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United States Department of the Interior  
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NAT. REGISTER OF HISTORIC PLACES  
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. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property: Encanto Manor Historic District

historic name Encanto Manor  
other names/site number Encanto Dell

### 2. Location

street & number Roughly bounded by 7<sup>th</sup> & 15<sup>th</sup> Avenues & Thomas Rd & Edgemont Avenue  not for publication  
city or town Phoenix  vicinity  
state Arizona code AZ county Maricopa code 013

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

James W. Gorman  
Signature of certifying official

27 APRIL 2010  
Date

AZSHPO  
Title

ARIZONA STATE PARKS  
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

### 4. National Park Service Certification

I, hereby, certify that this property is:

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

Janis McClelland  
Signature of the Keeper

June 10, 2010  
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**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
79	6	buildings
		district
		site
		structure
		object
79	6	<b>Total</b>

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

Residential Subdivisions and Architecture in  
Central Phoenix, 1870-1963

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

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC/Single Dwelling

RELIGIOUS/Church

**Current Functions**  
(Enter categories from instructions)

DOMESTIC/Single Dwelling

RELIGIOUS/Church

**7. Description**

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

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY

REVIVALS: Mission

MODERN MOVEMENT: Ranch

**Materials**  
(Enter categories from instructions)

foundation: Concrete

walls: Brick, Stucco, Wood, Stone, Vinyl

roof: Asphalt

other: Red Clay Tile

**Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

**Summary Paragraph**

See Continuation Sheet

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**Narrative Description**

See Continuation Sheet

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**National Register of Historic Places Continuation Sheet**

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**SUMMARY PARAGRAPH**

The Encanto Manor Historic District is a suburban neighborhood located approximately two miles north/northwest of downtown Phoenix. Situated along the northern edge of Encanto Park Golf Course, Encanto Manor is a narrow, roughly rectangular neighborhood one-and-a-half to two blocks wide by four blocks long. This district encompasses two residential subdivisions – Encanto Manor and Encanto Dell – both platted in 1945. It is approximately thirty acres in size and contains 85 resources, including 83 domestic properties, one church, the Encanto Community Church, and its parish house currently used as the church office. Of the resources, 79 (93%) are considered contributing, and 6 (7%) are noncontributing. Most of the resources in the district were built between 1945 and 1950, and the majority of the houses are Ranch or Transitional Ranch in style. Two major exceptions are the 1911 James W. Dorris House, a Mission Revival dwelling, and the Encanto Community Church, a 1950 Mediterranean Revival style church. The boundaries of the National Register district roughly correspond to the boundaries of a Phoenix local historic district of the same name.

**NARRATIVE DESCRIPTION**

The Encanto Manor Historic District is situated between 7<sup>th</sup> and 15<sup>th</sup> Avenues, and between Thomas Road and both the Encanto Park Golf Course and Windsor Avenue. South of Encanto Manor lies the Encanto Park Golf Course and, across Windsor Avenue, is Encanto Vista Historic District, another postwar neighborhood. Encanto Park is a large municipal park containing two nine-hole golf courses, an amusement park, and a small lake. It is located immediately adjacent to Encanto Manor, stretching nearly the entire length of the district and creating most of its southern boundary. Twenty-six of the properties directly abut the golf course, and none of the houses lie more than one block away from it. To the east of Encanto Manor is 7<sup>th</sup> Avenue, a six-lane north-south thoroughfare lined primarily with commercial properties, apartment buildings, and a medical center. To the north of Encanto Manor, across Thomas Road, is Phoenix College and the Campus Vista Historic District. West of Encanto Manor, across 15<sup>th</sup> Avenue, is the Margarita Place Historic District (National Register 2007), another residential neighborhood. A short distance northwest of Encanto Manor is the North Encanto Historic District, which was platted in 1939 and built out in the postwar period.

The streets in Encanto Manor are generally straight and dominant along the east-west axis, which has named streets. Thomas Road is a six-lane thoroughfare that creates the district's northern boundary, stretching between 15<sup>th</sup> and 7<sup>th</sup> Avenues. The south lane of Thomas Road, which is adjacent to Encanto Manor, is a frontage road separated from the other five lanes by a privacy wall. The original neighborhood plat identifies it as "Parkview Drive." Edgemont Avenue runs east through the district before terminating at 8<sup>th</sup> Avenue; the south side of Edgemont Avenue abuts the golf course. Windsor Avenue begins at 7<sup>th</sup> Avenue and terminates in a cul-de-sac near the golf course; only two properties on the north side of Windsor Avenue are included in the district. (Windsor Avenue's south side is in the Encanto Vista Subdivision, a separate historic district.) The north-south streets are numbered and include, from east to west, 7<sup>th</sup>, 8<sup>th</sup>, 11<sup>th</sup>, 13<sup>th</sup> and 15<sup>th</sup> Avenues. Seventh Avenue is a major thoroughfare that provides access to Windsor Avenue and Thomas Road. Eighth Avenue runs between Thomas Road and Edgemont Avenue. Both 11<sup>th</sup> and 15<sup>th</sup> Avenues run only between

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Thomas Road and Edgemont Avenue, and have slight curves that mirror one another. Fifteenth Avenue forms the district's western boundary and provides access to Thomas Road and Edgemont Avenue. No alleys are present in the district.

The streetscapes in Encanto Manor are uniform, with setbacks, massing and landscaping contributing to a coherent appearance. The streets are wide enough to permit on-street parking. They are paved in asphalt and have rolled concrete curbs, except on Thomas Road where no curbing is present. The average lot size is 8,700 square feet, 65-80 feet wide by 135 feet deep. All of the houses in Encanto Manor except the Dorris House are one story in height; they are all similarly sized, with low horizontal massing. They are set back a uniform 40 feet from the street. There are very few fences or walls in the front yards, which creates a feeling of openness. Taller walls or fences are commonly found in side and rear yards. A large majority of lots in the district have broad front lawns, with neatly manicured hedges, low flower beds, and mature palm, Palo Verde, or pine trees. A few lots are xeriscaped, with low water use native plants and crushed gravel. Most lots have straight concrete driveways, although some are curvilinear. Some of the driveways have been widened. Sidewalks are present along all but Thomas Road. All sidewalks directly abut the road, except on 15<sup>th</sup> Avenue where a tree lawn separates the sidewalk and street. Walkways provide access to the porch from either the sidewalk or driveway and are generally poured concrete, although some are brick or stone. There are streetlights along 7<sup>th</sup> Avenue and Thomas Road (north of the privacy wall), in the cul-de-sac of Windsor Avenue, and at the intersection of Edgemont Avenue with 8<sup>th</sup>, 11<sup>th</sup> and 13<sup>th</sup> Avenues. No other street furniture is found.

As stated, 83 of the 85 resources in Encanto Manor are single-family houses. Although the James W. Dorris House now serves various church functions, such as offices and classrooms, it retains its domestic appearance and is analyzed as such. The Encanto Community Church is a separate property. The remaining houses in the district display various styles and plans; however, they were largely built during a fourteen-year span between 1946 and 1959 and possess an architectural unity that contributes to the coherence of the streetscape. With the exception of the Mission Revival style Dorris House (2710 N. 7<sup>th</sup> Avenue; 1911), discussed later, all houses are one story in height and in the Transitional Ranch or Ranch style. The great majority of these lack specific revival detail or other overt ornamentation. The Transitional Ranch is, as the name implies, a transitional form that contains elements of the bungalow house type and the Ranch house. Transitional Ranches are generally smaller than Ranch houses, with more centralized plans and simpler fenestration. They are often, but not always, earlier than Ranch houses. Ranch houses tend to have longer, more linear plans and a more horizontal emphasis.

The vast majority of the houses, approximately 82%, are Transitional Ranch or Ranch style. Several stylistic variations are found, including hipped and gabled roofs. Several Ranch style houses incorporate Revival style elements or other stylistic features to the basic Ranch plan; these details include French Provincial, Colonial Revival, Spanish Colonial and Moderne. All of the Ranch style houses are have low, horizontal massing. Over 2/3 of the Ranch houses have low- to medium-pitched hipped roofs. Other roof forms include gable, gable-on-hip, and hip-on-gable. The majority of gabled houses have L-shaped plans with a shallow front ell, although side-gabled rectangular and, less commonly, U-shaped plans are found. The majority of hipped roof

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houses have a more irregular roof form and centrally-massed appearance. Hipped roof forms often have a main central hip and either multiple intersecting hips corresponding to façade setbacks, or multiple hipped ells. Some of the later houses have integral garages or carports that further elongate their facades, but many of the district's houses have detached garages towards the rear of the lot. In general, detached garages match the house, with similar roof forms and construction materials.

Construction materials and other design elements are largely consistent throughout the district, as well. The majority of the houses have masonry construction, with exposed or painted brick, exposed or painted block, or stuccoed exterior walls. Approximately half of the houses have exposed brick exteriors, with running bond or Flemish bond patterns. Approximately 30% of houses have painted masonry, and about 10% are stucco, although several of the stucco houses originally had exposed masonry finishes. A small number of houses have exposed slump block, razor stone or siding. The most common roofing material is asphalt shingle, and many of the houses feature tiled ridgelines. Clay or concrete tile roofs are found on approximately 10% of houses. The overwhelming majority of windows in the district are steel casement. A few have replacement vinyl sashes, and others have replacement glass in their original sash. Most of the houses have large window openings, including fixed and operational sash picture windows in various configurations. In general, the Transitional Ranch houses have slightly smaller window openings and simpler window types. The Ranch houses often feature a decorative window type such as corner window, bulls-eye, bay, or sidelight.

