

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 97001602

Date Listed: 01/08/98

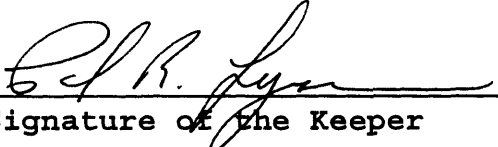
N. Clyde Pierce House
Property Name

Maricopa
County

AZ
State

N/A
Multiple Name

This property is 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.

to 
Signature of the Keeper

1/8/98
Date of Action

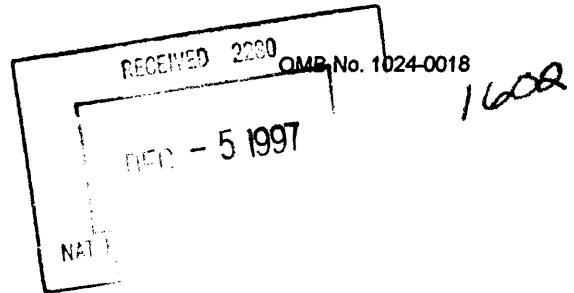
Amended Items in Nomination:

State Certification:
This verifies that the property identified in this nomination meets the National Register criteria and was considered at the local level of significance. [This information, although noted in the State's cover letter, was omitted from the original certification block on the form.]

U. T. M. Coordinates:
The correct UTM coordinates should read: 12 408660 3705510

This information was confirmed with Reba Grandrud of the AZ SHPO.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)



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 an item does not apply to the property being nominated, 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 N. Clyde Pierce House
Other name/site number None

2. Location

4505 E. Osborn Road not for publication
city/town: Phoenix vicinity
state Arizona code: AZ county: Maricopa code: 013 zip code: 85018

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 nationally statewide locally. (See continuation sheet for additional comments).

Thomas W. Gorman AZSHPO 11/18/97
Signature of certifying official Date

ARIZONA STATE PARKS
State or Federal agency and bureau

meets does not meet ther National Register criteria. (See continuation sheet for additional comments).

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- See continuation sheet.
- determined eligible for the National Register
- See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other(explain): _____

[Signature] 1/8/98
Signature of the Keeper Date of Action

Property Name

N. Clyde Pierce House

County, State

Maricopa, Arizona

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	
.1.....	buildings
.....	sites
.....	structures
.....	objects
.1.....	0.....	total

Name of related multiple property listing

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

N/A.....
.....

Number of contributing resources previously listed in the National Register

None.....
.....

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling.....
.....
.....
.....
.....

Current Functions

(Enter categories from instructions)

DWELLING: single dwelling.....
.....
.....
.....
.....

7. Description

Architectural Classification

Spanish Colonial Revival.....
.....
.....

Materials

(Enter categories from instructions)

foundation Concrete footings & stem walls.....
walls Stucco over frame.....
roof Terra Cotta: clay tile.....
other None.....
.....

Narrative Description

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

Property Name

N. Clyde Pierce House

County, State

Maricopa, Arizona

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.
Property has yielded, or is likely to yield, information important in prehistory or history.
- D

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.
a birthplace or a grave.
- C a cemetery.
- D a reconstructed building, object, or structure.
- E a commemorative property.
- F less than 50 years of age or achieved significance within the past 50 years.
- G

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

9. Major Bibliographical References

Bibliography

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

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:
City of Phoenix.....

Areas of Significance

(Enter categories from instructions)

Architecture.....
.....
.....

Period of Significance

1926-1927.....
.....

Significant Dates

1926-1927.....
.....
.....

Significant Person

(Complete if Criterion B is marked above)

N/A.....
.....
.....

Cultural Affiliation

N/A.....
.....
.....

Architect/Builder

Nelson Clyde Pierce.....
.....
.....

Property Name

County, State

N. Clyde Pierce House

Maricopa, Arizona

10. Geographical Data

Acreage of Property 0.612 acres.....

UTM References

(Place additional UTM References on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
A	<u>12</u>	<u>408605</u>	<u>3706736</u>	C
B	D

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.) See Continuation 10-1

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.) See Continuation Sheet 10-1

11. Form Prepared By

name/title Douglas Kupel, Ph.D. / Historian.....

organization Ryden Architects..... date 8/30/97.....

street & number 902 W. McDowell Road..... telephone (602) 253-5381.....

city or town Phoenix.....

