

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

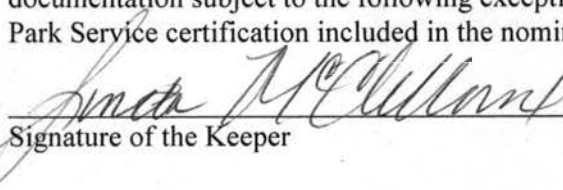
NRIS Reference Number: 11000567

Property Name: Silk Stocking Neighborhood Historic District

County: Maricopa

State: Arizona

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.

 August 30, 2011 _____
Signature of the Keeper Date of Action

Amended Items in Nomination:

Section 5: Classification

The Count of Resources is, hereby, changed to 61 contributing and 13 noncontributing buildings for a total of 61 contributing and 13 noncontributing resources.

Section 7: Description

In the Inventory of Resources on pages 6 and 7, the classification of the following buildings is, hereby, changed from "contributing" to "noncontributing" in keeping with the revised period of significance: 309 N. Colorado St., 376 N. Colorado St.; and 318 N. Washington St.

Section 8: Statement of Significance

The Period of Significance is, hereby, revised as "1912-1962" to better reflect the historic period in which houses were built.

Sketchmap: The following addresses are, hereby, changed from "contributing" to "noncontributing:" 309 N. Colorado St., 376 N. Colorado St., and 318 N. Washington St.

The Arizona SHPO Office was notified of this amendment.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service



567

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

historic name Silk Stocking Neighborhood Historic District

other names/site number Chandler Townsite North Residential Historic District

2. Location

street & number Generally bounded by Erie Street, Chandler Boulevard, Delaware not for publication

Street and the alley west of Washington Street

city or town Chandler vicinity

state Arizona code AZ county Maricopa code 013 zip code 85225

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. Gramson, AZ SHPO 7 JULY 2011
Signature of certifying official/Title Date

AZ STATE PARKS / SHPO
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 eligible for the National Register

determined not eligible for the National Register removed from the National Register

other (explain:)
Sunday Cloward
Signature of the Keeper

Aug. 30, 2011
Date of Action

Silk Stocking Neighborhood Historic District
 Name of Property

Maricopa, AZ
 County and State

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	
64	10	buildings
		district
		site
		structure
		object
64	10	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

N/A

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

- DOMESTIC: single dwelling
- DOMESTIC: multiple dwelling
- RELIGION: church-related residence

Current Functions
 (Enter categories from instructions.)

- DOMESTIC: single dwelling
- DOMESTIC: multiple dwelling
- HEALTH CARE: sanitarium

7. Description

Architectural Classification
 (Enter categories from instructions.)

- Bungalow/Craftsman
- Mission/Spanish Colonial Revival
- Tudor Revival
- Ranch
- Other: Minimal Traditional

Materials
 (Enter categories from instructions.)

- foundation: brick, concrete
- walls: brick, stucco, concrete, wood
- roof: asphalt, wood, clay tile
- other: wood, steel (windows)

Silk Stocking Neighborhood Historic District
Name of Property

Maricopa, AZ
County and State

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

The Silk Stocking Neighborhood Historic District is located in Chandler, Arizona, a suburban city of approximately 235,000 residents, located 20 miles southeast of Phoenix. The district is located in downtown Chandler, just north of Chandler Boulevard and east of Arizona Avenue, the city's two principal thoroughfares. The 25-acre district was originally part of the 1-square mile Chandler Townsite, platted in 1912, and is one of only two eligible districts remaining within the townsite boundaries. Like the rest of the townsite, the Silk Stocking Neighborhood is laid out on a grid system, with four north-south streets and three east-west streets. The historic district, which was developed between 1912 and 1973, contains 74 resources, which are primarily single-family residences. Most of the homes are constructed of either brick and stucco or wood frame and stucco, although other building materials are present, including concrete block and adobe. Roofing is primarily asphalt shingles, with some wood shingles and clay tile. Windows are wood and steel, either casements or double-hung. The homes generally share a uniform setback from the street. Landscaping in the district varies, from traditional turf, shrubs, and trees, to desert landscaping or xeriscape, or just plain dirt. Most houses have concrete driveways leading to detached garages at the rear. The streets themselves are paved with either asphalt or concrete, with concrete curbs, sidewalks, and gutters and, in some cases, a wide planting strip separating the sidewalk from the street. Despite some modifications, the district retains sufficient integrity to convey its historical significance. Of the 74 resources, only 10 are noncontributing (approximately 14 percent). One of the noncontributors is due to age; it was constructed ca. 1980 and replaced a 1929 building that was previously on the site. Nine are noncontributing due to a loss of integrity; however, the noncontributors still fit the general pattern of the district, in terms of setback, size, scale, and building materials.

Narrative Description

The Silk Stocking Neighborhood Historic District has an L-shaped boundary consisting of two main north-south streets—Washington and Colorado—which run approximately one quarter of a mile, from Erie Street at the northern end of the district to Chandler Boulevard (originally known as Cleveland Street) at the southern end. At the far eastern edge of the district is a third north-south street—Delaware—which is generally outside of the district, except for two properties at the northern end where it intersects with Erie. At the center of the district is a third east-west street—Detroit—which bisects the three north-south streets.

The area to the north of the historic district is largely residential. Although it was included in the original 1911 plat for the Chandler townsite, the area was not divided into smaller "city-sized" lots until the Greater Chandler Addition was platted in 1945. Thus, the houses in this area are generally Ranch-style residences from the post-World War II era. The area to the south of the historic district is largely commercial, consisting of the Chandler Commercial Historic District (NRHP listed 9/22/2000), the former San Marcos Hotel (NRHP listed 4/29/1982) and other related businesses. The Chandler municipal government complex is also in this area, including a new city hall which opened in October 2010. Other buildings include a U.S. post office and some recently constructed condominiums.

Immediately to the east of the Silk Stocking Neighborhood Historic District is the Union Pacific Railroad line, which runs north-south along the east side of Delaware Street. To the west of the historic district is Arizona Avenue, a six-lane highway also known as State Route 87. On the east side of Arizona Avenue, immediately adjacent to the Silk Stocking Historic District, are commercial properties consisting of offices and retail establishments. Many of these buildings are homes that have been converted to commercial uses. However, very few of them retain sufficient integrity to be contributing to the historic district, so Arizona Avenue has been excluded from the district boundaries. On the west side of Arizona Avenue is the Chandler High School campus, which encompasses over 60 acres. The main building on the campus, known as Old Main, was completed in 1922 and is a stately Classical Revival-style building with Spanish Colonial Revival influences. A gymnasium from 1939 is also designed in the Classical Revival Style. Both of these buildings were listed on the National Register of Historic Places on November 20, 2007.

The three north-south streets in the historic district—Washington, Colorado, and Delaware—each have an 80-foot-wide right of way, while the east-west streets—Erie and Detroit—each have a 70-foot-wide right of way. These widths are unchanged from the original plat. However, Chandler Boulevard, which originally had a 70-foot-wide right of way, now has

Silk Stocking Neighborhood Historic District

Maricopa, AZ

Name of Property

County and State

a right of way which extends from 80 feet wide at Delaware Street to approximately 135 feet wide at Arizona Avenue. To accommodate the widening of the street, the first lot north of Chandler Boulevard on each side of Colorado Street and the east side of Washington Street and the first two lots north of Chandler Boulevard on the west side of Washington Street were acquired by the city. The houses that were located on these lots are now demolished. Arizona Avenue, which originally had a 100-foot-wide right of way, now has a right of way that extends to approximately 150 feet wide where it intersects with Chandler Boulevard. Both of these arterial streets now have landscaped medians at their widest points, consisting of rows of Washingtonia fan palms, palo breas, and other desert flora.

The neighborhood streets—Washington, Colorado, Delaware, Erie, and Detroit—are generally 30 to 35 feet wide from curb to curb. All of these streets have concrete curbs, sidewalks, and gutters. All except Erie have squared curbs; the curbs along Erie are rolled. The sidewalks along Washington are set back approximately 10 to 15 feet from the street, with a planting strip between the curb and sidewalk. The landscaping in this strip varies, but generally tends to match the landscaping of its respective lot. The sidewalks along Colorado, Delaware, and Erie are directly adjacent to the street, with no planting strip in between. The sidewalks along Detroit alternate. From Arizona Avenue to the alley east of Washington they are set back from the street approximately eight feet with a planting strip in between. Then from this point to the alley east of Colorado they are adjacent to the street with no planting strip. Finally, from this second alley to Delaware Street they are set back from the street once again with a planting strip that is approximately eight feet wide. The sidewalks throughout the entire neighborhood are generally five feet wide. All of the streets in the neighborhood are paved with asphalt except for Washington, which is paved with concrete. This is one of the few streets remaining in Chandler that is still paved with concrete.

Running the length of the district are three north-south alleys—one between Arizona Avenue and Washington Street, which defines the western boundary of the historic district; one between Washington and Colorado; and one between Colorado and Delaware, which defines the eastern boundary of the historic district, except at the far northern end where the boundaries extend all the way to Delaware Street. Each of these alleys measures 20 feet in width and is paved with asphalt.

As was the case with most lots in the original Chandler townsite, the lots in the Silk Stocking Neighborhood were originally 50 feet wide by 150 feet deep. Many lots still retain these dimensions, although some homes were originally built on one and a half, two, or even three lots. In some cases, the original lot configuration has changed resulting a new lot size that is either slightly narrower or wider than the original. There are also some areas, particularly on corner lots, where the rear of the lot has been split off to create a separate lot.

The houses in the district share a uniform building setback, which is generally 25 to 30 feet from the front property line. However, the few houses that front the east-west streets have virtually no setback. Most houses maintain at least a 5-foot setback from the side property lines, although it is common for detached accessory buildings to be located right on the property line.

The front yard landscaping varies throughout the district, although most yards have traditional landscaping with turf, shrubs, and mature trees. Although not present historically, many homes now have front yard fences. These fences are typically three feet in height or lower and are constructed of a wide range of materials, including wood, wrought iron, tubular steel, chain link, and concrete block. The majority of homes have single-width concrete driveways which lead to detached garages at the rear of the lot.

The homes in the district are generally between 1,000 and 1,800 square feet, consisting of either two or three bedrooms. The homes that sit on multiple lots tend to be larger, in some cases exceeding 3,000 square feet. The largest building in the district is at 217 North Washington Street; this 5,890-square-foot building is a former residence that was converted to a convent by the Roman Catholic Church and is now used as a senior living center.

The buildings in the district utilize a variety of construction materials. The most common is wood frame, although brick, concrete block, and adobe are also present. The most common exterior wall material is stucco, although wood siding and painted brick or block can also be found. Two houses in the neighborhood—at 237 North Colorado Street and 298 North Colorado Street—are early examples of concrete block construction with rusticated block as the exterior wall material.

Roofing material is predominantly asphalt shingle, which is the original material for many houses in the neighborhood, according to the 1924 and 1932 Sanborn insurance maps. The remaining houses have either wood shingles or clay tile. Windows are either wood or steel and with the sashes either double-hung or casements. Several homes have had windows replaced, with the new units composed of wood or aluminum. If this alteration is the only change to the original

Silk Stocking Neighborhood Historic District

Maricopa, AZ

Name of Property

County and State

house, the house is still generally considered to be a contributor. However, if other changes have been made along with the windows, the house is typically reclassified as noncontributing.