Porches are found on most of the houses, but vary in size and configuration. As is common for the Ranch style, most porches are small and function more as entry shelters. Many of the porches are located under cornice overhangs along the front façade, and are found both with and without porch supports. Others are flat- or shed-roofed corner porches located at the junction of the ells. Some porches are simply shed-roofed hoods extending from the roof edge. In a few instances, there are more substantial inset porches. Several houses have carports, either inset or attached. Porch and carport supports are most commonly iron or 4x4 wood posts, although some brick piers are found. Rear patios are found district-wide.

The district contains a core palette of ornamental details that are used in various combinations on each house. This creates both individuality and consistency. Commonly found ornamental details include exposed rafter ends, shutters, and contrasting wainscoting wherein the wainscot brick has a different brick size or bond than the walls. Also found are contrasting brick colors or razor stone in small areas such as entry surrounds. Low brick or block planters are found at many houses, usually constructed in the same material as the house. Prominent chimneys are architectural features on many houses. Also found in the district are bulls-eye windows, glass block windows, low patio walls and cupolas.

Many Ranches in the district have simple forms and limited ornamental detail. A typical example of the basic hipped Ranch is 1307 W. Thomas Road, which is a brick house with a cross-hipped roof, steel casement window, and a brick patio wall. A simple gabled Ranch design is found at 1135 W. Thomas Road. It is L-shaped with the front ell featuring a front-gable. It has steel casement windows with decorative shutters, brick walls, and an inset porch with a decorative wood post.

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The most common Ranch variation found in the district is the French Provincial Ranch. A good example is found in *1320 W. Edgemont Avenue* which is a brick house with a stepped footprint and multiple intersecting hip roofs. A large picture window is found on the front-most volume, and elsewhere steel casement windows are found. Two corner casement windows are a prominent feature. The house has a deeply inset entry porch supported by metal posts, and a detached garage in the rear.

A small number of other Ranch styles are present in Encanto Manor. There is a Colonial Revival Ranch at *855 W. Edgemont Avenue*. This house has a wood-shingled, intersecting gable roof with the front ell functioning as a side-entrance, two-bay garage. The walls are asphalt shingle and shutters are present at the windows. A prominent front window has a slight dormer that lends this house its Colonial Revival Ranch style. The house at *811 W. Thomas Road* is best described as a California Ranch in that it has multiple wall materials. It has an L-shaped plan with the front ell having exposed brick. This ell has a wainscot of running bond patterned brick which is separated with a string course from Flemish bond patterned brick above. The recessed section, has vertical wood siding. A Moderne Ranch house is found at *1141 W. Thomas Road*. This brick house has three curved corners on its front façade, all which feature curved glass block windows. Finally, the house at *1151 W. Thomas Road* is a Modern Ranch. This rectangular-shaped house has elongated proportions and a gable roof with integrated carport.

A typical Transitional Ranch is found at *2819 N. 8th Avenue*. Built of exposed Flemish bond brick, the house has compact massing and a main hip roof with an intersecting hipped ell. It has steel casement windows with a prominent bay window present on the front ell, and a corner window on the recessed wall. A shed roof covers the front entrance which is supported by decorative metal posts.

Encanto Manor contains only one house that is not Ranch or Transitional Ranch in style; James W. Dorris's 1911 house at *2710 N. 7th Avenue*. Dorris had this two-story house built shortly after he purchased the 320-acre parcel that includes present day Encanto Manor. The Mission Revival style residence has stucco walls and an intersecting hip roof with clay tile. It has an integrated flower box and porch surround typical of its style.

Of the 85 resources in the district, only two were built after 1959. These two are considered noncontributing due to their nonhistoric construction. Both, however, are Ranch in style and are compatible with the neighborhood's streetscapes. The house at *2813 N. 8th Avenue* was built in 1974. It is a Spanish Colonial Ranch with stucco walls and a tile roof. The house at *807 W. Thomas Road* was built in 1976. It is a rectangular Ranch house built of exposed slump block and covered with a side-gabled roof with asphalt shingles.

There are eleven noncontributing houses in the district. As noted, two of them are noncontributing due to age. The remainder are noncontributing due to alterations and/or additions. An example of an alteration can be found at *1109 W. Edgemont Avenue* where both the porch posts and windows were replaced with non-compatible materials. The Ranch style house at *825 W. Edgemont Avenue* was altered by the addition of a

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classical entrance. An example of a house altered by an addition can be found at *1124 W. Edgemont Avenue* where a two-car garage was added onto the front of the house.

The one nonresidential resource in Encanto Manor is a religious property located at the perimeter of the district. The Encanto Community Church is located at *2710 N. 7<sup>th</sup> Avenue*, at Windsor Avenue. This Mediterranean Revival style church was constructed in 1950 and is compatible with the character of the neighborhood. It has a clay tile, gable roof and stucco walls. Although it occupies a site with the Dorris House, it is not historically associated with the Mission Revival style building.

The Encanto Manor Historic District is a remarkably intact collection of primarily postwar houses, with 79 resources, or 93%, contributing to the district. These are carefully-designed houses with small stylistic variations that keep the neighborhood heterogeneous. However, the similarities in size, setback, and massing and materials create coherent streetscapes with excellent overall integrity. Following is an inventory of properties that details the dates of construction, basic style, and contributing status of each of the resources in Encanto Manor Historic District.



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INVENTORY OF RESOURCES

Address	Construction Date	Style	Contributing Status	Reason Noncontributing
2710 N. 7 <sup>th</sup> Avenue (sanctuary)	1950	Mediterranean Revival	Contributing	
2712 N. 7 <sup>th</sup> Avenue (Dorris House)	1911	Mission Revival	Contributing	
2801 N. 8 <sup>th</sup> Avenue	1950	Ranch	Contributing	
2807 N. 8 <sup>th</sup> Avenue	1945	French Provincial Ranch	Contributing	
2813 N. 8 <sup>th</sup> Avenue	1974	Spanish Colonial Ranch	Noncontributing	Age
2819 N. 8 <sup>th</sup> Avenue	1946	Transitional Ranch	Contributing	
2820 N. 8 <sup>th</sup> Avenue	1946	Ranch	Contributing	
2806 N. 11 <sup>th</sup> Avenue	1950	Ranch	Contributing	
2807 N. 11 <sup>th</sup> Avenue	1948	Ranch	Contributing	
2814 N. 11 <sup>th</sup> Avenue	1950	Transitional Ranch	Contributing	
2815 N. 11 <sup>th</sup> Avenue	1950	Ranch	Contributing	
2805 N. 13 <sup>th</sup> Avenue	1947	Ranch	Contributing	
2808 N. 13 <sup>th</sup> Avenue	1947	Ranch	Contributing	
801 W. Edgemont Ave.	1948	Ranch	Contributing	
802 W. Edgemont Ave.	1950	Ranch	Contributing	
807 W. Edgemont Ave.	1946	Colonial Revival Ranch	Contributing	
808 W. Edgemont Ave.	1949	Transitional Ranch	Contributing	
814 W. Edgemont Ave.	1950	Ranch	Contributing	
817 W. Edgemont Ave.	1947	Ranch	Noncontributing	Alterations
818 W. Edgemont Ave.	1950	Ranch	Contributing	
824 W. Edgemont Ave.	1955	Ranch	Contributing	
825 W. Edgemont Ave.	1949	Ranch	Noncontributing	Alterations
830 W. Edgemont Ave.	1950	Ranch	Contributing	
831 W. Edgemont Ave.	1954	Ranch	Contributing	
836 W. Edgemont Ave.	1950	Ranch	Contributing	
837 W. Edgemont Ave.	1947	Ranch	Contributing	
842 W. Edgemont Ave.	1949	Ranch	Contributing	
845 W. Edgemont Ave.	1952	Ranch	Contributing	
848 W. Edgemont Ave.	1951	Ranch	Contributing	
849 W. Edgemont Ave.	1953	Ranch	Contributing	
854 W. Edgemont Ave.	1950	Ranch	Contributing	

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Address	Construction Date	Style	Contributing Status	Reason Noncontributing
855 W. Edgemont Ave.	1950	Colonial Revival Ranch	Contributing	
1101 W. Edgemont Ave.	1954	Ranch	Contributing	
1102 W. Edgemont Ave.	1950	Ranch	Contributing	
1109 W. Edgemont Ave.	1949	Ranch	Noncontributing	Alterations
1110 W. Edgemont Ave.	1949	Ranch	Contributing	
1113 W. Edgemont Ave.	1948	Moderne Ranch	Contributing	
1120 W. Edgemont Ave.	1950	Ranch	Contributing	
1121 W. Edgemont Ave.	1959	Ranch	Contributing	
1124 W. Edgemont Ave.	1950	Ranch	Contributing	
1125 W. Edgemont Ave.	1949	Ranch	Contributing	
1126 W. Edgemont Ave.	1947	Ranch	Contributing	
1131 W. Edgemont Ave.	1947	Ranch	Contributing	
1132 W. Edgemont Ave.	1949	Ranch	Contributing	
1137 W. Edgemont Ave.	1948	Ranch	Contributing	
1144 W. Edgemont Ave.	1949	Ranch	Contributing	
1145 W. Edgemont Ave.	1947	Ranch	Contributing	
1151 W. Edgemont Ave.	1953	Ranch	Contributing	
1301 W. Edgemont Ave.	1947	Ranch	Contributing	
1302 W. Edgemont Ave.	1947	Ranch	Contributing	
1307 W. Edgemont Ave.	1947	Ranch	Contributing	
1312 W. Edgemont Ave.	1946	Ranch	Contributing	
1313 W. Edgemont Ave.	1950	Ranch	Contributing	
1319 W. Edgemont Ave.	1950	Ranch	Contributing	
1320 W. Edgemont Ave.	1949	French Provincial Ranch	Contributing	
1325 W. Edgemont Ave.	1950	Colonial Revival Ranch	Contributing	
1326 W. Edgemont Ave.	1948	Ranch	Contributing	
1331 W. Edgemont Ave.	1950	Ranch	Contributing	
1332 W. Edgemont Ave.	1955	Ranch	Contributing	
1337 W. Edgemont Ave.	1947	Ranch	Contributing	
1343 W. Edgemont Ave.	1951	Ranch	Contributing	
1345 W. Edgemont Ave.	1952	Ranch	Contributing	
807 W. Thomas Road	1976	Ranch	Noncontributing	Age
811 W. Thomas Road	1953	California Ranch	Contributing	
817 W. Thomas Road	1947	French Provincial Ranch	Contributing	

