likeness in form and spirit to the McMillan Plan for Washington, D.C. The long parkway and boulevard system of the central axis extended nearly seven blocks and was 160 feet wide. It was flanked on either side by 60 foot wide boulevards. Appropriately named The Vista, it was Warren's "Capitol Mall", closed at one end by the mining company general manager's mansion, and at the other end by an open space called the plaza, now the location of the Warren Baseball Park. The 110 foot-wide boulevards of Arizona and Douglas streets framed the perimeter of the central townsite. Another broad boulevard, Black Knob View, extended from the plaza east to the edge of the townsite.

The idea of a parks and boulevard system was fully explored by Manning as a basic theme to the townsite's design. The construction of city parks, and by extension, the development of entire urban park systems, linked together by boulevards and parkways, was a primary component of the City Beautiful. The parks and boulevard systems were devices that could influence the character and direction of urban growth. Parks provided varied recreational opportunities, and boulevards not only lent themselves to inspirational vistas, but also provided an orderly way to open up new subdivisions, divide urban areas into functionally separate zones, and accommodate transportation systems and utilities. The Warren plan succeeded in using the parks and boulevard idea to create a unifying and orderly organization for the new town.

The Warren Townsite was officially opened to the public on January 7, 1907. The initial development efforts lasted from 1907 to 1910. During that period 170 buildings were constructed and by 1910 the population was estimated at 650 persons. A five year building slump, due to a depressed economy followed. A second building boom ocured beginning in 1916, when active mining operations began again. By 1922, Warren had been developed with about 500 houses, and was fast approaching a mature suburban character. It was during this period that John Treu constructed his house and the remainder of The Vista was fully developed.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 8 Page 7

John Treu House  
name of property  
Cochise/Arizona  
county and State  
N/A  
name of multiple property listing

---

**Statement of Significance (Continued)**

By 1930 Warren had a population of about 3000 persons, and nearly 90% of the houses were owner occupied. The creation of the Warren Townsite plan and its development over a 23-year period provides a vivid example of the City Beautiful era and its affect on city planning, even in the far reaches of the western frontier.

The Bungalow Era and the Development of the Warren Townsite

A Bisbee Daily Review reporter made special mention of the architectural character of Warren in a 1908 description of the townsite: "...The architectural beauty of the cottages that have been built is a particular feature of Warren. Special effort has been made along this line, and the California bungalow has been drawn upon largely for the architecture of the town. Special features which delight are the large overhanging roofs, the heavy pillars, and the beautiful shades with which the houses have been painted...".

The creation of the Warren Townsite in 1906 coincided not only with the need to provide affordable housing in a pleasant urban environment, but it was also simultaneous with the advent of the most dominant trend in the design of domestic architecture in Arizona during the early twentieth century. The bungalow as a housing type, characterized by its low, single-story form, horizontal orientation, wide porches, and open, free-flowing interior spaces, quickly became the most popular form of residential building in Arizona. That popularity lasted from about 1905 through the 1920s. Influenced largely from California examples, the evolution of the bungalow in Arizona was also popularized in magazines and pattern books, such as "Stickley's More Craftsman Homes", "Yoho's Craftsman Bungalows", and "Redford's Artistic Bungalows".

The Warren Townsite represents an exemplary collection of bungalow-era residential architecture - particularly the Arts and Crafts style bungalow. As a stylistic theme chosen for the townsite, it also relates to the important concept of architectural unity that was basic to the City Beautiful movement. Over 80% of the roughly 600 historic homes in the Warren Townsite are designed in some form of the bungalow styles. The John Treu House is an excellent illustration of that architectural theme.

The bungalow styles were an expression of residential design created by California architects, like Gustav Stickley and Charles and Henry Greene. Their influence was derived in part from the English Arts and Crafts movement and the intricately detailed wood frame architecture of the Orient. The bungalow styles encouraged simplicity and unity, honest use of materials, practical and flexible plans, and harmony between the building and its setting. The Arts and Crafts style (or Craftsman style) bungalow is further distinguished by an expression of the building materials, particularly native materials, and well-crafted and articulated construction details.