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map**(7.5 or 15 minute series) indicating the property's location.
- A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **Black and White** photographs of the property.

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

Property Owner

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

name Greg & Judy Pierce.....

street & number 4505 E. Osborn..... telephone 602/952-1118.....

city & town Phoenix..... state AZ..... zip code 85018.....

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Pierce House
Phoenix, Maricopa County, AZ

SUMMARY

The Pierce house is a large private residence constructed in 1926-27 and designed in the Spanish Colonial Revival Style. Located at the southeast corner of Osborn Road and 45th Street, the house is a two-story, stucco over wood frame building. It is distinguished by a combination of low-pitched gable and shed roofs covered by red terra cotta tiles. Arches dominate the building's appearance, with four sets of three arched windows on the main facade. Another arch opens to the projecting entry porch, within which a round-arched heavy wood door serves as the building's main entrance. Set back from the street, this historic building is visually prominent because of its size, placement, and styling.

Current Appearance

The building has an elongated plan, and is roughly rectangular in shape. Although the center portion of the house has two stories, the horizontality of the building is emphasized by a one-story extension of the front facade containing the living room, library, and entry. The main facade of the Pierce house is asymmetrical with the main entrance facing north and located off-center on the west side of the building. This entrance is characterized by a projecting porch with an arched entry. This entry leads to a round-arched heavy wooden door. The surface treatment of the building is stucco plaster, with minimal treatment leaving a semi-rough texture.

The main facade is punctuated by four sets of three round-arched windows grouped in a Palladian motif with two sets on each floor. On the first floor, these windows are capped with stained glass to create the arch. The central window of the Palladian-style group on the first

floor consists of a single light below the arch. The two flanking windows in each first floor group are 3/3 light, wooden casement. All the windows in the three-window sets on the second floor are 3/3 light. One additional window is located on the east end of the first floor, a 3/3 light round-arch wood casement.

The building is covered with a combination of low shed and gable roofs. The two-story center portion of the home is capped with a low gable roof. Another low gable roof extends over the living room on the front facade. Low shed roofs cover the remaining portions of the house. All roofs are covered with red terra cotta clay tile. Eaves have very little overhang.

Centered on the second story on the east side of the house is a wood balcony. This balcony is covered with a shed roof. Turned columns support the balcony. A portes cochere extends to the west side of the house, beneath which passes the driveway. Square masonry columns support the roof of the portes cochere. The building is flanked by two large chimneys, one each rising from the outside wall of the library and living room, respectively. These chimneys are stuccoed, and capped with a bell-shaped pediment surrounding an opening reminiscent of a mission bell tower. The house has very little in the way of applied detailing or trim; the one exception being rectangular louvered vents at the gable ends.

Interior

The first floor is dominated by the living room and library, both located in the one-story northern extension on the front facade. A large doorway leads from the living room into the dining room. The breakfast room is dominated by

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Phoenix, Maricopa County, AZ

a large stained glass window. Through the dining room on the east side of the house, access is provided to the breakfast room, sun room, and kitchen, all located on the south side of the house. The west side of the first floor contains a bedroom, bathroom, small dressing room, and walk-in closet.

A staircase from the breakfast room leads to the basement. This area contains a storage area and a large multi-purpose room. Natural light in the basement is provided through window wells. A coal chute, used for the original furnace (since removed) in the basement, is intact.

A staircase rising from the living room leads to the second floor. Occupying the entire west side of the house is a spacious and airy master bedroom. Two smaller bedrooms are found on the east side. A small bathroom is on the south side of the second floor. A door on the east side of the second floor leads to the balcony.

With the exception of the kitchen, breakfast room, and bathrooms, all floors in the house are oak. Door and casement trim on the first floor is mahogany, with pine trim on the second floor.

Landscaping

Current landscaping reflects the agricultural roots of the property, with date palms and citrus dominant. Small shrubs and flower gardens are placed close to the house. A broad expanse of lawn surrounds the house, completing a traditional residential setting. A perimeter stucco over block wall with gated entry surrounds the property.