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Address	Construction Date	Style	Contributing Status	Reason Noncontributing
821 W. Thomas Road	1947	Ranch	Contributing	
827 W. Thomas Road	1950	Ranch	Contributing	
833 W. Thomas Road	1947	Ranch	Contributing	
837 W. Thomas Road	1949	Ranch	Contributing	
843 W. Thomas Road	1950	Ranch	Contributing	
1111 W. Thomas Road	1950	Ranch	Contributing	
1117 W. Thomas Road	1947	Ranch	Contributing	
1123 W. Thomas Road	1947	Ranch	Contributing	
1129 W. Thomas Road	1947	Ranch	Contributing	
1135 W. Thomas Road	1946	Ranch	Contributing	
1141 W. Thomas Road	1948	Moderne Ranch	Contributing	
1147 W. Thomas Road	1947	Ranch	Noncontributing	Alterations
1151 W. Thomas Road	1959	Modern Ranch	Contributing	
1301 W. Thomas Road	1950	Ranch	Contributing	
1307 W. Thomas Road	1948	Ranch	Contributing	
1311 W. Thomas Road	1948	French Provincial Ranch	Contributing	
1317 W. Thomas Road	1946	Ranch	Contributing	
1321 W. Thomas Road	1946	Transitional Ranch	Contributing	
728 W. Windsor Avenue	1950	Ranch	Contributing	
734 (804) W. Windsor Avenue	1950	French Provincial Ranch	Contributing	

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

(Mark "x" in all the boxes that apply)

Property is:

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

**Areas of Significance**

(Enter categories from instructions)

Community Planning and Development

Architecture

**Period of Significance**

1911-1960

**Significant Dates**

1911

1945

**Significant Person**

(Complete only if Criterion B is marked above)

N/A

**Cultural Affiliation**

Undefined

**Architect/Builder**

(See Section 8 for additional builders)

David H. Murdock

E.J. Wasielewski

C. F. Crittenden

**Period of Significance (justification)**

The Period of Significance starts with the construction of the Mission Revival style Dorris House in 1911 and includes all of the early postwar resources built between 1945 and 1960. Only two houses in the Encanto Manor Historic District, both built in the 1970s, were constructed after the Period of Significance.

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

N/A

**Statement of Significance Summary Paragraph** (provide a summary paragraph that includes level of significance and applicable criteria)

See Continuation Sheet

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

See Continuation Sheet

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

See Continuation Sheet

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STATEMENT OF SIGNIFICANCE SUMMARY PARAGRAPH

The Encanto Manor Historic District is significant as an excellent example of the type of small- and medium-scale residential subdivisions that appeared throughout central Phoenix after World War II. The district consists of 85 resources, including 83 single-family houses, one church, and one parish house, the Mission Revival style home (1911) of the original land owner, James W. Dorris. Encanto Manor is a good example of a *Picturesque Neighborhood (1911-1955)*, designed to attract a class of home buyer who could afford a high quality neighborhood with great aesthetic appeal. All but three resources in the district were built between 1945 and 1959. As a result, the district contributes greatly to our understanding of trends and patterns of residential subdivisions in Phoenix during the early postwar period. The district is also noteworthy for the variety and quality of its Ranch style houses. While its building stock illustrates the range of architectural styles, materials, and construction practices present in Phoenix's mid-century neighborhoods, the district is distinguished from other, more homogenous subdivisions of the period by its custom and semi-custom designed houses and larger lots. Finally, it adheres to Federal Housing Administration (FHA) guidelines for subdivision planning and domestic architecture by diverging from the traditional grid pattern of earlier developments and using durable construction materials. Its proximity to nearby Encanto Park and Encanto Golf Course fulfilled yet another FHA goal of siting subdivisions near parks for recreational opportunities. The Encanto Manor Historic District retains a high degree of integrity in its overall composition and its individual properties, 87 percent of which contribute to the district's historic character. It relates to three contexts discussed in the Multiple Property nomination *Residential Subdivisions and Architecture in Central Phoenix, 1870-1963*, and is nominated to the National Register of Historic Places under Criterion A, for its associations with the broad patterns of history, and under Criterion C, for its architecture, both at the local level of significance.

NARRATIVE STATEMENT OF SIGNIFICANCE

Introduction

The Encanto Manor Historic District's significance is based on three historic contexts developed for the Multiple Property Documentation Form *Historic Residential Subdivision Development in Phoenix, 1870-1963*. The first is *Context 1: Trends and Patterns on Residential Subdivision Development in Phoenix from 1870-1963*, which discusses the predominant land subdivision practices in Phoenix from its early expansion beyond the original city limits through the tremendous building boom that followed World War II. The second is *Context 2: The Progression of Residential Architectural Styles, Building Materials and Construction Practices in Central Phoenix Neighborhoods from 1870-1963* relates to the large number of Ranch style houses and variations on the Ranch style in the Encanto Vista Historic District. The third is *Context 3 The Influence of Federal Programs on Neighborhood Development and Architectural Form in Phoenix, 1934-1963*, which outlines the basic tenets and impacts of government programs with respect to private home ownership.

Contexts and Criteria

As a good example of a planned subdivision in postwar Phoenix, the Encanto Manor Historic District is nominated to the National Register of Historic Places under Criterion A: Community Planning and Development. Under that Criterion, the district relates to *Context 1: Trends and Patterns of Residential*

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*Subdivision Development in Phoenix, 1870-1963.* To a lesser extent, it is associated with *Context 3: Influence of Federal, State, and Local Housing and Planning Policies on Phoenix Domestic Architecture and Subdivision Planning, 1934-1963*, as developers in the postwar era were encouraged to design their subdivisions and houses according to Federal Housing Administration (FHA) guidelines. The district is also nominated under Criterion C: Architecture, for its subdivision design and its many good examples of early postwar residential architecture, particularly Ranch style houses. The Encanto Manor Historic District retains its architectural integrity to a high degree and relates to *Context 2: The Progression of Residential Architectural Styles, Building Materials and Construction Practices in Central Phoenix Neighborhoods, 1870-1963*. These criteria are further discussed below.

### Criterion A: Community Planning and Development

The Encanto Manor Historic District is significant under National Register Criterion A, as an illustration of Community Planning and Development in Phoenix. It is a good example of a medium-scale development geared to attract middle- and upper-middle class families in the early postwar period. The district represents a shift in suburban development practices in Phoenix; platted in 1945 and almost entirely built out by 1959, the Encanto Manor Historic District followed familiar pre-war development patterns and adopted innovative postwar construction and design techniques. The district's pre-war traits are largely expressed by its heterogeneous appearance and varied building stock, the result of 52 different builders, nine different architects, and a propensity for custom or semi-custom design. Unity in the district is largely achieved by its postwar attributes such as shallow setback, scale, and massing. It is primarily a neighborhood of one-story masonry houses designed in the Ranch style or one of its variations, including Spanish Colonial Revival Ranch and French Provincial Ranch. The Encanto Manor Historic District retains a high level of historic integrity and thus accurately communicates its origins as an upscale neighborhood of substantial homes built during the early postwar period.

### Criterion C: Architecture

The Encanto Manor Historic District is also significant under National Register Criterion C, for its architecture. The district includes many excellent examples of custom-designed houses, most of which exhibit characteristics of the Ranch style and its variations, including Spanish Colonial Revival Ranch, Transitional Ranch, French Provincial Ranch, Moderne Ranch, and the California Ranch. Many houses were builder-designed and at least 52 different builders contributed to the district's housing stock. Nine architects have been identified with work in the district and others may have been involved, as well. Because the majority of the district's resources are of historic age, are good examples of postwar housing styles and types, and retain a high level of integrity, the district is eligible for listing in the National Register under Criterion C.

## DEVELOPMENTAL HISTORY/ADDITIONAL HISTORIC CONTEXT INFORMATION

### Introduction

The Encanto Manor Historic District is a medium-sized postwar neighborhood in central Phoenix. It consists of two subdivisions – Encanto Manor and Encanto Dell – both platted in November 1945. These subdivisions were originally part of a 320-acre agricultural tract purchased by James W. Dorris just after the turn of the

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twentieth century. Dorris built his own house on the tract in 1911 and later subdivided the remainder of his property for subdivision development. In 1943, he sold property adjoining his home tract to the Hammon Lumber Company for the Encanto Vista subdivision. Encanto Manor and Encanto Dell, which contains the Dorris House, were the last undeveloped portions of his original half section of land. The Encanto Manor Historic District is roughly bounded by Thomas Road on the north, 7<sup>th</sup> Avenue on the east, the Encanto Park Golf Course on the south, and 15<sup>th</sup> Avenue on the west. The district is narrow and horizontal in shape, and corresponds to the presence of the Phoenix College campus and Campus Vista Historic District immediately to the north, and the Encanto Park Golf Course and Encanto Vista Historic District immediately to the south. The boundaries are derived from the original 1945 subdivision plats for Encanto Manor and Encanto Dell. The district contains 85 resources including a church, parish house, and 83 single-family dwellings. With the exception of the 1911 Mission Revival Dorris House, the district's historic building stock embraces architectural styles and materials popular in the early postwar period. The district reflects the national and local trends that propelled the Ranch style and its variations to immense popularity during that time. Furthermore, the district is a good example of a *Picturesque Neighborhood (1911-1955)*, of the type that appeared in the Phoenix suburbs in the early to mid-20<sup>th</sup> century. Picturesque Neighborhoods, including Los Olivos, Encanto-Palmcroft, Alvarado, La Hacienda, Encanto Vista, Windsor Square, and Medlock Place, are characterized by their mix of custom and semi-custom homes and their park-like atmospheres, made possible by curvilinear, palm-lined streets, and specialty landscaping. Like other Picturesque Neighborhoods, developers promoted Encanto Manor to well-to-do buyers through deed restrictions and minimum cost levels set to assure quality construction and stable property values.