Because building efforts in the neighborhood spanned several decades, a wide variety of architectural styles are present. The oldest homes in the district, built between 1912 and 1930, are generally bungalows with Craftsman influence. Nineteen of the 74 buildings in the district (26 percent) are representative of this style. Their features include prominent front porches, exposed rafter ends and roof beams, triangular knee braces, and decorative shingles and ventilators on the gable ends of the roof. Some examples utilize simple wood porch columns while others employ concrete columns with Tuscan capitals. Noteworthy examples of the style can be found at 237 North Colorado Street (see Photo #13), 298 North Colorado Street (see Photo #11), 328 North Colorado Street (see Photo #10), 218 North Washington Street (see Photo #2), and 300 North Washington Street (see Photo #4).

The majority of homes in the district are examples of the Minimal Traditional Style (also known as Early Ranch or Transitional Ranch). These houses were generally built between 1938 and 1950. Forty of the 74 buildings in the district (54 percent) are representative of this style. These houses are typically small, with rectangular or L-shaped plans. Roofs are either hipped or gabled and are usually low-pitched. Porches are generally smaller than on Craftsman bungalows and may consist solely of a small hood immediately over the doorway. Most houses from this era utilize steel casement windows, although wood windows can also be found. Large picture windows on the front of the house are common, although not as common as in the later Ranch Style. Noteworthy examples of the style can be found at 265 North Colorado Street (see Photo #12), 319 North Colorado Street, 329 North Colorado Street, 337 North Colorado Street (see Photo #9), and 283 North Washington Street. Several of these were designed by the architectural firm of Lescher & Mahoney as part of a federal defense housing project during World War II.

The district also contains seven examples of the Ranch Style, built between 1945 and 1973. The Ranch-style houses are similar to the Minimal Traditional homes but generally have a larger footprint and more elongated plan. Board and batten walls are common, sometimes with brick wainscoting. Porches are typically larger than on Minimal Traditional houses. Windows are generally steel casements, although later examples may have aluminum sliders. Noteworthy examples of the style can be found at 376 North Colorado Street and 399 North Washington Street (see Photo #6). Interestingly, the latter began as a Minimal Traditional house in 1946, then was expanded and remodeled as a Ranch-style house in 1951.

There are also four examples of the Spanish Colonial Revival Style and one example of the Tudor Revival Style present in the district. The Spanish Colonial Revival homes were generally built between 1920 and 1940 and have stuccoed walls and clay tile roofs. Decorative features include clay scuppers, or *canales*, at the gable end of the roof and exposed log beams, or *vigas*, at the top of the walls. The best example of the style is at 308 North Washington Street (see Photo #5). The lone example of the Tudor Revival Style is at 301 North Washington Street, built in 1931. Characteristic of the style, it features a steeply pitched roof, an arched entryway and a prominent chimney.

Overall, the Silk Stocking Neighborhood Historic District retains a high level of integrity in terms of location, design, setting, materials, workmanship, feeling, and association. The district has always been residential in character and remains so to the present. Of the 74 resources in the district, 64 are contributing (approximately 86 percent) and 10 are noncontributing (approximately 14 percent). Only one of the noncontributors is due to age. Constructed in 1980, is a multi-family apartment building at the rear of the lot behind a contributing house that was recently demolished; it is not likely to ever be a contributor.

It should be noted that the nine buildings which are noncontributing due to a loss of integrity still fit the general pattern of the district, in terms of setback, size, scale, and building materials. For example, the house at 301 North Colorado Street is noncontributing due to window replacements and a modern stucco motif. However, the form and footprint of the building remain unchanged. Similarly, the house at 381 North Washington Street has a partially infilled front porch and large carport addition; however, many original features of the building, including the front bay window and canales, remain intact.

Silk Stocking Neighborhood Historic District
Name of Property

Maricopa, AZ
County and State

Inventory of Resources

The following inventory includes a list of all resources within the district with their date of construction and contributing status. Construction dates were obtained from aerial photos, U.S. census data, city council minutes, city directories, Sanborn fire insurance maps and other maps, newspapers, deeds, mortgages, and building plans. Properties are listed alphabetically by street then numerically by address.

Address			Year Built	Status	Reason Noncontributing
209	N.	Colorado St.	1942	Contributing	--
219	N.	Colorado St.	1942	Contributing	--
229	N.	Colorado St.	1942	Contributing	--
237	N.	Colorado St.	1920	Contributing	--
245	N.	Colorado St.	1942	Contributing	--
254	N.	Colorado St.	1942	Noncontributing	Integrity
255	N.	Colorado St.	1947	Contributing	--
265	N.	Colorado St.	1942	Contributing	--
274	N.	Colorado St.	1942	Contributing	--
275	N.	Colorado St.	1942	Contributing	--
282	N.	Colorado St.	1947	Contributing	--
283	N.	Colorado St.	1946	Contributing	--
291	N.	Colorado St.	ca. 1957	Contributing	--
298	N.	Colorado St.	1925	Contributing	--
299	N.	Colorado St.	1946	Contributing	--
300	N.	Colorado St.	1942	Contributing	--
301	N.	Colorado St.	1942	Noncontributing	Integrity
308	N.	Colorado St.	1942	Contributing	--
309	N.	Colorado St.	ca. 1968	Contributing	--
318	N.	Colorado St.	1921	Contributing	--
319	N.	Colorado St.	1942	Contributing	--
328	N.	Colorado St.	ca. 1924	Contributing	--
329	N.	Colorado St.	1942	Contributing	--
336	N.	Colorado St.	1929	Contributing	--
337	N.	Colorado St.	1948	Contributing	--
344	N.	Colorado St.	1947	Contributing	--
345-355	N.	Colorado St.	ca. 1980	Noncontributing	Age
365	N.	Colorado St.	1942	Noncontributing	Integrity
372	N.	Colorado St.	1922	Contributing	--
373	N.	Colorado St.	1942	Contributing	--
376	N.	Colorado St.	ca. 1973	Contributing	--
380	N.	Colorado St.	1947	Contributing	--
381	N.	Colorado St.	1942	Noncontributing	Integrity
388	N.	Colorado St.	1947 (moved to site, original construction date is unknown)	Noncontributing	Integrity
389	N.	Colorado St.	1942	Contributing	--
399	N.	Colorado St.	1942	Noncontributing	Integrity
380	N.	Delaware St.	1947	Contributing	--
398	N.	Delaware St.	1949	Contributing	--
60	E.	Detroit St.	ca. 1947	Contributing	--
239	E.	Erie St.	ca. 1962	Contributing	--
259	E.	Erie St.	1949	Contributing	--
277	E.	Erie St.	1949	Contributing	--
209	N.	Washington St.	ca. 1947	Contributing	--
217	N.	Washington St.	1937	Noncontributing	Integrity
218	N.	Washington St.	1919	Contributing	--
236	N.	Washington St.	1919	Contributing	--

Silk Stocking Neighborhood Historic District
 Name of Property

Maricopa, AZ
 County and State

Address	Year Built	Status	Reason Noncontributing
245 N. Washington St.	1919	Contributing	--
254 N. Washington St.	1942	Contributing	--
255 N. Washington St.	1919	Contributing	--
264 N. Washington St.	1919	Contributing	--
275 N. Washington St.	1919	Contributing	--
282 N. Washington St.	1919	Contributing	--
283 N. Washington St.	1942	Contributing	--
290 N. Washington St.	1929	Noncontributing	Integrity
291 N. Washington St.	1919	Contributing	--
298 N. Washington St.	1929	Contributing	--
299 N. Washington St.	1940	Contributing	--
300 N. Washington St.	1920	Contributing	--
301 N. Washington St.	1931	Contributing	--
308 N. Washington St.	1929	Contributing	--
309 N. Washington St.	1945	Contributing	--
318 N. Washington St.	ca. 1969	Contributing	--
328 N. Washington St.	ca. 1925	Contributing	--
329 N. Washington St.	ca. 1957	Contributing	--
332 N. Washington St.	1920	Contributing	--
337 N. Washington St.	1950	Contributing	--
345 N. Washington St.	ca. 1925	Contributing	--
355 N. Washington St.	ca. 1929	Contributing	--
364 N. Washington St.	1921	Contributing	--
372 N. Washington St.	1942	Contributing	--
381 N. Washington St.	1929	Noncontributing	Integrity
388 N. Washington St.	1938	Contributing	--
398 N. Washington St.	ca. 1941	Contributing	--
399 N. Washington St.	1946	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.

Silk Stocking Neighborhood Historic District
Name of Property

Maricopa, AZ
County and State

Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Period of Significance

1912-1973

Architect/Builder

Lescher & Kibbey

Claude Norris

Lescher & Mahoney

W.H. Snell

Andy Womack

A.P. Slawson

Significant Dates

1912

1942

Period of Significance (justification)

The period of significance begins in 1912, when the Chandler Townsite was platted, and includes the houses in the Silk Stocking Neighborhood up to 1973, the year of buildout completion.

Criteria Considerations (explanation, if necessary) N/A

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

The Silk Stocking Neighborhood Historic District qualifies for listing in the National Register of Historic Places under Criterion A due to its association with events that have made a significant contribution to the broad patterns of our history. The district is significant in the area of Community Planning and Development and qualifies for listing at the local level of significance.

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

Developed from 1912 to 1973, the Silk Stocking Neighborhood Historic District is significant as the only surviving residential district located within the original Chandler Townsite. Furthermore, it is significant as the most exclusive residential area developed within the townsite, with building restrictions which clearly set it apart from the other early neighborhoods. During its early years, it contained the largest and most expensive homes in Chandler and was home to several of the town's most prominent residents. When the town adopted a zoning ordinance in 1926—the first in Arizona—the Silk Stocking Neighborhood was zoned exclusively for single-family residential use, which further enhanced its desirability. Although building slowed during the Great Depression, it rebounded dramatically during World War II when a federal defense housing project resulted in the construction of over 20 new homes in the neighborhood. Building continued steadily after the war, with 17 houses constructed between 1945 and 1950. After that, building slowed, with an average of one new house every four years until 1973, when buildout was complete.

Silk Stocking Neighborhood Historic District
Name of Property

Maricopa, AZ
County and State

Developmental history/additional historic context information (if appropriate)

Chandler History

Dr. A.J. Chandler – The Early Years

The town of Chandler, Arizona, was established in 1912 by Dr. Alexander John (“A.J.”) Chandler. Dr. Chandler was born on July 15, 1859, near Coaticook, Quebec, Canada. He studied veterinary medicine at the Montreal Veterinary College at McGill University, graduating with honors in 1882. He then moved to Detroit, Michigan, where he established a successful private practice. Much of his work was for one client, Dexter M. Ferry, a leading supplier of seed for Midwestern farmers. Dr. Chandler’s knowledge of livestock nutrition was invaluable to the Ferry Seed Company’s research to develop better strains of alfalfa and other feed crops.

In 1887, Will C. Barnes and C.M. Bruce, two officials from the Arizona Territory, traveled to Detroit to offer Dr. Chandler the position of Veterinary Surgeon. The post was responsible for overseeing the Livestock Sanitary Board, a new agency created to set health standards for the territory’s growing cattle industry. The board had searched across the country to find the best man for the job before offering the position to Dr. Chandler. To their surprise, Dr. Chandler agreed to take the relatively low-paying job and move to Arizona. (See Figure 1 for a photo of Dr. Chandler in 1887.)

Unfortunately, when Dr. Chandler arrived in Arizona, the entire Southwest was in the midst of a severe drought. After just 30 days on the job, Dr. Chandler felt he could do no more and resigned his post. As he made plans to move on to California, there was a sudden deluge of rain, which halted all travel. For three weeks, the little town of Phoenix was nearly inundated by the torrential downpour. Dr. Chandler watched from his hotel room as the desert blossomed into a fantastic array of renewed life. The doctor, moved by what he saw and the possibilities it foretold, withdrew his resignation and decided to stay in Arizona.