United States Department of the Interior  
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEETSection 8 Page 8John Treu House

name of property

Cochise/Arizona

county and State

N/A

name of multiple property listing

**Statement of Significance (Continued)**

Stylistic characteristics of the bungalow house types included a simple overall roof form, usually gabled, with the ridges either parallel or perpendicular to the street. Asymmetrical massing, which was common to many bungalows, was achieved through cross-gabled eaves, off-set entrance porches, and dormers. Bungalows always included a porch, which was often presented as a full or partial-width veranda recessed under the main roof. Attached gable roof porches were also common. Porch supports were a distinctive characteristic of the bungalow and were typically wood columns or masonry piers, often tapered or truncated to accentuate massiveness or rustic construction.

Aside from the easily recognizable house form, the primary characteristic of the bungalow was its attention to craftman-type detailing. The level of elaboration was often a function of the size and cost of the dwelling, and also a desire to embody the truer rustic qualities of the Arts and Crafts style. Craftsmanship design is seen most commonly in the wood elements, particularly the structural components. Broad roof overhangs with <sup>with</sup> exposed rafter tails, often jig-cut, timber ridge beams and purlins, and gable overhangs supported by knee braces were common expressions of the wood structure. In the porch detailing, wood columns, sometimes grouped, supported a combination of timber beams, purlins, cross-bracing, and extra stickwork. Timber ends were often detailed with beveled, scalloped or other decorative shapes.

Windows almost always were double hung, with multiple divided lights at the top sash and a single light at the lower sash. The most frequently used designs for the upper sash lights were vertical panes, diamond shapes, or Prairie School style geometric patterns. In the bungalows that were aligned with the Arts and Crafts style, the use of Chicago windows were common. These three part windows contained a central focal window flanked on either side by narrower double hung sash, presented a unified design element. Doors were one of the main design features of the bungalow, with the more elaborate examples containing side and top lights. Arts and Crafts style doors featured long vertical panes or battens, a single window, and some articulation of wood detailing such as pegs, dentils and wrought iron strap hinges. The French door was commonly used for secondary entrances and for balcony access.

Wall sheathing for bungalow-era houses was usually limited to four choices: wood clapboard, wood shingles, cement plaster, and brick masonry. The use of stone was less frequent and usually identified with the Arts and Crafts style. Elaborations in the detailing of wall materials sometimes included a wainscott or skirt below the window sill line, pebble dash stucco, paneled and corbeled brick, as well as variagated brick. Foundations were commonly expressed because the design of most bungalows featured raised floor lines and porches. The use of concrete was most frequent, with some examples using rusticated concrete blocks, fieldstone or rubble stone.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 90 Page 9

John Treu House  
name of property  
Cochise/Arizona  
county and State  
N/A  
name of multiple property listing

---

**Bibliography**

Bisbee City Directories, 1916-1946, Various years

Fourteenth Census of the United States, Warren District, 1920 (Located at the Arizona Department of Library, Archives, and Public Records, Phoenix, Arizona)

Grantor Index to Deeds, Cochise County, 1907-1940 (Located at the Cochise County Records Office, Bisbee, Arizona)

Sanborn Fire Insurance Maps, 1908, 1911, and 1930.

Whiffen, Marcus, American Architecture Since 1780: A Guide to the Styles. Cambridge: MIT Press, 1976.

**Verbal Boundary Description**

The nominated property is located in Block 65, Lots 203 and 205, Second Addition to Warren.

**Boundary Justification**

The boundary includes the two townsite residential lots that have historically been associated with the property.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section \_\_\_\_\_ Page 10

John Treu House

name of property

Cochise/Arizona

county and State

N/A

name of multiple property listing

---

**Index to Photographs**

The following information is common to all photographs:

Name of Photographer: Beverly J. Knaak  
Date of Photograph: June, 1994  
Location of Original Negative: Arizona State Historic Preservation Office

- Photo # 1 Description of View: Exterior of house showing front (east) wall and north wall. Looking southwest.
- Photo # 2 Description of View: Exterior of house showing entrance veranda. Looking southwest.
- Photo # 3 Description of View: Exterior of house showing north wall. Looking southeast.
- Photo # 4 Description of View: Exterior of house showing rear (west) wall. Looking northeast.
- Photo # 5 Description of View: Garage Building. Looking northwest.
- Photo # 6 Description of View: Entrance veranda showing semi-circular bench and wall. Looking northeast.
- Photo # 7 Description of View: Interior of house showing opened entrance door and portion of foyer. Looking east.
- Photo # 8 Description of View: Living room showing ceiling beams, and fireplace at left of center.
- Photo # 9 Description of View: Living room showing built-in book case with leaded glass cabinet doors, and ceiling beams. Looking southwest.
- Photo #10 Description of View: Dining room showing built-in cabinetry with leaded glass doors, and ceiling beams. Looking north.
- Photo #11 Description of View: Kitchen showing original cabinetry with glazed doors. Looking south.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section \_\_\_\_\_ Page 11

John Treu House

name of property

Cochise/Arizona

county and State

N/A

name of multiple property listing

---

**Index to Photographs (Continued)**

Photo #12 Description of View: Breakfast room showing built-in table and benches. Looking south.