Construction and Original Appearance

Nelson Clyde Pierce built his house as the centerpiece of a 40-acre expanse of citrus orchards, date groves, and pecan trees. By 1919, Pierce capped a successful rise from the loading dock to emerge as a partner and manager in the Southwestern Sash & Door Company, a prosperous building materials firm with offices in Phoenix and Tucson. Due to his position at Southwestern, Pierce had the opportunity to purchase the finest building materials for the construction of his private home. Using his design skills obtained in the building trades, Pierce incorporated many artistic elements into the construction of the building.

Pierce began accumulating materials during the summer of 1926. These included a large stained glass window for the breakfast room. This room was specifically designed with the window in mind. Pierce managed to obtain a large quantity of mahogany that was used for the window casements. He also used mahogany for the interior trim and doors on the first floor. Other stained glass windows, made to Pierce's specifications and depicting Southwestern themes ranging from fruit trees to Spanish missions, were placed in the arched window openings on the first floor of the main facade.

Completed during the early spring in 1927, the Pierce House served as an anchor for a quaint rural environment. Two sturdy pillars marked the entrance to the flower-lined driveway which led through a portes cochere to a three-car garage. The building included a basement to provide a refuge from hot Phoenix summers. Pierce also provided the house with an evaporative cooler to moderate the temperatures in the rest of the house. The first of its kind in the area, neighboring landowners considered the

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Pierce House
Phoenix, Maricopa County, AZ

evaporative cooler one of the building's finer features. A screened sleeping porch, extending from the second story, permitted additional relief from summer temperatures.

Ancillary to the house, Pierce constructed several outbuildings. These included a pump house, a small adobe ranch house for hired help, an animal corral, a green house, a chicken pen, and an outdoor rock barbecue. Landscaping elements included date palms, pecan, citrus, and St. John's Breadfruit trees. Flower beds and shrubs added variety and color to the surroundings.

Alterations

The building has received two remodelings since its construction. In 1958, the Scottsdale School District acquired the property and converted the house into administrative offices. The original out-buildings and some portions of the original landscaping were destroyed when warehouse and maintenance facilities were constructed on the site. The school district constructed a small non-historic concrete addition to the rear of the building. Changes within the building included the construction of balloon-frame partitions to divide the interior space into offices, covering the window openings with plywood, installing an acoustic drop ceiling, and placing linoleum tiles over the hardwood floors. The most significant change to the exterior of the building was the replacement of the original roof tiles with asphalt shingles.

Greg Pierce, grandson of the original builder, acquired the Pierce House from the school district in 1992. From 1992 to 1995, Greg Pierce and his wife Judy completed a

faithful restoration to return the building to its original beauty. Although the restoration process must be described as major, the preservation effort benefitted from the fact that many of the changes made by the school district were non-destructive of the original historic fabric.

The balloon-frame partitions, plywood window coverings, drop ceilings, and non-historic concrete addition were easily removed, revealing little damage to significant historical design elements. The linoleum floor tiles actually helped to preserve the hardwood floor from damage. Perhaps the most significant aspect contributing to the faithful and accurate restoration of the house was that it was directed by Greg Pierce. He had visited the home often as a child and during his youth, and so was familiar with its original appearance and layout. This knowledge was particularly important during the restoration of the portes cochere, which had suffered considerably during the school district's tenure. Throughout the course of the restoration, Pierce exercised care to use materials that matched his recollection and historical photographs. To complete the restoration, Pierce utilized traditional landscape elements and added a perimeter stucco wall to surround the property.

Integrity

The careful restoration of damaged and missing elements has resulted in the Pierce House maintaining its original appearance and integrity. Because many of the changes made by the school district were additive and non-destructive in nature, their removal has resulted in the preservation of the building's integrity.

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Pierce House
Phoenix, Maricopa County, AZ

In those instances where new material was needed, such as the roof tiles and portions of the portes cochere, care was exercised to replicate historic materials and methods of construction. Since the use of these new materials has had the result of returning those portions of the house to its original appearance, they are not considered to have had a negative effect on the integrity of the building. Although the loss of outbuildings and some portions of the original landscaping is regrettable, the Pierce House itself is the defining feature of the property and the loss of these lesser elements do not detract from the significance of the building. The perimeter stucco wall, encircling the original house and restored landscaping, serves to define what is located within as historic.