Over the next five years, Dr. Chandler used his official capacity as Veterinary Surgeon to promote the development of a stock feed industry. He believed that the production of alfalfa on irrigated farmlands could support a thriving cattle industry, despite the lack of adequate natural forage in the barren terrain.

The Chandler Ranch, 1890-1911

In 1890, Dr. Chandler purchased 80 acres southeast of Phoenix and established his own small ranch and trading post. He contacted Dexter Ferry and other business associates in Detroit and convinced them of the potential for developing the surrounding land. They agreed to provide him with financial backing, and he began buying parcels of land from dry-farming homesteaders.

Two years later, Dr. Chandler resigned as Veterinary Surgeon and established the Consolidated Canal Company. By creating an efficient network of canals and installing electric pumps to draw groundwater, he was able to transform his ranch into a green, irrigated empire. Dr. Chandler was soon able to cultivate 3,000 acres, producing enough alfalfa and grain to feed 2,000 head of beef cattle and several thousand sheep. A small settlement known as Headquarters Camp was built at a site near what is now the northeast corner of Ray Road and Arizona Avenue. It included a ranch house, a blacksmith shop, a school and two wells.

In 1899, Dr. Chandler met with David Fairchild, an agent of the U.S. Department of Agriculture who had traveled around the world in search of seeds for new crops that could be grown in the United States. Fairchild believed that the Salt River Valley, with its hot, dry climate would be an ideal place for growing Egyptian cotton. This particular type of cotton was a “long-staple” variety. It produced extra-long fibers, which would make it a valuable crop for Arizona farmers. Dr. Chandler arranged to have some of the seeds shipped from Cairo and planted them on a five-acre parcel near Mesa. This first planting was successful, and Dr. Chandler became known as the first person to grow the prized Egyptian cotton on this continent.

Meanwhile, Dr. Chandler continued to acquire additional land; by 1904 his landholdings had grown to approximately 18,000 acres. His success at acquiring land prompted questions as to whether he had obtained the land illegally. His practices were eventually investigated by a congressional subcommittee which concluded that he had indeed violated the rules for land acquisition set forth under the Desert Land Act of 1877. Dr. Chandler, however, flatly denied any wrongdoing. Apparently the offense was deemed insignificant, because he was never prosecuted nor was he required to

Silk Stocking Neighborhood Historic District

Maricopa, AZ

Name of Property

County and State

return any of the land to the public domain. Furthermore, none of the recommendations made by the subcommittee to curb such abuses were ever put into effect.

Like many valley land owners, Dr. Chandler recognized that the only permanent solution to the area's water problem was to construct a storage reservoir on the upper Salt River, where the water flowed through steep canyons. A potential dam site had been surveyed in 1889, but area farmers lacked the resources to undertake such a monumental project. Dr. Chandler had even journeyed to Europe to convince wealthy aristocrats to invest in the project, but to no avail.

Congress solved the problem when it approved, and President Theodore Roosevelt signed, the National Reclamation Act on June 17, 1902. The act provided federal assistance for construction of irrigation works, including water storage dams. In February 1903, Dr. Chandler and other land owners incorporated the Salt River Valley Water Users' Association (SRVWUA) to entice the federal government, through the newly created U.S. Reclamation Service, to build Roosevelt Dam. The dam was one of the five original federal projects authorized on March 13, 1903 and was the first major project to be completed. Although Dr. Chandler was a member of the SRVWUA's executive committee, he decided not to enroll his land because the reclamation act limited to 160 acres the amount of ground for which any one owner could get water. Instead, in 1904 he organized the Mesa Improvement Company as a means to manage and ultimately liquidate his holdings. Three years later, Dr. Chandler agreed to sell the Consolidated Canal to the Reclamation Service. He also agreed to subdivide and sell his ranch in tracts of 160 acres or less, thereby making the land eligible for water that it otherwise would not have received.

In 1911, Roosevelt Dam was completed and the Mesa Improvement Company (later known as the Chandler Improvement Company) began selling Dr. Chandler's land in 10- to 160-acre parcels. Advertisements announcing the sale of the Chandler Ranch lands appeared in newspapers across the country.

The Chandler Townsite

In the process of subdividing his ranch, Dr. Chandler created a townsite, which was platted in December 1911. The townsite was one square mile in size and was aligned with the cadastral survey system so that its principal roadways were at section lines and its boundaries at half-section lines. The north-south streets were generally named after U.S. states, and the east-west streets were generally named after cities. The principal north-south street was Arizona Avenue and the primary east-west street was Cleveland Street (now Chandler Boulevard). (See Figure 2 for a map of the Chandler Townsite from 1911.)

Dr. Chandler brought in city planners and landscape architects from southern California to design the townsite. Their design was clearly based on the principles of the City Beautiful Movement, which became popular following the World's Columbian Exposition of 1893 in Chicago. The town plan featured a central business plaza laid out around a large park. Unique features of the plaza included fountains, landscaped boulevards, and footbridges over the Commonwealth Canal, which ran through the center of the park. The construction of commercial buildings around the park was carefully controlled with deed restrictions. Business owners were required to build "fireproof" buildings reflecting the latest architectural styles. The entire commercial district would be connected with a type of open colonnade known as a "pergola."

The centerpiece of the town would be the elegant Hotel San Marcos (NRHP listed 4/29/1982), designed by California architect Arthur Burnett Benton. Benton had been involved in the effort to preserve the original Spanish missions in California and later became a proponent of the Mission Revival Style. He is perhaps best known for the Mission Inn in Riverside, California, built in 1902. The Hotel San Marcos utilized the same architectural style and was the first reinforced cast-in-place concrete structure to be built in Arizona. It was also the first of many upscale golf resorts that would be built in the state to cater to wealthy winter visitors.

Dr. Chandler worked diligently to ensure that his new townsite would have railroad access. The plat map for the townsite reserved a strip of land near the east end of town for the railroad. Dr. Chandler's long-time business associate, Dexter Ferry, sat on the board of directors of the Southern Pacific Railroad and used his influence to make sure that the new Arizona Eastern Railroad would pass through Chandler. But when Arizona Eastern officials revealed their plans for building a small, simple depot, Dr. Chandler objected. He commissioned Arizona architects Royal W. Lescher and John R. Kibbey to draw up plans for a more impressive structure, also designed in the Mission Revival Style.

The townsite plat also reserved a large parcel of land at the northeast corner of Cleveland and California streets for a school building. By early 1912, the first members of the Chandler School District Board of Trustees had been elected and

Silk Stocking Neighborhood Historic District

Maricopa, AZ

Name of Property

County and State

work had begun on the new Chandler Grammar School (later known as the Cleveland School). Not surprisingly, the new schoolhouse was designed in the Mission Revival Style, matching the other important buildings in the new townsite.

Although there are many examples of City Beautiful planning in Arizona, Chandler represents the fullest expression of the movement in the state. Other examples were generally much smaller projects or were individual campuses rather than entire towns. For example, the Carnegie Library in Phoenix was situated at the center of a large park with pedestrian pathways, and the Phoenix Union High School campus consisted of three Beaux Arts-inspired buildings set within a circular drive. A smaller example of a completely planned community is the smelter town of Clarkdale, Arizona, which had five public buildings arranged around a park with different neighborhoods for the management and workers separated by race. None of these, however, were as ambitious as the townsite conceived by Dr. Chandler and his associates.

On May 17, 1912, the Chandler townsite office officially opened for business. By the end of the first day, more than \$50,000 worth of lots in the new town had been sold. Sales continued at a brisk pace, particularly in the commercial district. By mid-1914, more than 40 businesses were operating in downtown Chandler, including three groceries, two lumberyards, two restaurants, four dry goods stores, two feed stores, two pool halls, a bank, a post office, a drugstore, a garage, three nurseries, two real estate offices, a newspaper, and a local telephone exchange. The Southside Gas and Electric Company provided electric power for the town.

Deed Restrictions

Like many proponents of the City Beautiful Movement, Dr. Chandler hoped that the park, the presence of the grand San Marcos Hotel, and a uniform design standard for downtown would help raise and maintain property values. However, to ensure this, he made use of deed restrictions in the majority of his sales.

The deeds for all of the lots designed for commercial use carried restrictive clauses as to the type, cost and design of the construction. Business buildings were required to be of "fireproof construction," with a first floor ceiling not less than 14 feet high for a distance of not less than 20 feet back from the front sidewalk. It was also required that the portion of the pergola between the colonnade and the building be completed by the owner at the time of erection of the building and be "in uniformity with the general pergola plan adopted by the Mesa Improvement Company." The dates for the beginning of construction were variously stated as "immediately," "within 60 days," or, in some deeds, a specific date was stated. Each owner was enjoined to "prosecute the construction of said building to completion with reasonable diligence." The restrictions in the deed typically remained in effect for 15 years.

Many residential lots also carried deed restrictions. Some simply stated that the properties were only allowed to have residential uses, while others dictated that the homes constructed be located no closer than 20 feet from the front property line and six feet from each side property line. Garages and other accessory structures were typically permitted, but only on the rear half of the lot. The most exclusive lots carried restrictions dictating the minimum cost to build a house on the lot. For example, on Colorado Street in the Silk Stocking Neighborhood, a lot sold in 1917 carried a restriction of \$1,500. By 1919, the cost had increased to \$2,000, and by 1921, it had increased to \$2,500. On Washington Street, a lot sold in 1919 carried a restriction of \$2,000. By the following year, the cost had increased to \$3,000, and by 1928, it had increased to \$3,500. The Washington lots appear to have been more restrictive than the Colorado lots, which still had a cost of \$2,500 in 1928. Again, the restrictions in the deed typically remained in effect for 15 years, although it appears that all of them were set to expire by the mid-1930s.

Interestingly, none of the deed restrictions addressed the subject of race. In upscale developments in other communities, it was common to limit ownership and leasing of the property to those of the "White or Caucasian race." The Encanto-Palmcroft and Country Club Place neighborhoods in Phoenix are prime examples of where this type of restriction took place. Despite the fact that race was not specifically addressed in the Chandler deed restrictions, there was still a de facto segregation based on income. As most Hispanics and African Americans were less wealthy, they tended to settle in the less desirable areas of the town, or outside of the town entirely. These groups created their own business and social institutions, since they were often excluded from Anglo establishments.

Incorporation

Good city planning, the promise of fertile lands, and guaranteed water allowed Chandler to grow quickly in its early years. However, the burgeoning population soon placed more demands on the Chandler Improvement Company for electricity, water and other amenities than it could supply, prompting open talk about incorporating the town as early as 1918.

Silk Stocking Neighborhood Historic District

Maricopa, AZ

Name of Property

County and State

On January 21, 1920, a mass meeting of the townspeople showed an overwhelming sentiment for incorporation. A week later, a group of the leading citizens met to make the final arrangements. The corporate limits were determined and a new petition was prepared. The town boundaries encompassed an area somewhat larger than the original townsite but did not include the 80-acre San Marcos golf course.

By mid-February, all the required signatures had been obtained. On February 16, 1920, a Chandler delegation presented the completed petition to the Maricopa County Board of Supervisors. After an examination of the document and a short period of questioning, the board approved the establishment of Chandler as a municipal corporation under the laws of the state. The board also appointed the first common council for the town and unofficially named Dr. Chandler as the first mayor.