### Early History

Encanto Manor was part of a suburban estate developed by James W. Dorris, a successful retail and wholesale grocer. Dorris came to Phoenix and purchased an interest in a small confectionery store in 1888. His business increased steadily and by 1892, he established a grocery at the southwest corner of First and Washington streets. It was said to be the "finest and largest grocery store" in the city and covered two floors and a large storage room (Arline, A). He expanded into the wholesale market and his business continued to increase.

In 1907, Dorris' success allowed him to purchase a half-section (320 acres) of land bounded by 7<sup>th</sup> and 15<sup>th</sup> avenues and McDowell and Thomas roads. In 1911, Dorris hired a California architectural firm, Fitzhugh and Fitzhugh, to design a large Mission Revival style house accessed from 7<sup>th</sup> Avenue (2712 N. 7<sup>th</sup> Avenue) by a circular drive. His family moved into the house in 1912.

In 1926, Dorris announced plans to subdivide the entire 320-acre "J. W. Dorris Addition" to include a hotel and 18-hole golf course. The ambitious project failed to materialize but Dorris began selling off smaller parcels in a piecemeal fashion with strict stipulations about the nature of development to take place. Subdivisions cut from the Dorris tract became among the most prestigious addresses in Phoenix. They included the Palmcroft and Encanto subdivisions. In 1934, Dorris sold more than 100 acres to the city of Phoenix for Encanto Park and the first nine holes of the Encanto Golf Course (*Phoenix Gazette*, Section B). A strip along 7<sup>th</sup> Avenue was subdivided as Encanto Vista shortly before his death in 1943 (Arizona State Historic Property Inventory).



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By 1945, the Dorris' House, known as Casa de Rosas, lay on a 2 ½ acre parcel sold to the Congregational Conference of Southern California and the Southwest. Services for the Encanto Community Church were held in the house and the minister and his family lived in the upstairs before the carriage house was renovated for their use. At the same time, the church sold land to the west of the house to Delbert L. Stapley who subdivided it for houses on Edgemont and Windsor. In 1950-51, the church built a new sanctuary just south of the Dorris House which now serves as a community center for the congregation (Arline, B). Both the Dorris House and the church lie in the Encanto Manor Historic District.

**Mid-Century Development**

In 1945, the Encanto Community Church sold a portion of the remaining 2 ½ acre Dorris home site to Delbert and Ethel Stapley for subdivision as Encanto Dell. Encanto Dell consisted of eight single-family lots on Edgemont and Windsor streets (Thomas, Phoenix Historic Preservation Office files).

At the same time, John H. Lester and L.M. Hamman platted the Encanto Manor subdivision after years of wrangling with the city. Lester and Hamman purchased the land for \$25,000 from the estate of James W. Dorris, who originally planned to subdivide it himself. Lester and Hamman initially offered to sell the land to the city for \$35,000, but the city declined. When public outcry and demand led the city to agree to the deal, the purchase price had increased so dramatically that a condemnation suit was filed. The jury in the suit set the purchase price at \$60,000, a price the city was still unwilling to pay. After World War II, Lester and Hamman subdivided Encanto Manor into a 79-lot single-family residential subdivision that accounts for most of the district (Weight, January 11, 2006).

House lots in Encanto Manor are generous compared to prevailing postwar standards, averaging approximately 8,700 square feet. Large lots accommodated significantly larger houses than the average in the postwar era, which attracted upper middle-class families to Encanto Manor. Also, larger lots were more expensive, drawing people with more money.

Principal selling points for Encanto Manor were its location near a major public park and golf course (Encanto Park and Golf Course), and Phoenix College. Advertisements for Encanto Manor touted the subdivision's "luxurious living" and that it was "just a putt" away from the golf course. Although all houses in Encanto Manor are near the golf course, only those along the south side of Edgemont were afforded golf course views, increasing the exclusivity of this street.

Following pre-war tradition, many different builders and architects contributed to Encanto Manor's development, a fact that resulted in a variety of design motifs and materials. Several notable builders and architects were active in Encanto Manor. Builders include David Murdock, C.L. Jones, A.B. Campbell, C.F. Crittenden, E.J. Wasielewski, John H. Lester, D.L. Brown, C.L. Maddox and F & S Construction. Significant architects include Frederick Weaver, Benjamin Goor, M.E. Lewis and Sam Hoffman.

Postwar houses in the Encanto Manor Historic District are all variations on the then-fashionable Ranch style, which dominated residential design after World War II. Encanto Manor's Ranch style houses are all one-story, a hallmark of the design. Most feature hipped roofs and steel casement windows. Virtually all of the district's

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houses are masonry and more than two-thirds are rendered in brick with the rest constructed of painted or stuccoed block. Variations on the Ranch style found in the district include French Provincial, as typified by the Carson House at 1320 W. Edgemont Avenue, American Colonial, on the Divelbess House at 855 W. Edgemont Avenue, and Transitional Ranch, such as the Hensley House at 1321 W. Thomas Road. Brick patterns and tile roof ridge caps are common ornamental features found in Encanto Manor.

With only three exceptions – the 1911 Dorris House at 2710 N. 7<sup>th</sup> Avenue and two houses built in the 1970s – Encanto Manor was fully developed between 1945 and 1960. In fact, Encanto Manor was largely constructed within a five -year period, between 1945 and 1950. During that brief time, 69 resources including the church were completed. An additional 13 houses were constructed between 1951 and 1960. Only two houses were constructed after the period of significance, and both follow Ranch style traditions. With the exception of the Dorris House, all construction occurred within a thirty-year period of time. The district has been well maintained in the ensuing decades and none of the houses have been demolished. Alterations have generally been limited to window, porch post, and roofing material replacements, enclosure of carports, and the application of paint or stucco on masonry walls. The district retains a high level of integrity with 85% of resources contributing to the historic character of the neighborhood.

### **Demographic Composition**

From the outset, Encanto Manor attracted middle- and upper-middle class families, many of whom held managerial positions in business and government. Among the earliest residents were H. H. Robinson (807 Edgemont), office manager for Peterson Brothers, and J. R. Cullison (1135 W. Thomas Road), supervisor of the State Department of Vocational Education. Both men lived in their homes in 1946 (Phoenix city directory, 1946). By 1949, many of the houses in the Encanto Manor Historic District were occupied. Among the residents were J. R. Guinn (2820 N. 8<sup>th</sup> Avenue), a fireman, G. A. Fox (2808 N. 13<sup>th</sup> Avenue), director of Arizona Equipment Sales, A. A. Mast (817 W. Edgemont Avenue), manager of the Western Seed Production Corporation, R. H. McBride (1126 W. Edgemont Avenue), a building contractor, and J. W. Hensley (1321 W. Thomas Road), general manager of the United Sales Company (city directories). Home ownership was very high; in a random sampling of ten completed homes in 1949, city directories showed nine were homeowners (Phoenix city directory, 1949).

By 1953, all but a handful of houses were complete in the district. Home ownership remained extremely high; 100 percent of 17 randomly selected addresses in the city directory were owner-occupied. A number of building trades were represented in the district including C. O. Johnson (1325 W. Edgemont Avenue), owner of C. O. Johnson and Son, building contractors, T. A. Kvale (728 W. Windsor Avenue), proprietor of Kvale Building and Engineering, and D. L. Browne (807 W. Edgemont Avenue), who worked in the lumber industry. Several teachers, among them R. C. Emery (817 W. Thomas Road), curriculum coordinator for Phoenix Union High School and Phoenix College, and B. M. Boan (837 W. Thomas Road), a teacher at Phoenix Technical College, lived in the district (Phoenix city directory, 1953).

Encanto Manor continued to be a stable neighborhood of primarily middle- or upper-middle-class families through the historic period. Many of the original or early owners remained in their homes through the 1950s and into the 1960s. For instance, in 1949, G. E. and Clara Smith owned the house at 1145 W. Edgemont and

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Mrs. Smith still lived there in 1963; E. F. Massingale, who owned the house at 1141 W. Thomas Road in 1946, still owned it in 1963; and, R. H. McBride, who owned his house at 1126 W. Edgemont in 1949, still owned it in 1963. More than 60 percent the district's original owners from the late 1940s and early 1950s still owned and occupied their homes in 1963. The long tenure and high owner-occupancy attests to the neighborhood's status and livability (Phoenix city directories, 1957 and 1963).

### Cultural Resource Character

While Encanto Manor principally consists of postwar single-family Ranch houses, it contains two standout properties that reflect the origins and success of suburban growth in Phoenix. The Dorris House and the Encanto Community Church represent the rapid suburbanization of the Phoenix area from 1912 to the early postwar era. The Dorris House reflects the efforts of a successful entrepreneur who built a country estate and then subdivided the land for new housing starts as Phoenix grew northward. The church represents the continuing popularity of Encanto Manor and other central city neighborhoods in the postwar era.