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Pierce House
Phoenix, Maricopa County, AZ

SUMMARY

The Pierce House is a significant representative example of the Spanish Colonial Revival architectural style in Phoenix. It is being nominated to the National Register of Historic Places under Criterion C for the significance of its architecture. It is considered significant at the local level.

Prior Evaluations of Significance

The significance of the Pierce House has been verified by a scholarly study. In 1992, the City of Phoenix published Historic Homes of Phoenix: An Architectural and Preservation Guide. Prepared by noted historic preservation architect Allen Roberts, AIA, the Guide provides a description of significant historic architectural styles in Phoenix. A photograph of the Pierce House appears on page 74 of this study, used as an illustrative example of the larger Spanish Colonial Revival style homes in Phoenix.

The significance of the Pierce House has been established by actions of local government. The City of Phoenix is a Certified Local Government (CLG). On May 30, 1990, the Phoenix City Council ratified the decision of the Phoenix Historic Preservation Commission to designate the Pierce House for listing on the Phoenix Historic Property Register. It was listed as a significant example of the Spanish Colonial Revival architectural style.

On May 27, 1997, the Arizona State Historic Preservation Office forwarded the National Register nomination of the Pierce House to the City of Phoenix, pursuant to the provisions of the Phoenix CLG Agreement (Section VII, 1-3: CLG participant in the National Register nomination

process). On June 16, 1997, the Phoenix Historic Preservation Commission considered the National Register nomination of the Pierce House and found: 1) that the Pierce House is eligible for the National Register under Criteria A and C, 2) that the historical and factual information presented is complete, and 3) that the documentation is complete.

In addition, the significance of the Pierce House has been evaluated by actions of state government. At its meeting held on October 4, 1997, the Arizona Historic Sites Review Committee (HSRC) considered the Pierce House nomination. HSRC members voted to recommend the Pierce House nomination under Criterion C for its architecture, at the local level of significance.

Prior Context Evaluations

The context under which the Pierce House is nominated to the National Register of Historic Places has been evaluated in prior surveys. The historic context for the Pierce House has been widely recognized and fully researched as part of previous historic preservation studies in Arizona. The Pierce House may be considered a "textbook" example of the context from which it draws its significance. This nomination contains a concise description of the relation of the Pierce House to the historic context, and for additional information the original detailed studies should be consulted.

Context One, "Spanish Colonial Revival Architecture in Phoenix, 1915-1940," is discussed in the scholarly architectural Guide of Phoenix prepared by Allen Roberts (1992) and mentioned above. In addition, period revival architectural styles, including Spanish Colonial Revival,

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Pierce House
Phoenix, Maricopa County, AZ

have been examined in the North Central Corridor Estate Survey (1993) prepared by James Woodward for the City of Phoenix using Federal Historic Preservation Funds provided by the National Park Service. Woodward presented documentation that the Spanish Colonial Revival style and its variants were typical architectural expressions in Phoenix for rural estates such as the Pierce House.

Historical Background

Nelson Clyde Pierce built this house in 1926-27. Pierce, a Phoenix businessman with an uncanny vision of future property values, went on to become one of the most illustrious pioneers in the Salt River Valley. The house he built as his private residence, constructed in the graceful Spanish Colonial Revival style, remains as a physical reminder of his desire to re-create a pastoral, Hispanic-inspired past on his rural estate. His stature and importance to the community today is reflected by Pierce Park, named in his honor on land he donated to the City of Phoenix.

Born in Pittsburgh, Kansas, on August 4, 1888, Nelson Clyde Pierce came to Phoenix in 1912. Pierce soon acquired a job on the loading dock of Southwestern Sash & Door Company. Phoenix in the second and third decades of the twentieth century experienced tremendous economic growth. Spurred by the completion of Roosevelt Dam in 1911, the achievement of statehood status in 1912, and a boom economy associated with World War One and the "roaring twenties," Phoenix grew and expanded rapidly during this period. This economic climate generated good fortunes for those in the building trades.

Clyde Pierce used his bookkeeping background to land an office job at Southwestern. In 1917, he was sent to Tucson to open a branch office in that southern Arizona city. Under Pierce's direction, this branch prospered and returned \$20,000 in profit during its first year of operation. Pierce returned to Phoenix in 1919 and assumed the title of manager for both the Phoenix and Tucson operations. Late in the year, Pierce joined Southwestern as a part-owner. Pierce continued to be an active owner and manager in Southwestern, later merged with O'Malley Lumber Company, until he retired in 1955.