The first meeting of the Common Council of Chandler was held the following night, at which time the council officially elected Dr. Chandler as mayor. The other members were David A. Jacobson, J.B. Weber, Abe Lukin, and Henry L. Peterson. Arthur E. Price, who had devoted much of his time to the legal aspects of incorporation, became the first town attorney and drew up the first ordinances. Other early officials were W.W. Pickrell, town clerk; Daniel M. Arnold, police judge; and C.L. Malone, town marshal. Lukin, Peterson, Price, and Arnold all owned property and/or lived in the Silk Stocking Neighborhood.

At his own request, Dr. Chandler served as mayor for only a short time. At the first council election, held in May 1920, his name did not appear on the ballot. Elected at this time were Jacobson, Joseph Smith, Hugh C. Gardner, George R. Armstrong, and Fred S. Seaver. Jacobson was unanimously selected as mayor. Gardner and Armstrong both owned property and lived in the Silk Stocking Neighborhood.

The exact population of Chandler at the time of incorporation is unknown, since the 1920 census was enumerated before the middle of February. However, the census does show that the population of the East Chandler Precinct was 2,764, while the West Chandler Precinct was home to 3,224 residents. Later that year, the population within the corporate limits was estimated at 1,600.

Zoning Ordinance

By 1925, continued growth, the looming expiration of the original deed restrictions, and the desire to better manage future expansion prompted town officials to consider the adoption of a zoning ordinance. (See Figure 3 for an aerial photo of Chandler ca. 1925.) At the time, zoning was still a relatively new concept in the United States. The U.S. Supreme Court upheld the constitutionality of zoning in the case of *Village of Euclid, Ohio v. Ambler Realty Company* in 1926. However, the State of Arizona had already passed legislation in 1925 enabling cities and towns to establish zoning ordinances. By December of that year, the population of Chandler was divided into two committees to discuss the zoning recommendations put forward by planning consultant Charles H. Chesney. The town council ultimately endorsed the recommendations, and two months later, on February 10, 1926, the new zoning ordinance was passed by voters 76 to 63, with all but three of the eligible landowners casting a vote. Thus, Chandler became the first municipality in Arizona to adopt a zoning ordinance, even before the U.S. Supreme Court issued its decision in the *Euclid v. Ambler* case. Interestingly, the *Chandler Arizonan* noted that many voted against the law for precisely this reason—because they were reluctant to become the first city in the state that was subject to zoning regulations.

In many ways the new zoning ordinance mirrored the intent of the original deed restrictions. Property uses were still strictly controlled, and the design guidelines for the downtown area were retained. The document also placed an emphasis on maintaining the low density and suburban appearance of the town and on protecting the health and safety of the community by prohibiting certain activities from taking place within the city limits. As part of his recommendations, Chesney prepared a site plan for future growth and amenities. This plan closely resembled the ideals of the City Beautiful Movement with its emphasis on parks and curvilinear parkways, which were a notable departure from the prevailing grid pattern. Generally, the plan was not implemented, except for the proposed relocation of the golf course from the east side of the railroad tracks to behind the San Marcos Hotel.

The Silk Stocking Neighborhood benefited from the zoning ordinance inasmuch as the entire neighborhood was zoned as a Class 1 District, meaning that it was zoned exclusively for single-family residential use. The only exception was at the northwest corner of Colorado and Cleveland streets which was zoned as a Class 6 District, for public and semi-public uses, reflecting the presence of the Roman Catholic Church at that corner. (See Figure 4 for a zoning map of Chandler from 1926.)

Silk Stocking Neighborhood Historic District
Name of Property

Maricopa, AZ
County and State

Development of the Silk Stocking Neighborhood

Early Neighborhood Development, 1912-1931

From the beginning, it was clear that the Silk Stocking Neighborhood would become Chandler's premier residential area. In fact, in 1919 the *Chandler Arizonan* observed that "Washington Street seems destined to become the leading residence street of Chandler." The neighborhood was ideally located farthest away from the designated industrial area and closest to the golf course (initially located east of the railroad tracks) and the majestic Chandler High School campus, which opened in 1921. The deed restrictions, which were higher than anywhere else in the town, coupled with single-family residential zoning, further enhanced the desirability of the neighborhood. The area was dubbed "Silk Stocking Row" by a 1919 newspaper commentary which noted that the man who could afford to meet the \$3,000 minimum building cost to construct his home there could also afford to buy his wife silk stockings. For better or worse, the name stuck. Current Silk Stocking resident Dorothy Ruoff, who also grew up in the neighborhood, recalls the name being used as early as 1937. It became official in 2004 when the Silk Stocking Neighborhood Association registered with the City of Chandler.

Despite the lure of exclusivity, it took several years before the first residences began to appear in the neighborhood. It is possible that the lots were not immediately offered for sale, but it is more likely that the high degree of restriction made it difficult for potential buyers to purchase and build on them. Ironically, the three buildings that were likely the first in the neighborhood were not the upscale residences that had the town's boosters had envisioned. One was a small dwelling at the rear of the lot at 254 North Colorado Street, presumably built by Robert W. Merrell & Gladys F. Merrell, who signed a purchase agreement with the Chandler Improvement Company in 1917. The lot had a minimum building cost of \$1,500 at the time, so it is unclear whether the undersized "alley house" was built legally. The second building was the structure that originally housed the Chandler Improvement Company. This wood frame building was relocated to the southwest corner of Delaware and Erie streets (now 398 North Delaware Street) and converted to a residence. Likewise, the structure that served as the Chandler Improvement Company's second office was moved to the west side of Colorado Street just north of Cleveland Street and was converted to a residence. It was occupied by Ernest J. Koch, who was vice president of the Bank of Chandler and secretary and manager of the Chandler Improvement Company.

By 1919, 10 additional houses had been completed or were under construction. These properties were all on Washington Street, on the block between Colorado and Detroit streets:

- Arthur E. Price & Louise C. Price House, 201 North Washington Street (now demolished)
- Henry L. Peterson & Cora A. Peterson House, 218 North Washington Street;
- Will H. Robinson & Grace P. Robinson House, 236 North Washington Street;
- Louis Henry & Velma Henry House, 245 North Washington Street;
- Samuel A. Meyer & Vera J. Meyer House, 255 North Washington Street;
- Hugh C. Gardner & Florence May Gardner House, 264 North Washington Street;
- Daniel M. Arnold & Emma C. Arnold House, 275 North Washington Street;
- Joseph D. Thorn, Jr. & Caroline G. Thorn House, 282 North Washington Street;
- George L. Gollands & Lillian R. Gollands House, 291 North Washington Street; and
- Clarence A. Baldwin & Emma H. Baldwin House, 100 East Chandler Boulevard (now demolished).

These houses were generally brick bungalows designed in the Craftsman Style with stuccoed exteriors. They ranged in price from \$4,000 to \$10,000, well above the average for a house in Chandler. Several of these houses were built on multiple lots, making them even more impressive. Their occupants were all relatively wealthy white collar professionals. Price was town attorney and vice president of the Chandler Improvement Company. Peterson was a rancher, real estate broker, and vice president of the Chandler Chamber of Commerce. Robinson was a noted author and member of the State Board of Agriculture & Horticulture; his wife, Grace, was manager of the San Marcos Hotel. Henry was a popular painter and interior designer who worked on many of the early buildings in Chandler. Meyer was editor of the *Chandler Arizonan*; Gardner owned the Gardner & Harmer Pharmacy. Arnold was a bookkeeper for the Chandler Garage; Thorn was an owner of the Reliable Hardware Company; and Baldwin and Gollands were cashier and assistant cashier for the Bank of Chandler. The neighborhood was well represented in local government, as Price, Peterson, and Gardner served on the town council and Arnold served as police judge. Price also served as town attorney and Peterson served on the school board and as truant officer.

Although all of these houses were impressive in their own right, it was generally agreed that the most remarkable house belonged to Peterson. The home was a large, single-story bungalow with a prominent front porch, classical columns, and stucco-clad exterior walls. Designed by the Phoenix architectural firm of Lescher & Kibbey and built by Phoenix contractor

Silk Stocking Neighborhood Historic District

Maricopa, AZ

Name of Property

County and State

W.H. Snell, the home cost \$10,000 to construct. The grounds were done by Henry Kunst, "expert landscape gardener" for the San Marcos Hotel. In separate articles, the *Chandler Arizonan* described the house as "easily the most handsome" and "most pretentious" residence in the town.

The following year, three more houses were constructed. These included a new house at 300 North Washington Street for Samuel A. Meyer & Vera J. Meyer, who moved from their old home at 255 North Washington Street; a new house at 332 North Colorado Street for Najeeb Basha & Najeeby Basha; and a new house at 237 North Colorado Street for John "Jack" Johnson & Lutie Galt Johnson. The Bashas were Lebanese immigrants who had been in the dry goods business for years before coming to Chandler in 1920. They and their children would go on to establish the Bashas' supermarket chain, which as of May 2010, consisted of over 165 stores serving every county in Arizona, as well as parts of California and New Mexico. The home they built in the Silk Stocking Neighborhood cost \$5,000 and occupied three lots. Mr. Johnson was a rancher who built his home of rusticated concrete block—one of the first residences in the townsite to make use of the material.

Between 1921 and 1925 an additional seven homes were constructed:

- Commodore Perry Rogers & Ella L. Rogers House, 318 North Colorado Street, built 1921;
- Robert M. Tyler & Charlotte Tyler House, 364 North Washington Street, built 1921;
- George A. Vance & Martha Vance House, 372 North Colorado Street, built 1922;
- Louis Henry House, 328 North Colorado Street, built ca. 1924;
- Henry A. Stewart & Marie Stewart House, 298 North Colorado Street, built 1925;
- Abe Lukin & Lucille Lukin House, 328 North Washington Street, built ca. 1925; and
- Orpha B. Barr House, 345 North Washington Street, built ca. 1925.

At least two of these residences, the Lukin and Barr houses, appear to have been built as rentals, as city directories indicate that their owners lived elsewhere in the town. While some of these owners were blue collar workers—Tyler was a carpenter and Stewart was a blacksmith—they were sufficiently wealthy to build a home that met the minimum cost requirements for the neighborhood. Vance was an owner of Vance Brothers Bakery and served as town marshal. Lukin was one of the first members of the town council and operated a grocery business.

Between 1926 and 1928, no new homes were built in the neighborhood. (See Figure 5 for a map showing buildings in Chandler in 1926.) However, in 1929, six new residences were constructed. These included the Felix Marion Brown House at 336 North Colorado Street; the Edward S. Goff & Grace M. Goff House at 308 North Washington Street; and the Fred V. Price & Loreen Ackley Price House at 355 North Washington Street. Brown was a retiree, Goff owned his own automobile dealership, and Price was a teller for the Bank of Chandler and a member of the town council.

In addition, Ralph Hults, manager of the city realty department of the Chandler Improvement Company, built two houses on speculation, at 381 North Washington Street and 355 North Colorado Street. Unlike the earlier homes, which were largely Craftsman bungalows, these were "modern Spanish bungalows," designed in the Spanish Colonial Revival Style. The two homes, which were designed by architect Claude Norris, with George Bissell as supervising architect, were the first of 16 "inspirational homes" planned by the firm, in partnership with the Lincoln Mortgage Company. The Washington Street residence was used as a model home and was open to the public for a special six-day event during "Better Homes Week." The event was widely advertised, and the *Chandler Arizonan* reported that 800 people saw the model during this time.

Other property owners also engaged in speculative building efforts during this time. William H. Pace, who was the general manager of the Alfalfa Milling Company of Arizona, purchased two lots in the Silk Stocking Neighborhood, at 290 & 298 North Washington Street. He built a Spanish Colonial Revival-style residence on each lot, similar to the ones built by Hults. Pace and his wife, Anamae, had originally planned to live in the house at 290 North Washington Street, but instead decided to build themselves a \$13,000 home on a five-acre tract at Chandler Homeacres.