The 83 remaining residential properties in Encanto Manor, each one of a similar style and most containing a significant level of architectural integrity, give the district its sense of cohesiveness and unity. The variations of the Ranch style found in the district convey a sense of time period and character to a high degree. The Encanto Manor Historic District is illustrative of two larger historic contexts, residential subdivision practices from 1912 to 1960 as well as the influence of the Federal Housing Act on subdivision design and development.

While the majority of the houses in the district retain their architectural integrity to a good degree, several are considered noncontributing. The most common alterations causing noncontributing status are insensitive window, porch post and roofing material replacements, enclosure of carports and the application of paint or stucco on masonry walls. Overall, however, the Encanto Manor Historic District remains largely unchanged from its historic period. Its setting between the municipal golf course and Phoenix College remains substantially intact. Although two houses were built on vacant lots in the 1970s, there has been no demolition or redevelopment of historic houses in the district. As a result, the Encanto Manor Historic District remains an excellent example of a postwar subdivision in Phoenix.

### Conclusion

Today, Encanto Manor retains its original architectural integrity and historic fabric to a notable extent with 79 (93%) of its resources contributing to the character of the district, and only 6 (7%) determined to be noncontributing elements of the district. The district demonstrates the progression of Phoenix's medium-scale subdivisions in the post-war era and showcases its custom-designed Ranch style houses built for middle- and upper middle-class families during that time.

For these reasons, Encanto Manor is nominated to the National Register of Historic Places under Criterion A, as an example of a medium-scale, custom subdivision in the post-war era associated with *Historic Context 1: Trends and Patterns of Residential Subdivision Development in Phoenix, 1870-1963*. Because it adheres to FHA guidelines for subdivisions, including street layout, proximity to parks, and use of durable materials, it is also nominated under Criterion A for its association with *Context 3: Influence of Federal, State and Local*

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*Housing and Planning Policies on Phoenix Domestic Architecture and Subdivision Planning, 1934-1963.* Finally, Encanto Manor features an excellent concentration of custom houses, most following the Ranch style made popular in the post-war era and therefore is nominated under Criterion C (Architecture) for its associations with *Historic Context 2: The Progression of Residential Architectural Styles, Building Materials and Construction Practices in Central Phoenix Neighborhoods, 1870-1963.*

**9. Major Bibliographical References**

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

See Continuation Sheet

**Previous documentation on file (NPS):**

preliminary determination of individual listing (36 CFR 67 has been Requested)  
 previously listed in the National Register  
 previously determined eligible by the National Register  
 designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # \_\_\_\_\_  
 recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** Approx. 30 acres  
(Do not include previously listed resource acreage)

**UTM References**

(Place additional UTM references on a continuation sheet)

1	<u>12 S</u> Zone	<u>398696.6 m</u> Easting	<u>3705071.3 m</u> Northing	3	<u>12 S</u> Zone	<u>399263.3 m</u> Easting	<u>3704871.9 m</u> Northing
2	<u>12 S</u> Zone	<u>399322.5 m</u> Easting	<u>3705053.3 m</u> Northing	4	<u>12 S</u> Zone	<u>398611.9 m</u> Easting	<u>3704938.8 m</u> Northing

**Verbal Boundary Description** (describe the boundaries of the property)

See Continuation Sheet

**Boundary Justification** (explain why the boundaries were selected)

See Continuation Sheet

**11. Form Prepared By**

name/title Terri Myers, Historian; Kristen Brown, Architectural Historian; Karen Thompson, Associate Historian  
organization Preservation Central, Inc. date June 19, 2009  
street & number 823 Harris Avenue telephone (512) 478-0898  
city or town Austin state Texas zip code 78705  
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Phoenix city directories, 1943, 1949, 1953, 1957, and 1963. On file at the Phoenix Public Library.

Thomas, Margaret Dudley. "Dorris Home Was a Sight to See". Unidentified newspaper article on file in City of Phoenix Historic Preservation Office vertical files: Encanto Manor, n.d.

Weight, Kevin. "Encanto Manor Historic District" staff report. City of Phoenix Historic Preservation Office vertical files: Encanto Manor, January 11, 2006.

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**VERBAL BOUNDARY DESCRIPTION**

Follows boundaries of original Encanto Manor subdivision (MCR 32-26), excluding Lot 12 Block 1 and Lot 5 Block 5 and boundaries of original Encanto Dell subdivision (MCR 32-43) plus section 31 2 north 3 east part northeast 4, beginning at point on west line 7th Avenue said point being north 89°31'25" west 154.75' & south 1°48'35" east 317.97' from northeast corner then west 630.25' then south 1°48'35" east 170.18' then south 89°31'25" east 30.17' then south 1°48'35" east 115' then on curve to left having radius of 380' a cent angle of 4°41'40" 31.13' e 598.79' to west line 7<sup>th</sup> Avenue then north 1°48'35" west along west line 7<sup>th</sup> Avenue 317.50' to beginning except west 280' thereof deed 444/399 & except east 7' & irrigated part in southeast corner per docket 3845/210 2.50 acre.

**BOUNDARY JUSTIFICATION**

The Encanto Manor National Register District corresponds to the original 1945 Encanto Manor and Encanto Dell subdivision plats, with the addition of the lot at 2710 N. 7<sup>th</sup> Avenue, which contains a historic house and church long associated with the neighborhood. The National Register boundaries also correspond directly to the Encanto Manor Local Historic District boundaries.

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**Additional Documentation**

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Submit the following items with the completed form:

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

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**Photographs:**

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Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger.

See Continuation Sheet

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



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**Name of Property:** 1300 block of W. Thomas Road (frontage) in front of 1317 W. Thomas Road

**Name of District:** Encanto Manor Historic District

**City or Vicinity:** Phoenix

**County:** Maricopa                      **State:** Arizona

**Photographer:** Terri Myers

**Date Photographed:** November 19, 2009

**Description of Photograph:** View looking east

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**Name of Property:** 1307 W. Thomas Road

**Name of District:** Encanto Manor Historic District

**City or Vicinity:** Phoenix

**County:** Maricopa                      **State:** Arizona

**Photographer:** Terri Myers

**Date Photographed:** November 19, 2009

**Description of Photograph:** View looking southeast

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**Name of Property:** 1151 W. Thomas Road

**Name of District:** Encanto Manor Historic District

**City or Vicinity:** Phoenix

**County:** Maricopa                      **State:** Arizona

**Photographer:** Terri Myers

**Date Photographed:** November 19, 2009

**Description of Photograph:** View looking southeast

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**Name of Property:** 1151 W. Thomas Road

**Name of District:** Encanto Manor Historic District

**City or Vicinity:** Phoenix

**County:** Maricopa                      **State:** Arizona

**Photographer:** Terri Myers

**Date Photographed:** November 19, 2009

**Description of Photograph:** View looking southwest

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**Name of Property:** 1135 W. Thomas Road

**Name of District:** Encanto Manor Historic District

**City or Vicinity:** Phoenix

**County:** Maricopa                      **State:** Arizona

**Photographer:** Terri Myers

**Date Photographed:** November 19, 2009

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**Description of Photograph:** View looking southwest

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**Name of Property:** 807 W. Thomas Road  
**Name of District:** Encanto Manor Historic District  
**City or Vicinity:** Phoenix  
**County:** Maricopa                      **State:** Arizona  
**Photographer:** Terri Myers  
**Date Photographed:** November 19, 2009  
**Description of Photograph:** View looking southwest

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**Name of Property:** 1320 W. Edgemont Ave.  
**Name of District:** Encanto Manor Historic District  
**City or Vicinity:** Phoenix  
**County:** Maricopa                      **State:** Arizona  
**Photographer:** Terri Myers  
**Date Photographed:** November 19, 2009  
**Description of Photograph:** View looking north/northwest

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**Name of Property:** 1113 W. Edgemont Ave.  
**Name of District:** Encanto Manor Historic District  
**City or Vicinity:** Phoenix  
**County:** Maricopa                      **State:** Arizona  
**Photographer:** Terri Myers  
**Date Photographed:** November 19, 2009  
**Description of Photograph:** View looking southwest

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**Name of Property:** 1100 block W. Edgemont Ave. in front of 1102 W. Edgemont Ave.  
**Name of District:** Encanto Manor Historic District  
**City or Vicinity:** Phoenix  
**County:** Maricopa                      **State:** Arizona  
**Photographer:** Terri Myers  
**Date Photographed:** November 19, 2009  
**Description of Photograph:** View looking west/northwest

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**Name of Property:** 800 block W. Edgemont Ave. from in front of 854 W. Edgemont Ave.  
**Name of District:** Encanto Manor Historic District  
**City or Vicinity:** Phoenix  
**County:** Maricopa                      **State:** Arizona

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Name of Property Encanto Manor Historic District

County and State Maricopa County, Arizona

Name of multiple property listing (if applicable)  
Residential Subdivisions and Architecture in Central  
Phoenix, 1870-1963

Section number: PHOTO LOG

Page 28

**Photographer:** Terri Myers  
**Date Photographed:** November 19, 2009  
**Description of Photograph:** View looking northeast

11 of 15

**Name of Property:** 800 block W. Edgemont Ave. from in front of 836 W. Edgemont Ave.  
**Name of District:** Encanto Manor Historic District  
**City or Vicinity:** Phoenix  
**County:** Maricopa                      **State:** Arizona  
**Photographer:** Terri Myers  
**Date Photographed:** November 19, 2009  
**Description of Photograph:** View looking west northwest

12 of 15

**Name of Property:** 800 block W. Edgemont Ave. from in front of 830 W. Edgemont Ave.  
**Name of District:** Encanto Manor Historic District  
**City or Vicinity:** Phoenix  
**County:** Maricopa                      **State:** Arizona  
**Photographer:** Terri Myers  
**Date Photographed:** November 19, 2009  
**Description of Photograph:** View looking east northeast