The economy of Phoenix in the twenties was booming, with a tremendous amount of residential construction. Southwestern, and Clyde Pierce, profited from the large amount of business as residential housing developments blossomed across the Salt River Valley. Pierce's position at Southwestern provided him access to rare and expensive building materials at wholesale cost. Pierce's time in Tucson exposed him to the Hispanic architectural traditions of the city commonly known as the "Old Pueblo" because of its rich Spanish and Mexican heritage. Pierce combined Spanish Colonial Revival architecture with the finest materials when he constructed his private home in 1926-27.

As with many other Phoenix residents during the prosperous twenties, Pierce realized that investments in land promised an excellent return. Pierce selected acreage in east Phoenix near the Arcadia subdivision as a prime location. This area of Phoenix, located north of the Arizona Canal and south of Camelback Road, between 44th Street and Scottsdale Road, was first developed from 1915 to 1920 as an area of expensive rural homes situated on large lots. Pierce's property, located a bit south of Arcadia, was close enough to be influenced by the

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Pierce House
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dominant development trends of the period. However, instead of constructing his home in an estate subdivision, Pierce acquired a large amount of acreage and constructed his home as the centerpiece of a rural estate. In turn, the construction of the Pierce House encouraged further development of country home estates and suburbs in the Arcadia area.

The rural setting found at the Pierce House allowed his family to live a farm life. The children picked dates from the yard. Hazel Pierce, Clyde's wife, dried the fruit in glass covered-frames and sold them along with pecans on their porch to people passing by. The family cured olives in a large barrel in the basement. In addition to several horses, the family raised chickens and other fowl.

In the thirties and early forties, Pierce continued to invest in land in the vicinity of his rural estate, creating a large farm tract under single family ownership between Thomas and Osborn Roads east of 44th Street. This land, comprised of fertile loam and well-irrigated from the Arizona Canal, enabled Pierce to obtain up to five separate harvests in a single year. One of Clyde's two sons, Delbert, became a prosperous farmer and rancher by raising cattle, pigs, and fowl, as well as grain and alfalfa, on land that his father had purchased. Pierce consolidated his holdings by incorporating as Pierce Farms, Inc.

Following World War Two, Phoenix experienced tremendous growth in population as war workers and soldiers, first exposed to the attractive desert climate and lifestyle of Arizona during the war, returned or remained to make the Valley of the Sun their home. Instead of agricultural crops, the farms and fields in the vicinity of Phoenix sprouted tract homes. Although farming

remained profitable, escalating land values resulted in the conversion of many farms to housing developments. Pierce leased much of his land for the construction of a large commercial shopping center called "Thomas Mall" at 44th St. and Thomas to serve an expanding residential population in the area.

During the fifties and sixties the rural nature of the lands surrounding the Pierce House changed as urban development encroached upon the property. The land was simply too valuable to remain in agricultural production. Pierce retired from Southwestern (by then merged with O'Malley Lumber Company) in 1955. In 1958, Clyde and Hazel Pierce sold the Pierce House to the Scottsdale Unified School District. The couple moved into a modern 2-bedroom home which they had constructed on acreage remaining from the original farm.

In his later years, Pierce developed into a philanthropist. He donated portions of his fortune to community causes. Since land had formed the basis for much of his wealth, Pierce was particularly generous with it. He donated a large parcel to the City of Phoenix for a park. It was named Pierce Park in his honor. Hazel Pierce passed away in 1968, followed in death by Clyde in 1972.

In the late seventies and eighties, the area surrounding Thomas Mall declined. Due in part to changing patterns of urban development, Thomas Mall closed. Its buildings remained vacant for many years as developers struggled to find an appropriate use. Starting in the nineties, the area has begun a process of revitalization. Thomas Mall has been reborn as a highly efficient, but perhaps less glamorous, discount shopping strip known as Arcadia Crossing. In 1992, Greg Pierce, grandson of Clyde Pierce, purchased the Pierce House from the school district.