Unfortunately, these speculative efforts were not without their problems. A number of mechanics' liens were filed against the Pace properties during the summer of 1929. When the stock market crashed in October 1929, it spelled the end of the project, as the economy spiraled downward into the Great Depression. Pace was forced to sell the properties in 1931, even though the house at 298 North Washington Street was still not completed. This house was eventually owned and occupied by Loran P. Cloward & Daisy Cloward; Mr. Cloward was manager of the Pecos Valley Alfalfa Mill and a member of the town council. The house at 290 North Washington was eventually owned and occupied by J. Eugene Dudding & Mona E. Dudding; Mr. Dudding was the proprietor of Dudding's Rexall Drugs and was also a member of the town council.

Silk Stocking Neighborhood Historic District

Maricopa, AZ

Name of Property

County and State

Due to the comparative wealth of Silk Stocking residents, the neighborhood was still in a good position financially and politically to seek improvements in city services. One project that greatly enhanced the appeal of the area was the paving of Washington Street in 1930. Like the previous downtown paving project in the mid-1920s, the project concentrated on the business areas of downtown. The notable exception to this was the paving of Washington Street, which was the only purely residential project. Improvements included concrete paved roads, sidewalks, driveways, and curbing. The project was to be paid for by taxing the beneficiaries of the project. Such a luxury may have been available to other residents of Chandler, but it is likely that only those of Washington Street could afford to pay the cost. The project was officially awarded to O.F. Fischer by the town council in June and was completed later that year.

One final house was built in 1931, before building came to a six-year standstill during the Great Depression. This house was located at 301 North Washington Street. It was owned and occupied by Berta Festner, a widow who was a retired newspaper publisher. This house is the lone example of a Tudor Revival-style residence in the neighborhood, and represents the close of the Period Revival era in Chandler architectural history.

A Time of Transition, 1931-1945

Due to the expiration of the original deed restrictions, the financial hardships of the Great Depression and World War II, and changing tastes, homes in the Silk Stocking Neighborhood built after 1931 were generally smaller and less ornate middle-class homes built in the Minimal Traditional or Ranch styles. Because most lots on Washington Street had already been built on by this time, most new construction took place on Colorado and Delaware streets from the mid-1930s through the mid-1950s. However, throughout the 1930s and 1940s, the Silk Stocking Neighborhood retained its association with downtown businessmen and leading citizens. Residents at this time included Frederick P. Austin, who was the first superintendent of Chandler Schools; Wilfred G. Austin, who also served as Chandler school superintendent; and R. Lynn Williams who was the editor and publisher of the *Chandler Arizonan* and a member of the town council. In 1937, Joe & Alice Woods, owners of Chandler's Rowena and Parkway movie theaters moved from their home in the Old Town district southwest of downtown to 245 North Washington Street in the Silk Stocking Neighborhood. Their daughter, Dorothy Woods Ruoff, recalls the friendly atmosphere of the area, remembering it as a close-knit and safe community where children played at the banks of the canal before it was covered by Erie Street and where their parents took great pride in their homes and often spent the evenings outside visiting with each other on the porch.

World War II brought even more changes to Chandler. The founding of Higley Field in 1941 (renamed Williams Field in 1942 and Williams Air Force Base in 1948) approximately 10 miles east of Chandler marked an important point in the town's development. Over a span of 52 years, more than 26,500 men and women earned their wings at Williams. The base was the U.S. Army Corps' foremost pilot training facility, graduating more student pilots and instructors than any other base in the country and supplying 25 percent of the Air Force's pilots annually.

Throughout the summer of 1941, the site of the new air base was the scene of feverish activity. Runways, shops, streets, and buildings of all kinds were hastily constructed. Scores of airmen and construction personnel sought living quarters in Chandler, where housing had been inadequate for years. Some lived in garages, hastily equipped with the barest necessities; sometimes several men would jointly rent a house, if they were fortunate enough to find one. Many of the newcomers had the foresight to bring house trailers, and space was provided for these in several different locations.

In order to accommodate the influx of new residents, Chandler undertook its biggest building program in 15 years. By December 7, 1941, many new homes and stores were under construction. A few days later, the town was designated a defense area with the consequent release of many priority materials. In February 1942, the Chandler Housing Corporation, financially assisted by the Federal Housing Administration, planned and subsequently constructed 62 homes in the north part of the community. Of the 62 homes, 23 were constructed on Washington and Colorado streets in the Silk Stocking Neighborhood. Twenty-one of these homes are still standing today. The plans for the defense housing project were designed by the architectural firm of Lescher & Mahoney, and the homes were constructed by Andy Womack. The two- and three-bedroom frame and stucco homes were designed in the Minimal Traditional Style, representing a notable departure from the earlier Craftsman and Period Revival homes in the neighborhood.

The Postwar Years, 1945-1973

Although no new homes were constructed in 1943 or 1944, building began in earnest once again in 1945, when the war came to a close. Between 1945 and 1950 a total of 17 new homes were constructed in the Silk Stocking Neighborhood. These homes were designed in the Minimal Traditional and Ranch styles. While the neighborhood had become home to more blue collar residents, it still retained its reputation as one of the premier residential areas in Chandler. Neighborhood residents during this time included Wayne C. Stapley, vice president of the O.S. Stapley Company; Homer S. Kerby, who

Silk Stocking Neighborhood Historic District

Maricopa, AZ

Name of Property

County and State

owned an automobile dealership and was a member of the town council; A.C. Plake and George Trosper, who also served as councilmen; Bert L. Lewis, who served as both a councilman and mayor; Nelson T. Roach, who served as town clerk; Jerry Skousen, owner of Diamond S Real Estate & Construction; Robert H. Althoff, who also owned a real estate agency; Jackson Bogle, owner of Bogle Farms; and Leonard F. Monti, who owned Monti's La Casa Vieja Restaurant. The neighborhood was also home to La Vonne "Bonnie" Record who, according to the *Phoenix Gazette*, was Arizona's only female fire chief in 1955. Following the death of her husband, Morris H. "Tex" Record, Bonnie became the holder of the state's largest fire fighting franchise, Southside Fire Protection, with 14 paid men on call. She operated the franchise from her home at 298 North Colorado Street.

Building slowed after 1950, with only two homes built in 1957, one in 1962, one in 1968, one in 1969, and one in 1973, when buildout was complete. The later homes include multi-family residences, which became increasingly common as the original single-family zoning was changed. (See Figure 6 for an aerial photo of Chandler ca. 1960, near the end of the period of significance.)

St. Mary's Catholic Church

No history of the Silk Stocking Neighborhood can be considered complete without a discussion of St. Mary's Catholic Church. The church was one of the town's most venerable institutions and, for many years, was located on Colorado Street, just north of Cleveland Street. The first Sunday Mass for Chandler's Catholic congregation was held on March 30, 1915 in the Koch residence, about a year after the family moved to Chandler from Los Angeles. The home had previously been the second office of the Chandler Improvement Company before being moved to its location on Colorado Street in 1914. Priests from Tempe and Phoenix drove in weekly to celebrate mass. The Koch family was known for their kindness to the Hispanic population of the town and often assisted other church members seeking a priest for the sick or dying. Many years later, one of the Koch daughters recalled that "my mother and my sister were always interested in the Mexican residents." According to a newspaper account, the Koch family's sensitivity may have stemmed from their own background—Mr. Koch was half German and half Spanish and Mrs. Koch was Spanish.

Mass was held in the Koch residence for many years until the congregation was able to begin building a church. One of the priests who gave mass in the house was Rev. James Davis, who later became the Archbishop of Santa Fe. Rev. Davis helped build the basement of the original church where mass was held until the rest of the building was finished in 1935. Construction was completed in part by the personal labor of Rev. Vincent Mestre, who was the first pastor of St. Mary's Church. He later built himself a home on Washington Street, immediately west of the church property. Other members of the construction crew included Chandler's prominent Hispanic families such as the Navarrete family, whose son Raul became Chandler's first Hispanic mayor. St. Mary's Church was an adobe building designed in the Mission Revival Style, with simple ornamentation. Less than a year after finishing construction, the congregation was already working on a 14' x 35' addition to the rear of the church to house the sacristy, offices for the church, and living rooms. Work also included finishing the plastering on the inside walls and installing a new altar donated by a Catholic parish in Chicago.

In 1938, Rev. Joseph N. Patterson came to Chandler and built a successful ministry that served both the Hispanic and Anglo Catholic populations in the town. Chandler resident Mollie Muniz remembers the St. Mary's ministry as a focal point for the Hispanic population. Upon arrival, Rev. Patterson saw a need to provide recreational services to the youth of Chandler. The padre organized sports clubs, religious organizations, outings, and drama programs designed especially for youth. To support the project, Rev. Patterson converted the Church basement into a youth center and furnished it with a pool table and a stage on his own credit. An *Arizona Republic* article written three years after his arrival reported that Rev. Patterson had effectively solved the problem of delinquency among the Hispanic children of Chandler, which had become a "problem of no little concern to residents of that community." The congregation held other community programs such as fundraisers, summer Bible school, and an annual fair.

When the Catholic congregation had grown sufficiently, Rev. Patterson initiated yet another building program in 1944 to construct a Catholic grade school on the same grounds as the Church to offer an alternative to Winn School, which was specifically set aside for Hispanic students. The first principal, Sr. Rita Marie, presided over a school that boasted four classrooms, six grades, and a total of 123 students, all of it built by Rev. Patterson and church members. Eventually, the parish would construct a high school and offer a private Catholic K-12 education. The high school—Seton Catholic—was named a diocesan school in 1973, operating under the supervision of the Diocese of Phoenix. Unfortunately, in 1980 the school was destroyed by a tragic fire. The campus was rebuilt in 1983 at a new site approximately three miles away at Dobson and Ray roads. Ultimately, the entire property owned by the diocese was demolished and nothing remains today except for several vacant lots.

Silk Stocking Neighborhood Historic District

Name of Property

Maricopa, AZ

County and State

Conclusion

On May 24, 1954, Chandler's status was upgraded from town to city. In the years that followed, its population increased dramatically. In 1950, there were only 3,800 residents; forty years later the number had risen to 90,533. By 2000, the city's population had increased to 176,581. Much of this growth was fueled by the establishment of manufacturing plants for communications and computing firms such as Motorola and Intel. A 2005 census estimate put the fast-growing city's population at 234,939, making it the fifth largest city in Arizona.

Although the Silk Stocking Neighborhood is no longer the exclusive area it once was, it is making a comeback due to the efforts of long-time residents and new owners who have taken an interest in historic preservation. Support from the City of Chandler Neighborhood Resources Division has been vital to the rehabilitation effort. The future of the neighborhood is bright, and its past will never be forgotten.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

National Register Forms

Dorigo, Gabriela. Sacred Heart Home for the Aged, Phoenix, Arizona. Draft National Register of Historic Places Registration Form. No date.

Weight, Kevin. Chandler High School, Chandler, Arizona. National Register of Historic Places Registration Form. June 7, 2007.

Weight, Kevin. McCullough-Price House, Chandler, Arizona. National Register of Historic Places Registration Form. February 21, 2009.

Historic Property Surveys

Alliance Architects, L.L.C. *Chandler Historic Resource Survey*. 1998.

Johnson, Ian P. *City of Chandler Downtown Historic Residential Neighborhood Report*. August 2005.

Laird, Linda, & Associates. *City of Chandler Historic & Architectural Survey – Final Report*. 1984.