13 of 15

**Name of Property:** 825 W. Edgemont Ave.  
**Name of District:** Encanto Manor Historic District  
**City or Vicinity:** Phoenix  
**County:** Maricopa                      **State:** Arizona  
**Photographer:** Terri Myers  
**Date Photographed:** November 19, 2009  
**Description of Photograph:** View looking southeast

14 of 15

**Name of Property:** 2813 N. 8<sup>th</sup> Ave.  
**Name of District:** Encanto Manor Historic District  
**City or Vicinity:** Phoenix  
**County:** Maricopa                      **State:** Arizona  
**Photographer:** Terri Myers  
**Date Photographed:** November 19, 2009  
**Description of Photograph:** View looking northeast

15 of 15

**Name of Property:** 855 W. Edgemont Ave.  
**Name of District:** Encanto Manor Historic District

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

**National Register of Historic Places Continuation Sheet**

Name of Property Encanto Manor Historic District

County and State Maricopa County, Arizona

Name of multiple property listing (if applicable)  
Residential Subdivisions and Architecture in Central  
Phoenix, 1870-1963

Section number: PHOTO LOG

Page 29

**City or Vicinity:** Phoenix

**County:** Maricopa

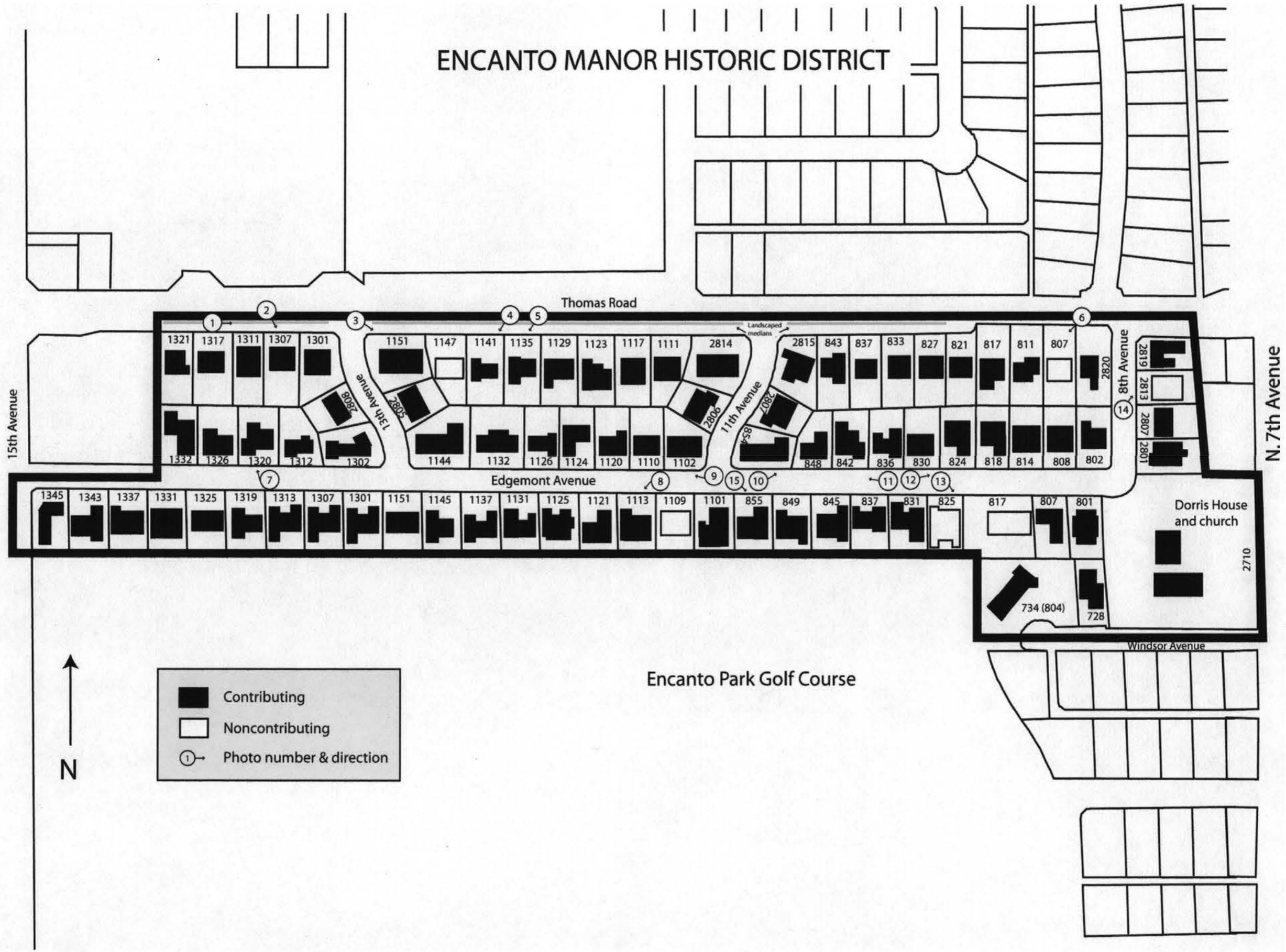
**State:** Arizona

**Photographer:** Terri Myers

**Date Photographed:** November 19, 2009

**Description of Photograph:** View looking southeast

# ENCANTO MANOR HISTORIC DISTRICT



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

\_\_\_\_\_  
Name of Property

\_\_\_\_\_  
County and State

\_\_\_\_\_  
Name of multiple property listing (if applicable)

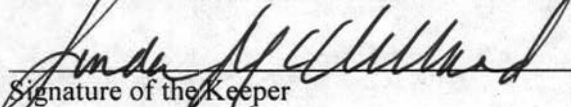
**SUPPLEMENTARY LISTING RECORD**

NRIS Reference Number	Property Name
10000321	Campus Vista Historic District
10000322	East Evergreen Historic District
10000323	Encanto Manor Historic District
10000324	Encanto Vista Historic District
10000325	Garfield Historic District
10000326	Los Olivos Historic District
10000327	North Garfield Historic District
10000328	Villa Verde Historic District
10000329	Woodlea Historic District
10000330	Yaple Park Historic District

County: Maricopa State: Arizona

Multiple Name: Residential Subdivisions and Architecture in Central Phoenix, 1870-1963, MPS

The above-named properties are listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

 June 10, 2010  
 \_\_\_\_\_  
 Signature of the Keeper Date of Action

Amended Items:

Section 1. Property Name

Clarification is, hereby, given that the property names listed above have been assigned to the corresponding National Register listings. These names are, hereby, entered in the NRIS as "historic" names. Any other names indicated in this section should be entered as "other" names.

Section 2. Location

Clarification is, hereby, given that the locational information provided on the title lines for this section should be entered in the NRIS under "street & number."

Section 7. Description

The individually listed property in the Los Olivos Historic District is the Lester DeMund House at 363 E. Monte Vista, which was listed in the National Register 01/06/1995.

Section 10. Geographical Data

For the Yapple Park Historic District, the Northing for UTM #2 is, hereby, corrected to read "3707612.6." For the Villa Verde Historic District, the Easting for UTM #2 is, hereby, corrected to read "389778."

-----  
The Arizona Historic Preservation Office was notified of this amendment.

---

**DISTRIBUTION:**

**National Register property file**

**Nominating Authority (without nomination attachment)**





Photo 7/15

1300 block W. Thomas Rd.

Encanto Manor Historic District

Maricopa County, AZ

Holland Thomas: 1300-411-283 HP  
23rd-C026 003 N H N-1 - 6568 12,30,09 SALT 2002, 0, 100, 0



Photo 2/15

1307 W. Thomas Rd.

Encanto Manor Historic District

Maricopa County, AZ



Photo 3/15

1151 W. Thomas Rd.

Encanto Manor Historic District

Maricopa County, AZ



Photo 4/15

1141 W. Thomas Rd.

Encanto Manor Historic District

Maricopa County, AZ





Photo 5/15

1135 W. Thomas Rd.

Encanto Manor Historic District  
Maricopa County, AZ

Holland Thomas 1135 W. Thomas Rd.  
Maricopa County, AZ 85110-1809  
Phone: 602.438.1115 Fax: 602.438.1115



Photo 6/15

807 W. Thomas Rd.

Encanto Manor Historic District

Maricopa County, AZ



Photo 7/15

1320 W. Edgemont Ave.

Encanto Manor Historic District

Maricopa County, AZ



Photo 8/15

1113 W. Edgemont Ave.  
Encanto Manor Historic District  
Maricopa County, AZ





Photo 9/15  
1100 block W. Edgemont Ave.  
Encanto Manor Historic District  
Maricopa County, AZ



Photo 10/15  
800 block W. Edgemont Ave.  
Encanto Manor Historic District  
Maricopa County, AZ



Photo #15

800 block W. Edgemont Ave.

Encanto Manor Historic District

Mavicopa County, AZ



Photo 12/15

800 block W. Edgemont Ave.