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Pierce House
Phoenix, Maricopa County, AZ

From 1992 to 1995 Greg and his wife Judy have restored the Pierce House to its original grandeur, completing a faithful and vigorous restoration of the interior, exterior, and grounds.

While construction of the Pierce House is very much a result of the personal dreams and aspirations of N. Clyde Pierce, it is also a part the broader pattern of development of rural estates in the Salt River Valley. This pattern is closely associated with changes in agricultural land use. The construction of Roosevelt Dam on the Salt River in 1911 and the completion of the Salt River Project triggered these changes. Prior to the construction of Roosevelt Dam, agriculture in the Salt River Valley was dominated by a small number of landowners who held large tracts for speculative purposes. The completion of the dam and the establishment of the Salt River Project tended to increase the number of smaller farms in the Valley as larger tracts were broken up to accommodate a larger population. US reclamation law, which limited the size of farm tracts in reclamation projects, also contributed to the creation of smaller sized tracts.

The completion of the reclamation project gave rise to a great interest in the agricultural possibilities of the Salt River Valley. Persons from all walks of life and backgrounds became interested in pursuing the traditional American dream of farming in the newly-created paradise fashioned from the combination of fertile soil and ample water for irrigation. This romantic and idyllic vision attracted many to Phoenix, including N. Clyde Pierce. The demand for residences in a rural settings encouraged developers to construct homes and subdivisions that provided an atmosphere of country living, with orchards and tree lined streets. James W. Woodward described this property type as the "rural estate or country home

suburb" in his 1991 report titled: Phoenix: Rural and Estate Architecture.

Rural estate homes are residences of substantial size, often with outbuildings such as carriage houses, garages, and pump houses. These are large single family homes located on irrigated tracts of farm lands, many with orchards. These properties were typically constructed on large tracts of land, twenty acres and up. The rural estate represents the desire of wealthy Phoenix residents to create a country atmosphere. These rural estates are located outside of platted subdivisions on farm lands.

Country home suburbs are residential subdivisions. Homes in these subdivisions were constructed on development lots that ranged from one to five acres in size. While the single-family residences that typified country home suburbs are also large in size, outbuildings are normally limited to a garage. Many garages are attached to the residence instead of being free-standing. Those homes located on irrigated tracts often included orchard trees, many of which remained from original orchards planted prior to subdivision development. Country home suburbs represent the initial efforts to create suburban estate communities in the Valley.

The creation of the Salt River Project changed development patterns in Phoenix. Large agricultural tracts were converted to smaller farms and ranches, and later to subdivisions. This pattern of land use altered the character of surrounding agricultural lands and prepared the way for an eventual conversion to urban uses. Construction of rural estates such as the Pierce House served as a focus for the conversion of agricultural lands to urban uses, as they represent the first injection of predominantly residential uses into agricultural areas.

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Pierce House
Phoenix, Maricopa County, AZ

Single, independent construction efforts such as that of N. Clyde Pierce are typical of the period after the construction of Roosevelt Dam and prior to World War Two. Families of substantial means constructed large rural estate homes on their own land or sold portions of their property to others for similar purposes.

While income limited the number of persons who might be able to construct large rural estate homes, the concept of combining a country atmosphere with residential living had a wide appeal in the Salt River Valley. To meet the demand, developers created country home suburbs that combined the elements of country living with smaller lots. The Arcadia subdivision is the best example of this phenomenon in Phoenix. At Arcadia, developers Seymour Jordan, Robert Grace, and Charles Keafer highlighted the area's agricultural potential.

The Pierce House reflects the broad pattern of rural estate community development in Phoenix. It possess characteristics of the rural estate property type as defined in the prior contextual study completed in 1991. The Pierce House is a residence of substantial size. It includes outbuildings, in this instance a three-car garage, pump house, corral, and adobe ranch house for hired hands. The Pierce House is a large single family home located on an irrigated tract of farm land. Fruit producing orchards were originally incorporated into the landscape plan, in this case consisting of dates, pecans and citrus. The Pierce House was constructed on a large tract of land. The Pierce House is a rural estate, as opposed to a country home suburb, because it is located outside a platted subdivisions on a farm tract.