Books

American Institute of Architects, Central Arizona Chapter. *A Guide to the Architecture of Metro Phoenix*. Phoenix: Phoenix Publishing, Inc., 1983.

Baker, John Milnes. *American House Styles: A Concise Guide*. New York: W.W. Norton & Company, 1994.

Blumenson, John J.-G. *Identifying American Architecture*. Nashville: Association for State and Local History, 1981.

Cooper/Roberts Architects, AIA. *Historic Homes of Phoenix: An Architectural & Preservation Guide*. Phoenix: City of Phoenix, 1992.

Luckingham, Bradford. *Phoenix: The History of a Southwestern Metropolis*. Tucson: The University of Arizona Press, 1989.

McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1986.

Portrait and Biographical Record of Arizona. Chicago: Chapman Publishing Co., 1901.

Rifkind, Carole. *A Field Guide to American Architecture*. New York: Bonanza Books, 1984.

Sargent, Charles. *Metro Arizona*. Scottsdale, Arizona: Biffington Books, 1989.

Silk Stocking Neighborhood Historic District
Name of Property

Maricopa, AZ
County and State

Solliday, Scott. *Chandler: Pioneer City of the New West*. Chandler, Arizona: Chandler Historical Society, 1996.

Stevens, Robert Conway. *A History of Chandler, Arizona 1912-1953*. Tucson: University of Arizona Press, 1955.

Willian, Diane, and Mary Melcher. *The Chandler Clan: Suzanne's Story – A Family History*. Phoenix, Arizona: MP Printing & Graphics.

Journals

Zarbin, Earl. *Journal of Arizona History*. "Dr. A.J. Chandler: Practitioner in Land Fraud." Summer 1995.

Newspapers

Arizona Republic(an). Various dates.

Chandler Arizonan. Various dates.

Phoenix Gazette. Various dates.

Internet

<http://bashas.com/AboutUs/History.aspx>

http://en.wikipedia.org/w/index.php?title=Chandler%2C_Arizona&oldid=75946499

<http://genealogy.az.gov/>

<http://recorder.maricopa.gov/>

<http://www.azdeq.gov/environ/waste/sps/download/phoenix/wafb.pdf>

http://www.cr.nps.gov/nhl/DOE_dedesignations/Roosevelt.htm

<http://www.familysearch.org>

<http://www.fcd.maricopa.gov/Maps/>

<http://www.maricopa.gov/Assessor/GIS/map.html>

<http://www.nr.nps.gov/>

Miscellaneous

Arizona Historical Society. Lescher & Mahoney Collection. Plans for Defense Housing Constructed Under Title VI FHA, Chandler, Arizona, P.W. Womack Construction Company, Commission #1042, December 1941.

Arizona State Business Directories. Various dates, 1916-1930.

Arizona State Library, Archives and Public Records, History and Archives Division. Maps and aerial photos. Various dates.

City of Chandler. Building Zone Ordinance, 1926.

City of Chandler. Town & City Council Minutes. Various dates, 1920-1970.

Chandler & Salt River Valley City Directories. Various dates, 1916-1958.

Chandler High School. Program for Commencement Exercises. June 9, 1922.

Silk Stocking Neighborhood Historic District
Name of Property

Maricopa, AZ
County and State

Chandler High School. Program for Dedication Exercises. May 10, 1922.

Jacquemart, John. Correspondence with author. November 2008 - June 2010.

Ramos, Judy. Correspondence with author. November 2008 - June 2010.

Reynolds, Jean. Correspondence with author. November 2008 - June 2010.

Ruoff, Dorothy. Correspondence with author. November 2008 - June 2010.

Ryden Architects, Inc. Sacred Heart Home for the Aged, Phoenix, Arizona. Historic Preservation Certification Application – Part 1. November 18, 2002.

Sanborn Insurance Maps. Various dates, 1915-1932.

U.S. Census Data, 1920 & 1930.

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Chandler Historical Society

Historic Resources Survey Number (if assigned): SS021-SS053, SS055-SS062, SS064-SS092, SS116-SS120

10. Geographical Data

Acreage of Property 25.3 acres

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>12</u>	<u>421732</u>	<u>3685944</u>	3	<u>12</u>	<u>421980</u>	<u>3685543</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>12</u>	<u>422038</u>	<u>3685941</u>	4	<u>12</u>	<u>421733</u>	<u>3685543</u>
	Zone	Easting	Northing		Zone	Easting	Northing

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

Lots 214-260 (even only), 296-348, and 349-391 (odd only), CHANDLER, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 5 of Maps, Page 34.

Boundary Justification (Explain why the boundaries were selected.)

The historic district boundaries represent the only intact residential area remaining in the original Chandler Townsite and generally follow the boundaries of the present-day Silk Stocking Neighborhood Association.

Silk Stocking Neighborhood Historic District
Name of Property

Maricopa, AZ
County and State

11. Form Prepared By

name/title Kevin Weight, Consultant
organization City of Chandler date May 31, 2011
street & number 6604 South Pearl Drive telephone 602-538-1538
city or town Chandler state AZ zip code 85249
e-mail ksweight@yahoo.com

Additional Documentation

Submit the following items with the completed form:

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

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

All photographs were taken by Kevin Weight.

1 of 14

Date Photographed: November 21, 2008

Description of Photograph: 200 block North Washington Street looking north

2 of 14

Date Photographed: November 21, 2008

Description of Photograph: 218 North Washington Street looking west

3 of 14

Date Photographed: November 21, 2008

Description of Photograph: 300 block North Washington Street looking north

4 of 14

Date Photographed: November 21, 2008

Description of Photograph: 300 North Washington Street looking west

5 of 14

Date Photographed: November 21, 2008

Description of Photograph: 308 North Washington Street looking west

6 of 14

Date Photographed: December 6, 2008

Description of Photograph: 399 North Washington Street looking southeast

Silk Stocking Neighborhood Historic District
Name of Property

Maricopa, AZ
County and State

7 of 14

Date Photographed: December 6, 2008

Description of Photograph: 300 block alley between Washington & Colorado Streets looking south

8 of 14

Date Photographed: November 21, 2008

Description of Photograph: 300 block North Colorado Street looking south

9 of 14

Date Photographed: December 6, 2008

Description of Photograph: 337 North Colorado Street looking east

10 of 14

Date Photographed: November 21, 2008

Description of Photograph: 328 North Colorado Street looking west

11 of 14

Date Photographed: November 21, 2008

Description of Photograph: 298 North Colorado Street looking west

12 of 14

Date Photographed: December 6, 2008

Description of Photograph: 265 North Colorado Street looking east

13 of 14

Date Photographed: December 6, 2008

Description of Photograph: 237 North Colorado Street looking east

14 of 14

Date Photographed: November 21, 2008

Description of Photograph: 200 block North Colorado Street looking north

Property Owner:

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Silk Stocking Neighborhood Historic District
Name of Property
Maricopa County, Arizona
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation

Page 22

Index of Figures

Figure 1. Dr. A.J. Chandler, 1887.

Figure 2. Plat map for Chandler townsite, December 1911.

Figure 3. Aerial photo of downtown Chandler, looking north, ca. 1925.

Figure 4. Chandler Zoning Map, March 1926.

Figure 5. Water Works System Map, December 1926.

Figure 6. Aerial photo of downtown Chandler, looking northeast, ca. 1960.

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

**National Register of Historic Places
Continuation Sheet**

Silk Stocking Neighborhood Historic District
Name of Property
Maricopa County, Arizona
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation

Page 23

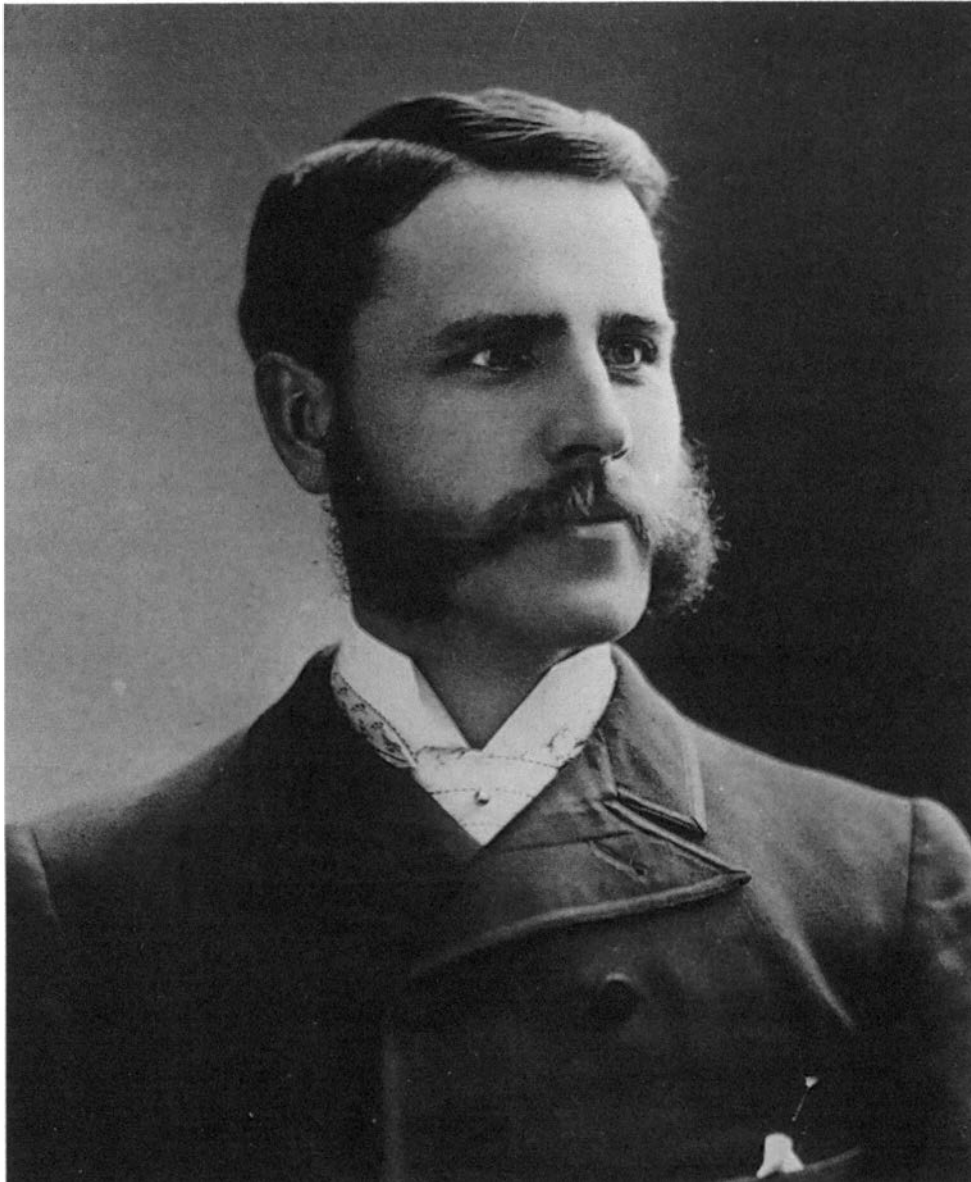


Figure 1. Dr. A.J. Chandler, 1887. Courtesy Chandler Historical Society.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Silk Stocking Neighborhood Historic District
Name of Property
Maricopa County, Arizona
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation

Page 24



Figure 2. Plat map for Chandler townsite, December 1911. Courtesy Maricopa County Recorder.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Silk Stocking Neighborhood Historic District
Name of Property
Maricopa County, Arizona
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional DocumentationPage 25

Figure 3. Aerial photo of downtown Chandler, looking north, ca. 1925. The Silk Stocking Neighborhood is at the upper right side of the photo. Courtesy Chandler Historical Society.