Encanto Manor Historic District  
Maricopa County, AZ





Photo 13/15

825 W. Edgemont Ave.

Encanto Manor Historic District

Maricopa County, AZ



Photo 14/15

2813 N. 8<sup>th</sup> Ave.

Encanto Manor Historic District

Mavicopa County, AZ

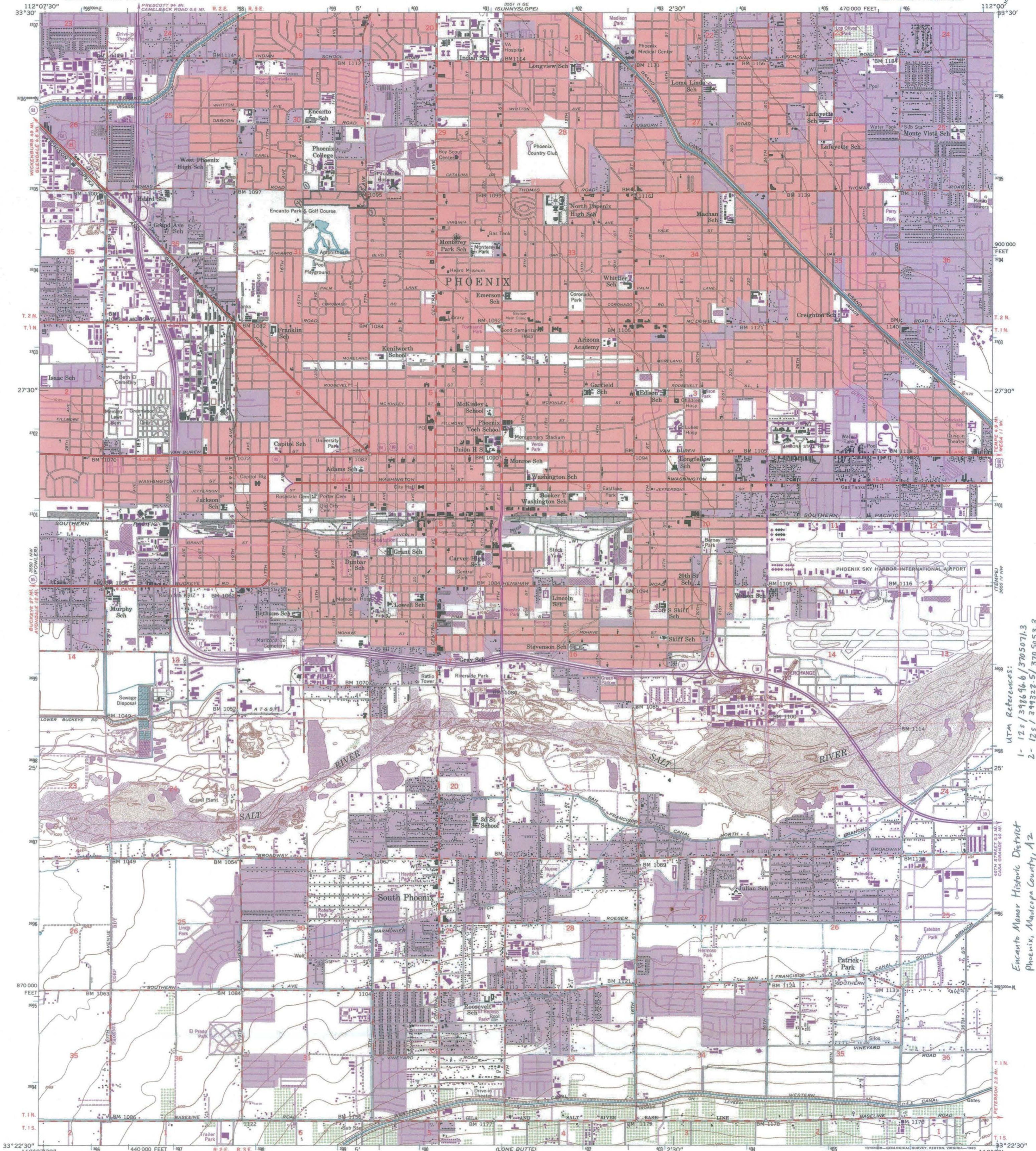


Photo 15/15

855 W. Edgemont Ave.

Encanto Manor Historic District

Maverick County, AZ



- UTM References:
- 1- 12s / 398696 / 3705071.3
  - 2- 12s / 398222.5 / 3705053.3
  - 3- 12s / 398263.3 / 3704471.9
  - 4- 12s / 398611.4 / 3704938.8

Encanto Manor Historic District  
Phoenix, Maricopa County, AZ

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

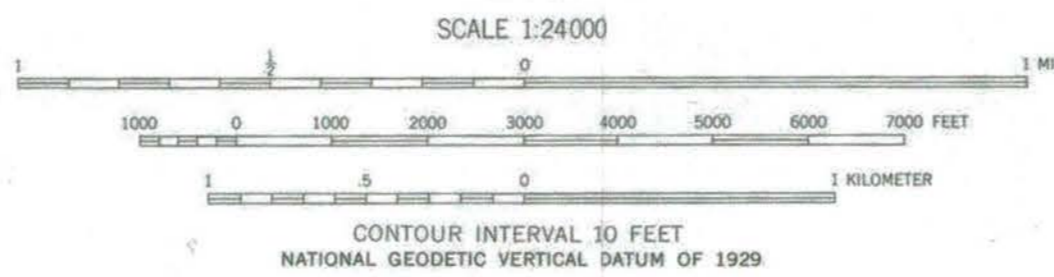
To place on the predicted North American Datum 1983  
move the projection lines 2 meters south and

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



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

PHOENIX, ARIZ.  
NE/4 PHOENIX 15' QUADRANGLE  
N3322.5-W11200/7.5  
1952  
PHOTOREVISED 1982  
DMA 3550 1 NE-SERIES V898



# National Register of Historic Places

## Note to the record

Additional Documentation: 2010

10000323



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 Correction to the Encanto Manor Historic District

other names/site number 817 West Edgemont Avenue

=====

2. Location

=====

street & number 817 West Edgemont Avenue not for publication   
city or town Phoenix vicinity \_\_\_\_\_  
state Arizona code AZ county Maricopa code 013 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. Garrison ASHPD 28 SEPTEMBER 2010  
Signature of certifying official Date

STATE HISTORIC PRESERVATION OFFICE 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



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Correction Page 1

817 W. Edgemont Avenue Phoenix  
name of property  
Maricopa, AZ  
county and State  
Encanto Manor Historic District  
name of multiple property listing



Correction to the Encanto Manor Historic District listed on the National Register of Historic Places on June 10, 2010.

CONTRIBUTING PROPERTY

ADDRESS: 817 W. Edgemont Avenue  
Phoenix, Maricopa, AZ 85007

This property is referenced as a non-contributor in the 2010 NRN of the Encanto Manor Historic district, Phoenix, Maricopa County, Arizona.

INTEGRITY

In the 2010 Encanto Manor Historic District NRN the residence at 817 W. Edgemont Ave. was deemed a non-contributor due to inappropriate alterations. The house was built in 1947. About 10 years ago a landscape wall was added in front of the house and a carport with a landscape wall was also added.

Recently the owner of the property petitioned the State Historic Preservation Office (SHPO) for reconsideration of the building's contributory status. The SHPO architect has conducted a site visit and determined that the landscape wall does not block the view of the house and is almost entirely visible by a pedestrian walking past the property. The original painted concrete block walls, the raised concrete footing/floor, the steel casement window, the front door and hardware, mail slot, door buzzer, overhead light fixture, and glass block "window" and concrete stoop with 1947 finish are all clearly visible. The carport is unattached to the building and the landscape wall in front of the carport is not attached to the carport or the original building. The wall was carefully placed to leave an olive tree planted by the original builder undisturbed. This property is a fine example of how to maintain the historic integrity of a home and doing contemporary work on the site.

The Arizona State Historic Preservation Officer requests that the Keeper of the National Register of Historic Places reclassify the property at 817 W. Edgemont Avenue to reflect its contributing status to the Encanto Manor Historic District, as it does, in fact, contribute to the historic fabric of the District.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Encanto Manor Historic District  
NAME:

MULTIPLE Residential Subdivisions and Architecture in Central Phoenix  
NAME: , 1870-1963, MPS

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 10/05/10 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 11/19/10  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000323

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT \_\_\_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

**Additional Documentation Approved**

RECOM./CRITERIA Accept

REVIEWER Edson Beall

DISCIPLINE History

TELEPHONE \_\_\_\_\_

DATE 11.3.10

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.

# National Register of Historic Places

## Note to the record

Additional Documentation: 2011



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 Correction to the Encanto Manor Historic District

other names/site number 825 West Edgemont Avenue

=====

2. Location

=====

street & number 825 West Edgemont Avenue not for publication   
city or town Phoenix vicinity   
state Arizona code AZ county Maricopa code 013 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. Gammari AZ SHPO 22 NOVEMBER 2010  
Signature of certifying official Date

AZ STATE PARKS / SHPO  
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

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Correction Page 1 825 West Edgemont Avenue  
 name of property  
Maricopa, AZ  
 county and State  
Encanto Manor Historic District  
 name of multiple property listing

=====

Correction to the Encanto Manor Historic District listed on the National Register of Historic Places on 6/10/10.

CONTRIBUTING PROPERTY

ADDRESS: 825 West Edgemont Avenue  
Phoenix, Maricopa, AZ 85007

This property is referenced as a contributor in the 6/10/10 NRN listing.

INTEGRITY

In the 6/10/10 Encanto Manor Historic District nomination the residence at 825 West Edgemont Avenue was listed as a non-contributor.

Recently the owner of the property contacted the State Historic Preservation Office for a reconsideration of the property at 825 West Edgemont Avenue. The SHPO staff reviewed the property and forwarded the information to the Historic Sites Review Committee (HSRC) for final determination. The HSRC approved the modifications to the building as meeting the Secretary of the Interior Standards.