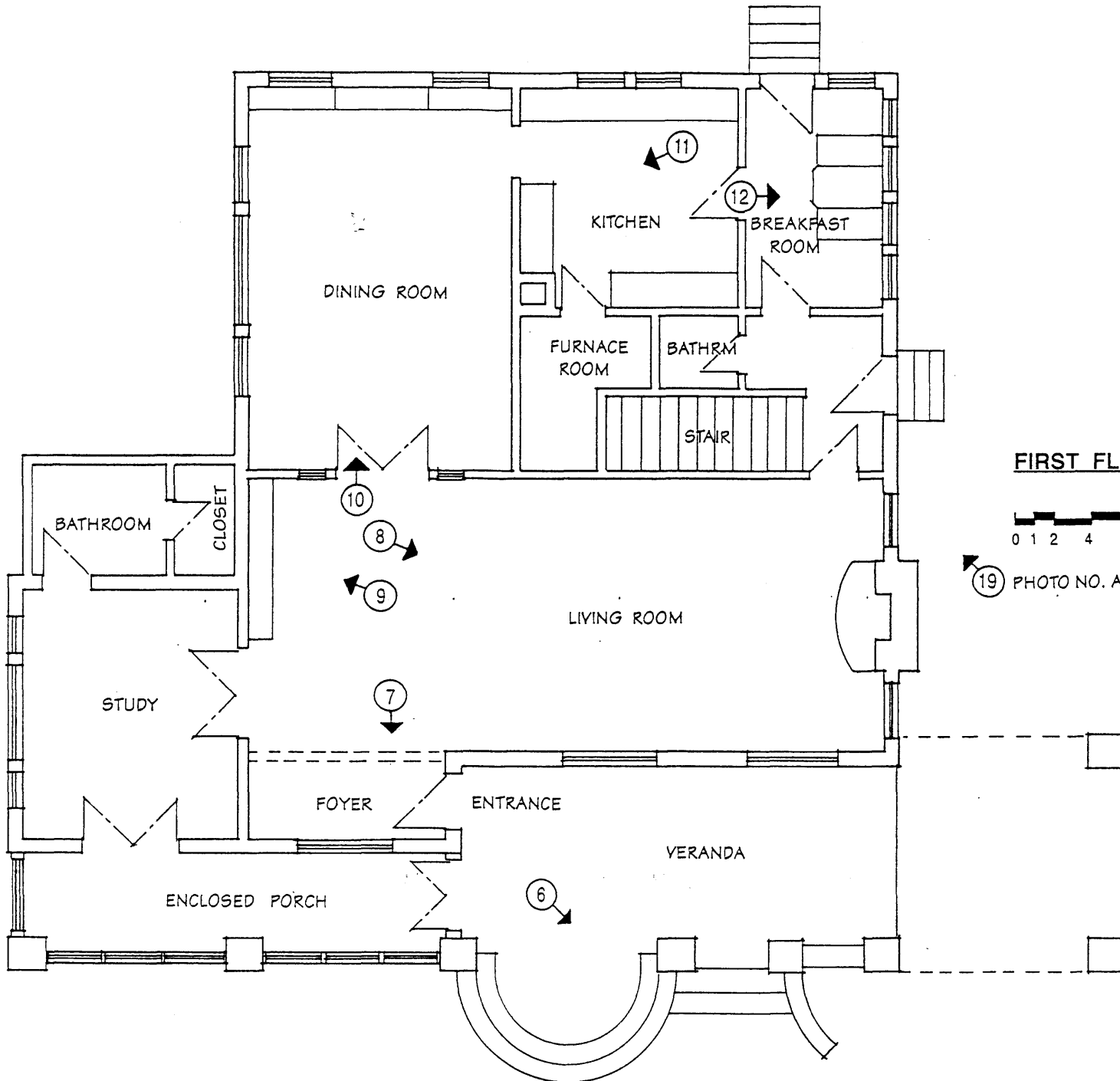
Photo #13 Description of View: Second floor hall showing stair ballustrade. Looking southwest.