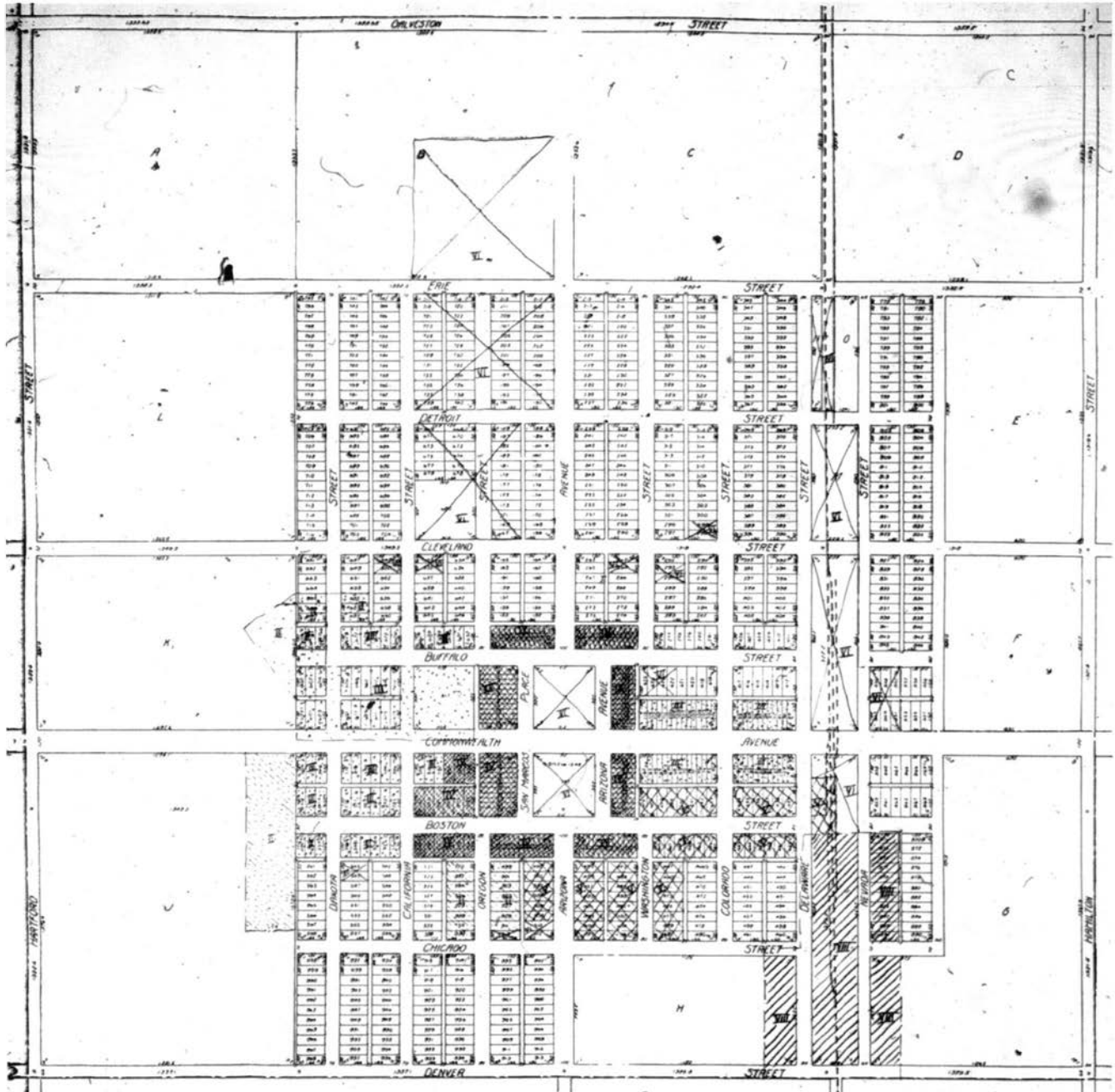
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Silk Stocking Neighborhood Historic District
Name of Property
Maricopa County, Arizona
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation

Page 26



BUILDING ZONE PLAN - CHANDLER, ARIZONA

MARCH 26, 1926
REVISED TO APRIL 20, 1926

MAP RULES

- INDICATES CLASS I DISTRICTS - SINGLE FAMILY RESIDENCES
- CLASS II DISTRICTS - SMALLER GROUPS, PLAZAS, & BUILDINGS
- CLASS III DISTRICTS - APARTMENTS & BUILDINGS
- CLASS IV DISTRICTS - RETAIL BUSINESS OFFICES & BUILDINGS
- INDICATES CLASS V DISTRICTS - GROUPS BUSINESS OFFICES & BUILDINGS
- CLASS VI DISTRICTS - PUBLIC & SEMI-PUBLIC BLDG.
- CLASS VII DISTRICTS - PROFESSIONALS & AMUSEMENTS
- CLASS VIII DISTRICTS - MANUFACTURES & MECHANICAL, REPAIR BUILDINGS

Figure 4. Chandler Zoning Map, March 1926. Courtesy Chandler Public Library.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Silk Stocking Neighborhood Historic District
Name of Property
Maricopa County, Arizona
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 27

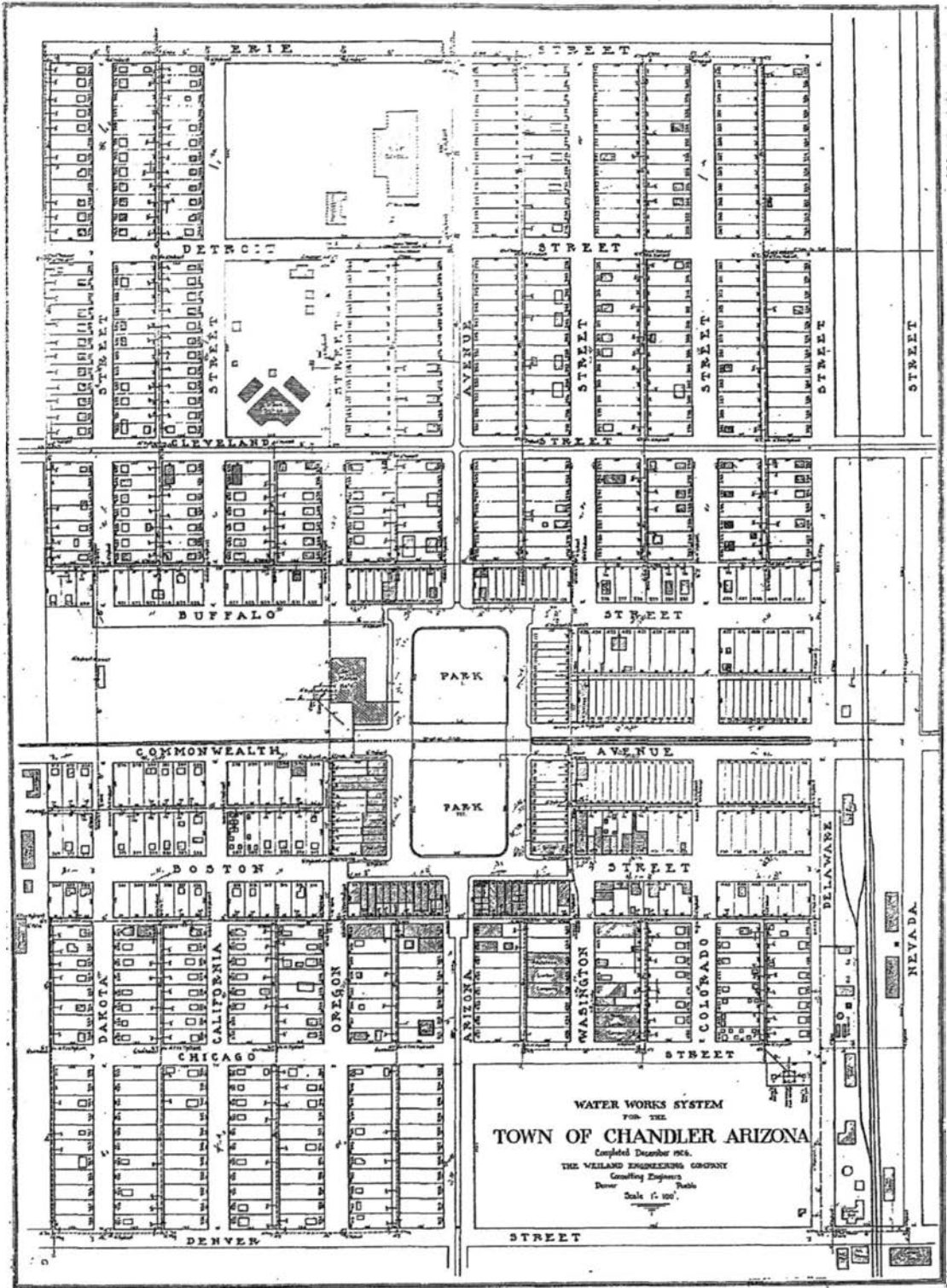


Figure 5. Water Works System Map, December 1926. The Silk Stocking Neighborhood is at the upper right side of the map. There were only 25 houses in the neighborhood at the time. Courtesy Arizona State Archives.

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

**National Register of Historic Places
Continuation Sheet**

Silk Stocking Neighborhood Historic District
Name of Property
Maricopa County, Arizona
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation

Page 28

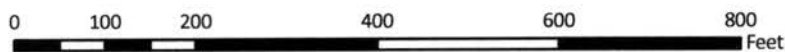
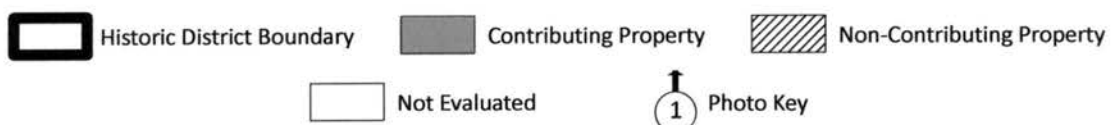


Figure 6. Aerial photo of downtown Chandler, looking northeast, ca. 1960. The Silk Stocking Neighborhood is at the upper center of the photo. Courtesy Chandler Historical Society.