The rural estate represents the desire of wealthy Phoenix residents to create a country atmosphere. The Pierce

House, constructed in the vicinity of the Arcadia country home subdivision, is an example of the type of rural estate constructed by those who had the means to establish a single-family home outside a platted subdivision. The attractiveness of these rural estates in turn further encouraged the construction of additional country home subdivisions. The Pierce House, at once both influenced by the development trend and in turn giving the trend further emphasis, represents this broad historical pattern in Phoenix.

Historic Context One: Spanish Colonial Revival
Architecture in Phoenix, 1915-1940.

The years from 1915 to 1940 are characterized as the Period Revivalera for Phoenix architecture. This period matched a large expansion of in population, building activity, and the number of architects practicing in Phoenix. Architects and builders looked to three historic periods as a source of inspiration. These included Spanish and Mediterranean Revival, English and French Revival, and American Colonial Revival. Within these three broad categories of revival styles, architects utilized a wide variety of stylistic variants.

Of the three revival styles, Spanish Colonial and Mediterranean variants proved the most popular in Phoenix. Although the rise in popularity of revival styles can be traced to a number of influences, including American exposure to European architecture during World War One, the interest in the Spanish Colonial Revival architectural style is customarily traced to the Panama-California Exposition held at San Diego in 1915. The beauty and grace of the Spanish Colonial Revival buildings constructed in San Diego's Balboa Park

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generated a nostalgic interest in Old World Spanish architectural traditions, as modified by conditions in the Spanish Southwest. Variants within this style included Spanish Colonial, Monterey, Mission Eclectic, Mediterranean Eclectic, and Pueblo Revival.

The Spanish Colonial Revival style formed the basis for all later variants. The chief architect of the 1915 Panama-California Exposition, Bertram Grosvenor Goodhue, studied the Spanish Colonial architecture of Mexico and had written a major study prior to his selection. This experience formed the source of his inspiration. Other architects, taking their guidance from Goodhue and the Spanish Colonial Revival style, later added additional influences to create the newer variants. Prominent Phoenix architect Leslie J. Mahoney noted in an interview with Robert R. Frankeberger that Goodhue "influenced us a great deal and after those first buildings were done, I began to verge over into the Spanish because I felt that the historical background of Arizona was Spain and Mexico."

The Pierce House is a particularly good example of Spanish Colonial Revival architecture because it exhibits nearly all of the identifying characteristics common to the style. These characteristics have been summarized by Allen Roberts on page 74 of his Guide to Phoenix architecture. A number of design elements, all possessed by the Pierce House, are considered hall marks of the Spanish Colonial Revival style.

The Pierce House has an elongated plan and is roughly rectangular in shape. The facade is horizontal and asymmetrical, with a variety of low simple forms. Its roof consists of low-pitched gable and shed forms covered with red tile. The Pierce House contains both a porch and

portes cochere. Its walls and chimneys are stuccoed with minimal finishing. It contains semi-circular arched door and window openings. Windows are tall. The detailing of the Pierce House is modest.