Photo #14 Description of View: Second floor east bedroom showing French doors to balcony, and built-in cabinetry. Looking northeast.

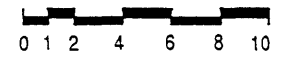
Photo #15 Description of View: Second floor south bedroom showing built-in vanity and cabinetry. Looking southwest.

Photo #16 Description of View: Second floor bathroom. Looking northwest.

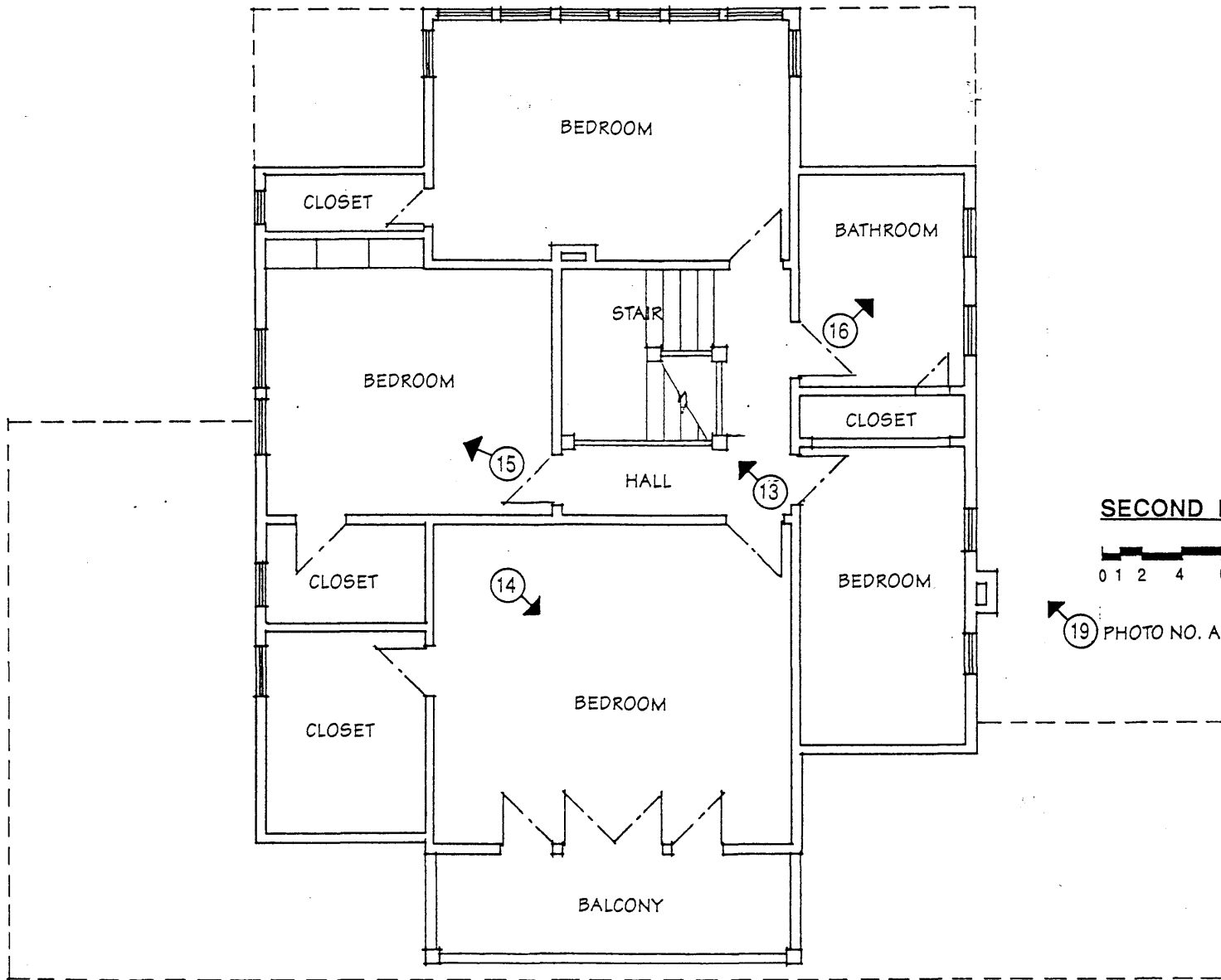




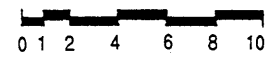