The Arizona State Historic Preservation Officer requests that the Keeper of the National Register of Historic Places reclassify the property at 825 West Edgemont Avenue to reflect its contributing status to the Encanto Manor Historic District.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Encanto Manor Historic District

MULTIPLE NAME: Residential Subdivisions and Architecture in Central Phoenix  
NAME: , 1870-1963, MPS

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 12/02/10 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 1/17/11  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000323

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 1.18.11 DATE

ABSTRACT/SUMMARY COMMENTS:

**Additional Documentation Approved**

RECOM./CRITERIA Accept

REVIEWER Edson Beall

DISCIPLINE History

TELEPHONE \_\_\_\_\_

DATE 1.18.11

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.

# National Register of Historic Places

## Note to the record

Additional Documentation: 2016

RECEIVED 2280

JUL 15 2016

Nat. Register of Historic Places  
National Park Service

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 Encanto Manor Historic District Amendment

other names/site number 1147 W. Thomas Road

2. Location

street & number 1147 W. Thomas Road not for publication   
city or town Phoenix vicinity \_\_\_\_\_  
state Arizona code AZ county Maricopa code 013 zip code 85013

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.)

[Signature] 7/14/16  
Signature of certifying official Date

AZ State Parks/SHPO  
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



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

**NATIONAL REGISTER OF HISTORIC PLACES**  
CONTINUATION SHEET

Section Correction Page 1

1147 W. Thomas Road  
name of property  
Maricopa, AZ  
county and State  
Encanto Manor Historic District  
name of multiple property listing

=====

Amendment to the Encanto Manor Historic District, listed in the National Register of Historic Places on 6/10/10.

CONTRIBUTING PROPERTY

ADDRESS: 1147 W. Thomas Road  
Phoenix, Maricopa, AZ 85013

This property was omitted from the contributing properties list of the Encanto Manor Historic District, it should have been included as a contributor. There were some minor alterations to the property but it still contributes to the historic district.

The Arizona SHPO requests that the Keeper add the property listed above to the "contributor" list in the nomination, as it does, in fact, contribute to the historic fabric of the Encanto Manor Historic District.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Encanto Manor Historic District

MULTIPLE NAME: Residential Subdivisions and Architecture in Central Phoenix  
NAME: , 1870-1963, MPS

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 7/15/16 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 8/30/16  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000323

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT \_\_\_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

**Additional Documentation Approved**

RECOM./CRITERIA Accept

REVIEWER Edson Beall

DISCIPLINE History

TELEPHONE \_\_\_\_\_

DATE 8.30.16

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.

National Register of Historic Places  
Memo to File

# Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Encanto Manor Historic District  
NAME:

MULTIPLE Residential Subdivisions and Architecture in Central Phoenix  
NAME: , 1870-1963, MPS

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 4/28/10 DATE OF PENDING LIST: 5/25/10  
DATE OF 16TH DAY: 6/09/10 DATE OF 45TH DAY: 6/12/10  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000323

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: Y PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: Y SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

     ACCEPT      RETURN      REJECT                      DATE

ABSTRACT/SUMMARY COMMENTS:

*Cohesive district with high level of integrity (1911-1960) is significant in Architecture + Com. Development*

RECOM./CRITERIA Accept and

REVIEWER McClelland DISCIPLINE History

TELEPHONE \_\_\_\_\_ DATE June 10, 2010

DOCUMENTATION see attached comments Y/N Y see attached SLR Y N

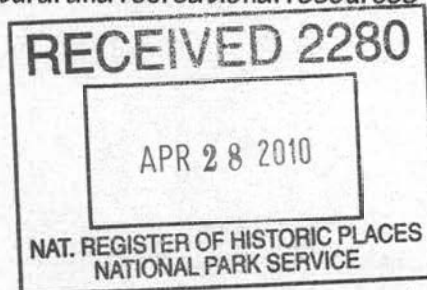
If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



"Managing and conserving Arizona's natural, cultural and recreational resources"

April 26, 2010

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



**RE: Individual NRN: Brentwood Historic District**

- **MPDF: Residential Subdivisions and Architecture in Central Phoenix, 1870-1963**
- **MPDF: Campus Vista Historic District**
- **MPDF: East Evergreen Historic District**
- **MPDF: Encanto Manor Historic District**
- **MPDF: Encanto Vista Historic District**
- **MPDF: Garfield Historic District**
- **MPDF: Los Olivos Historic District**
- **MPDF: North Garfield Historic District**
- **MPDF: Villa Verde Historic District**
- **MPDF: Woodlea Historic District**
- **MPDF: Yapple Park Historic District**  
Maricopa County, AZ

Janice K. Brewer  
Governor

State Parks  
Board Members

Chair  
Reese Woodling  
Tucson

Tracey Westerhausen  
Phoenix

Larry Landry  
Phoenix

Walter D. Armer, Jr.  
Vail

Arlan Colton  
Tucson

William C. Scalzo  
Phoenix

Maria Baier  
State Land  
Commissioner

Renée E. Bahl  
Executive Director

Arizona State Parks  
1300 W. Washington  
Phoenix, AZ 85007

Tel & TTY: 602.542.4174  
AZStateParks.com

800.285.3703 from  
(520 & 928) area codes

General Fax:  
602.542.4180

Director's Office Fax:  
602.542.4188

Dear Ms. Shull:

I am pleased to submit the National Register of Historic Places nomination forms for the properties referenced above.

The Residential Subdivisions and Architecture in Central Phoenix, 1870-1963 National Register of Historic Places Multiple Property Documentation Form is organized around three historic contexts and their associated property types.

- The Campus Vista Historic District contains 165 contributing buildings, and 37 noncontributing buildings.
- The East Evergreen Historic District contains 23 contributing buildings, 1 contributing site, and 2 noncontributing buildings.
- The Encanto Manor Historic District contains 79 contributing buildings, and 6 noncontributing buildings.
- The Encanto Vista Historic District contains 68 contributing buildings, and 11 noncontributing buildings.
- The Garfield Historic District contains 484 contributing buildings, 1 contributing site, and 284 noncontributing buildings.
- The Los Olivos Historic District contains 9 contributing buildings, 1 contributing site, and 5 noncontributing buildings.
- The North Garfield Historic District contains 199 contributing buildings, and 105 noncontributing buildings.
- The Villa Verde Historic District contains 91 contributing buildings, and 17 noncontributing buildings.
- The Woodlea Historic District contains 133 contributing buildings, and 30 noncontributing buildings.
- The Yapple Park Historic District contains 93 contributing buildings, and 17 noncontributing buildings.
- The Brentwood Historic District, individually nominated, contains 126 contributing buildings, and 37 noncontributing buildings.



10000



October 1, 2010

Carol Shull  
Keeper of the National Register  
National Park Service  
1201 Eye Street, NW 8<sup>th</sup> Floor (MS 2280)  
Washington, D.C. 20005-5905

Janice K. Brewer  
Governor

State Parks  
Board Members

Chair  
Reese Woodling  
Tucson

Tracey Westerhausen  
Phoenix

Larry Landry  
Phoenix

Walter D. Armer, Jr.  
Vail

Alan Everett  
Sedona

William C. Scalzo  
Phoenix

Maria Baier  
State Land  
Commissioner

Renée E. Bahl  
Executive Director

Arizona State Parks  
1300 W. Washington  
Phoenix, AZ 85007

Tel & TTY: 602.542.4174  
AZStateParks.com

800.285.3703 from  
(520 & 928) area codes

General Fax:  
602.542.4180

Director's Office Fax:  
602.542.4188

RE: Glendale Townsite/Catlin Court Historic District  
Villa Verde Historic District  
Encanto Vista Historic District  
Encanto Manor Historic District

Dear Ms. Shull:

I am pleased to submit the following amendments to the National Register of Historic Places for the Districts referenced above.

The amendments include the four properties as follows:

- 5551 West State Avenue, Catlin Court HD, Maricopa, Glendale AZ
- 1919 West Granada, Villa Verde HD, Maricopa, Phoenix AZ
- 705 West Wilshire, Encanto Vista HD, Maricopa, Phoenix AZ
- 817 West Edgemont Avenue, Encanto Manor HD, Maricopa, Phoenix AZ

Accompanying documentation is enclosed, as required. If you have any questions or concerns you may contact me at [vstrang@azstateparks.gov](mailto:vstrang@azstateparks.gov).

Sincerely,

Vivia Strang, CPM  
National Register Coordinator  
State Historic Preservation Office

VS:vs

Enclosures



November 29, 2010

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



**RE: Encanto Manor Historic District (amendment)  
825 West Edgemont Avenue - 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)

Sincerely,

Vivia Strang, CPM  
National Register Coordinator  
State Historic Preservation Office

Enclosures

VS:vs

**Janice K. Brewer**  
Governor

**State Parks  
Board Members**

**Chair  
Reese Woodling**  
Tucson

**Tracey Westerhausen**  
Phoenix

**Larry Landry**  
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Nat. Register of Historic Places  
National Park Service

**ARIZONA STATE HISTORIC PRESERVATION OFFICE (SHPO)  
NATIONAL REGISTER NOMINATION  
TRANSMITTAL FORM  
\*\*FEDERAL EXPRESS\*\***

**DATE: July 12, 2016**

**TO:**

**J. Paul Loether, Deputy Keeper and Chief  
National Register and National Historic Landmark Programs  
National Register of Historic Places  
1201 Eye St. NW, 8th Fl.  
Washington D.C. 20005-5905**

**FROM:**

**Vivia Strang, CPM  
AZ State Parks  
National Register Coordinator  
State Historic Preservation Office  
1100 West Washington Street  
Phoenix AZ 85007**

**National Register Nomination property/resource amendments:**

**F.Q. Story Historic District - 1321 W. Culver Street - Phoenix AZ  
Encanto Manor Historic District - 1147 W. Thomas Road - Phoenix AZ  
Blenman-Elm Historic District - 1601 N. Norris - Tucson AZ  
Clarkdale Historic District - 1100 Main Street - Clarkdale AZ**

**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 602.542.4662.**