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Verbal Boundary Description

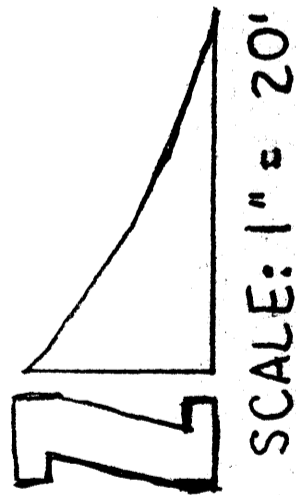
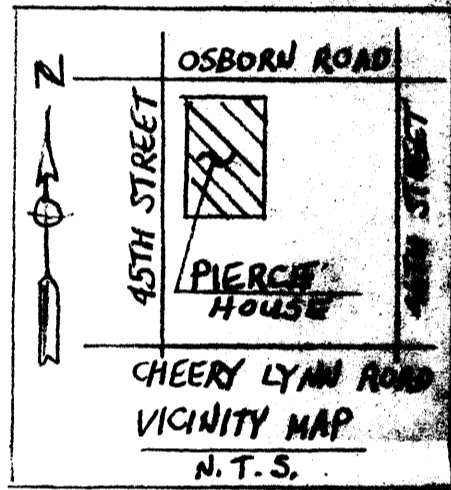
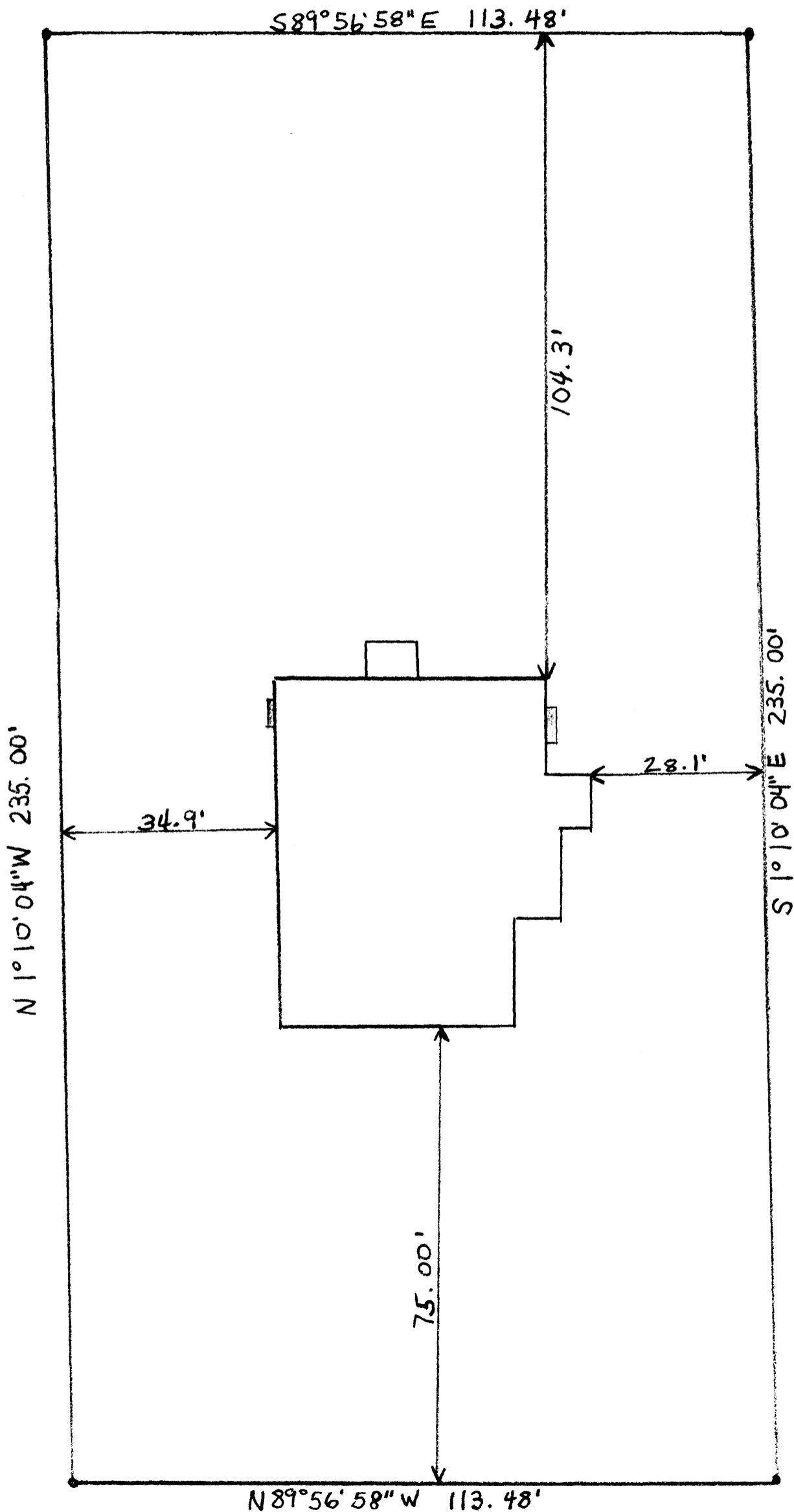
A rectangular parcel located on the southeast corner of 45th Street and Osborn Road, extending 235 feet from north to south and 113.48 feet from east to west.

Boundary Justification

The boundary includes the original house and landscaping immediately associated with it. This boundary includes all of the historically-defining features of the property and is enclosed by a perimeter wall at the boundary which serves to identify what is located within as historic.

OSBORN

ROAD



45TH STREET