**FIRST FLOOR PLAN** 



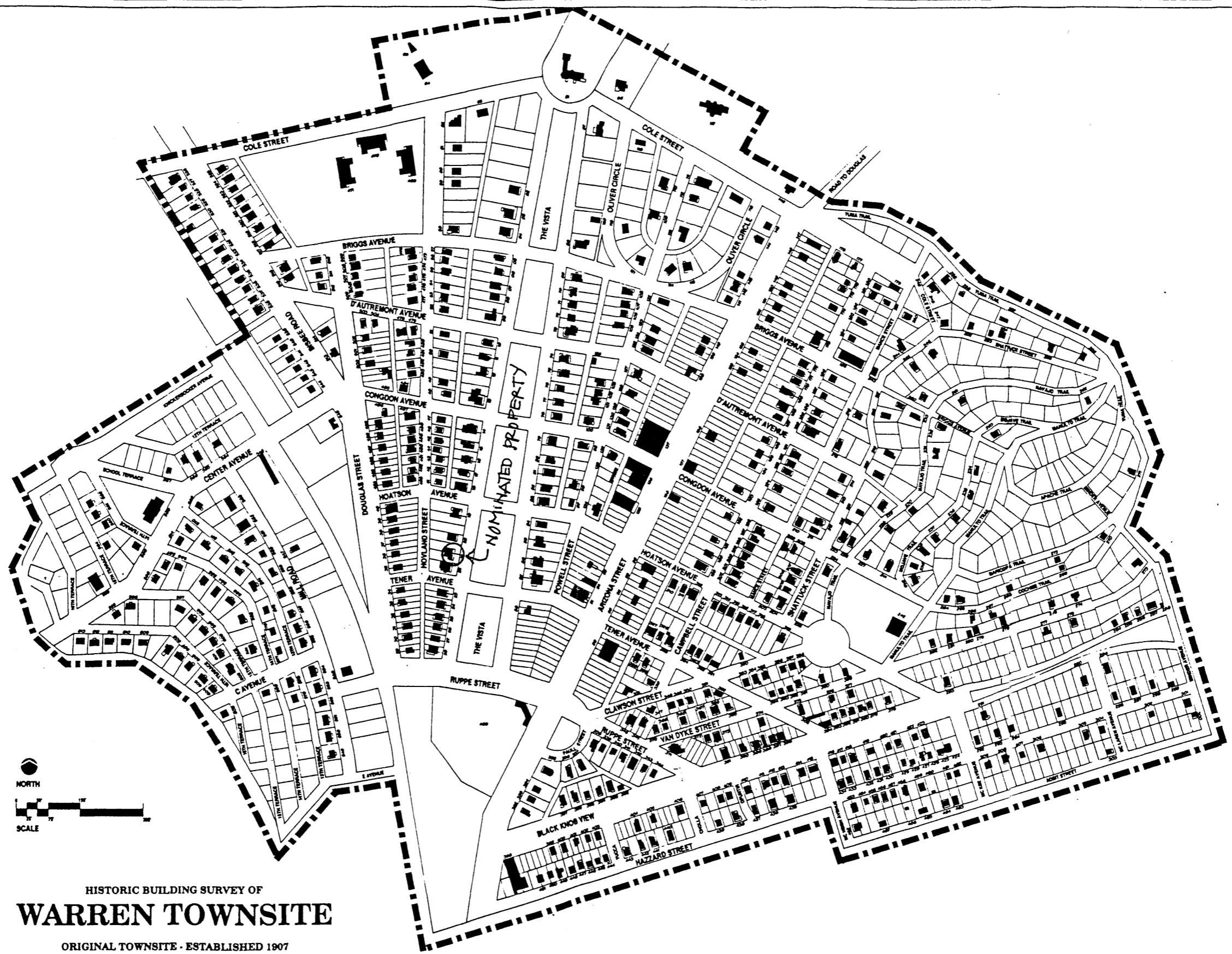
**19** PHOTO NO. AND DIRECTION OF VIEW



**SECOND FLOOR PLAN** 



 **19** PHOTO NO. AND DIRECTION OF VIEW



HISTORIC BUILDING SURVEY OF  
**WARREN TOWNSITE**

ORIGINAL TOWNSITE - ESTABLISHED 1907

PREPARED FOR  
 CITY OF BISBEE  
 BISBEE, ARIZONA

PREPARED BY  
 WOODWARD ARCHITECTURAL GROUP  
 TEMPE, ARIZONA

IN CHRISTINE RICHARDS DELINEATOR

1992