Silk Stocking Neighborhood Historic District

Chandler, Maricopa County, Arizona





Silk Stocking Neighborhood Historic District

Chandler, Maricopa County, Arizona

- Historic District Boundary
- Contributing Property
- Non-Contributing Property
- Not Evaluated
- Photo Key



#1






Silk Stocking Neighborhood Historic District

Maricopa County, AZ

Photo 1 of 14








Silk Stocking Neighborhood Historic District
Maricopa County, AZ
photo 2 of 14






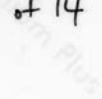




#3




Silk Stocking Neighborhood Historic District
Maricopa County, AZ
Photo 3 of 14





300


#4



Silk Stocking Neighborhood Historic District

Maricopa County, AZ

Photo 4 of 14





#5



Silk Stocking Neighborhood Historic District
Maricopa County, AZ
Photo 5 of 14








Silk Stocking Neighborhood Historic District
Maricopa County, AZ
Photo 6 of 14





#7



Silk Stocking Neighborhood Historic District
Maricopa County, AZ
photo 7 of 14





#8



Silk Stocking Neighborhood Historic District

Maricopa County, AZ °

Photo 8 of 14





#9




Silk Stocking Neighborhood Historic District
Maricopa County, AZ
photo 9 of 14






#10



Silk Stocking Neighborhood Historic District
Maricopa County, AZ
Photo 10 of 14





298 N COLORADO ST

#11



Silk Stocking Neighborhood Historic District
Maricopa County, AZ
photo 11 of 14





#12



Silk Stocking Neighborhood Historic District
Maricopa County, AZ
Photo 12 of 14





237

#13



Silk Stocking Neighborhood Historic District
Maricopa County, AZ
photo 13 of 14



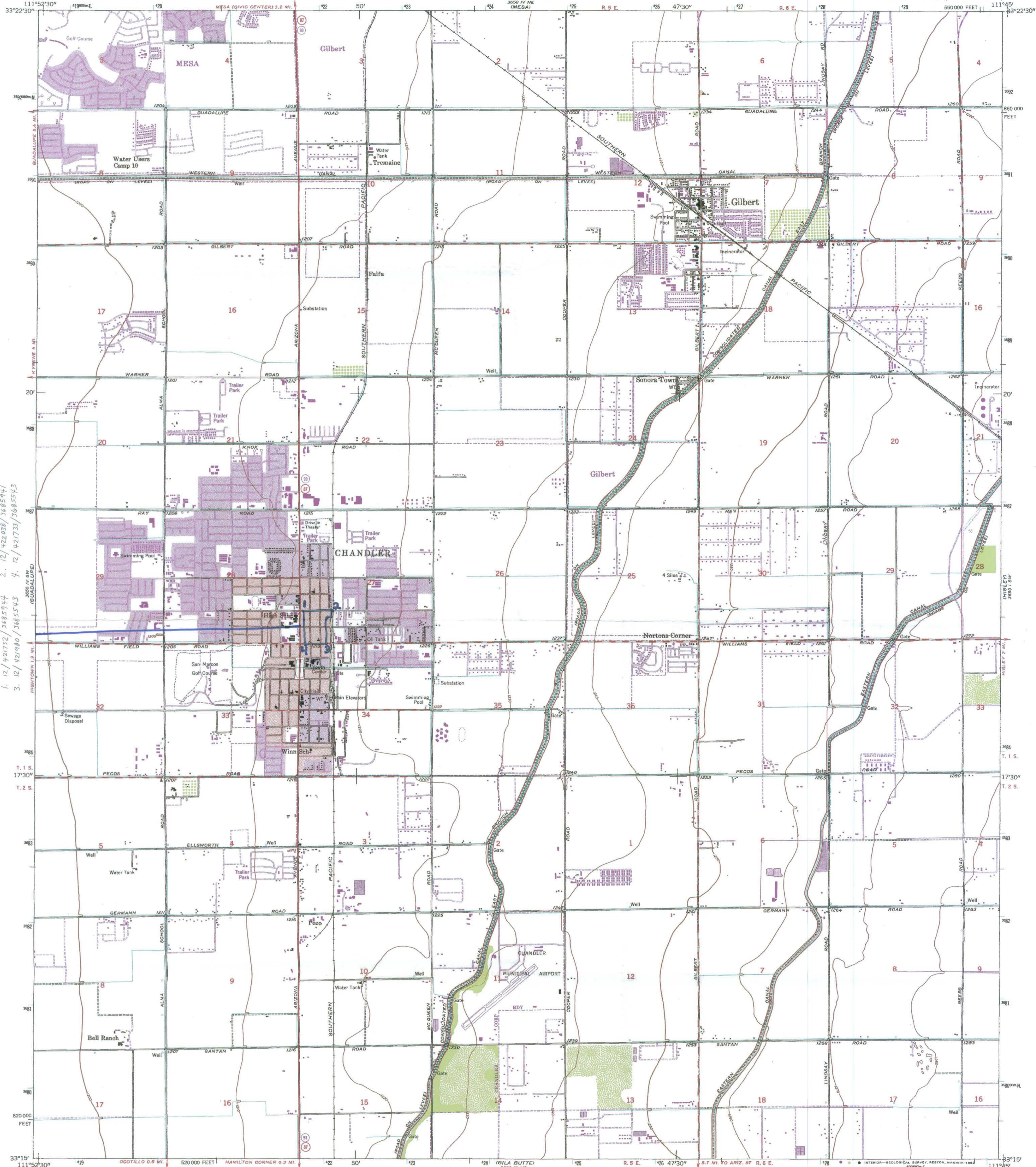


#14



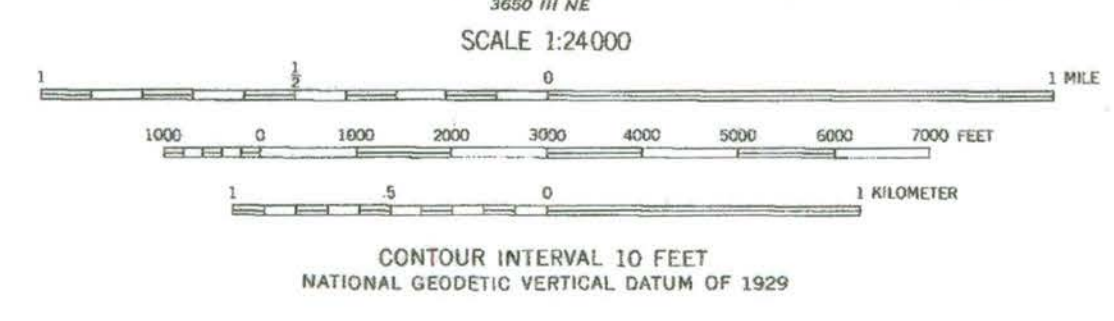
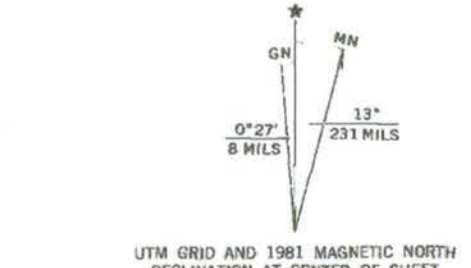
Silk Stocking Neighborhood Historic District
Maricopa County, AZ
Photo 14 of 14





Silk Stacking Neighborhood Historic District
Chandler, Maricopa County, AZ
UTM References:
1. 12/421732/3685944
2. 12/422038/3685944
3. 12/421980/3685543
4. 12/421733/3685543

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 1951-1952
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
64 meters east as shown by dashed corner ticks
Red tint indicates areas in which only
landmark buildings are shown
Purple tint indicates extension of urban areas



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
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

CHANDLER, ARIZ.
N3315-W1145/7.5
1952
PHOTOREVISED 1981
DMA 3650 IV 85-SERIES Y986

National Register of Historic Places

Note to the record

Additional Documentation: 2018

United States Department of the Interior
National Park Service

AD11080567

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Silk Stocking Neighborhood Historic District (Amendment)

Other names/site number: _____

Name of related multiple property listing: _____

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

2. Location

Street & number: 290 North Washington Street

City or town: Chandler State: AZ County: Maricopa

Not for Publication: Vicinity:

3. State/Federal Agency Certification

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

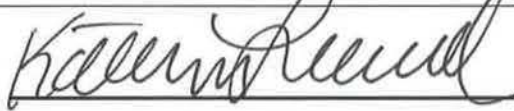
I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B ___ C ___ D

	<u>24 May 2018</u>
Signature of certifying official/Title:	Date
<u>State Historic Preservation Office, Arizona State Parks and Trails</u>	
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

Silk Stocking Neighborhood Historic District (Amendment)
Name of Property

Maricopa, AZ
County and State

4. National Park Service Certification

I hereby certify that this property is:

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


Signature of the Keeper


Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Silk Stocking Neighborhood Historic District (Amendment)
Name of Property

Maricopa, AZ
County and State

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	
<u>65</u>	<u>9</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>65</u>	<u>9</u>	Total

Number of contributing resources previously listed in the National Register 64

Silk Stocking Neighborhood Historic District (Amendment)
Name of Property

Maricopa, AZ
County and State

The Silk Stocking Neighborhood Historic District in Chandler, Maricopa County, Arizona, was listed in the National Register of Historic Places on August 29, 2011. The purpose of this amendment is to reclassify one property from noncontributing to contributing.

ADDRESS: 290 North Washington Street

The single-family house at 290 N. Washington St. is currently classified as a noncontributor to the Silk Stocking Neighborhood Historic District because at the time of the district's listing the exterior was entirely sheathed in non-historic siding which obscured its historic materials (Figure 1). This sheathing has recently been removed (Figure 2).

The Arizona State Historic Preservation Office recommends the reclassification of the house at 290 N. Washington St. as a contributor to the district.



Figure 1. House at 290 N. Washington St., Chandler in 2005. Source: Historic Building Survey of the Silk Stocking Neighborhood, Chandler, Arizona.



Figure 2. House at 290 N. Washington St., Chandler after removal of non-historic exterior siding. Source: Yvette Cook, 2018.

A revised map of the historic district is attached.

Silk Stocking Neighborhood Historic District (Amendment)
Name of Property

Maricopa, AZ
County and State

10. Form Prepared By

name/title: William S. Collins
organization: Arizona State Historic Preservation Office
street & number: 1100 W. Washington St.
city or town: Phoenix state: AZ zip code: 85007
e-mail: wcollins@azstateparks.gov
telephone: (602) 542-7159
date: _____

Additional Documentation

Submit the following items with the completed form:

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

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



Silk Stocking Neighborhood Historic District

Chandler, Maricopa County, Arizona

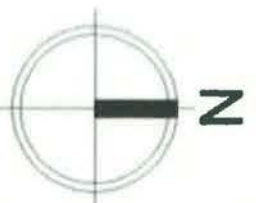
--- Historic District Boundary

■ Contributor

■ Contributor 2018 Amendment

▨ Noncontributor

□ Unevaluated Outbuilding



Revised May 16, 2018

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 NAME: Silk Stocking Neighborhood Historic District

MULTIPLE NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 7/15/11 DATE OF PENDING LIST: 8/08/11
DATE OF 16TH DAY: 8/23/11 DATE OF 45TH DAY: 8/30/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000567

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

___ ACCEPT ___ RETURN ___ REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

*see attached e-mail
Residential suburb*

RECOM./CRITERIA Accept A

REVIEWER L. McClelland

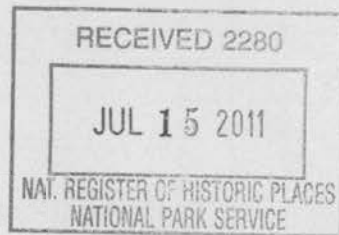
DISCIPLINE History

TELEPHONE _____

DATE 8/29/11

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.



July 7, 2011

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

**RE: SILK STOCKING NEIGHBORHOOD HISTORIC DISTRICT
CHANDLER, MARICOPA, AZ**

Dear Ms. Shull:

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

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

Sincerely,

Vivia Strang, CPM
National Register Coordinator
State Historic Preservation Office

Enclosures

VS:vs

Arizona®
State Parks

Janice K. Brewer
Governor

**State Parks
Board Members**

Chair
Tracey Westerhausen
Phoenix

Walter D. Armer, Jr.
Vail

Reese Woodling
Tucson

Larry Landry
Phoenix

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





vstrang@azstateparks.gov

09/08/2011 01:14 PM

To Linda_McClelland@nps.gov

cc "Vivia Strang" <vstrang@azstateparks.gov>

bcc

Subject RE: Silk Stocking District.

9/8/11

Linda--

Please do an SLR using 1962 as the end of the period of significance. Change the houses to noncontributing to reflect this change.

Thanks.

Vivia

-----Original Message-----

From: Linda_McClelland@nps.gov
Sent: Monday, August 29, 2011 4:44pm
To: vstrang@azstateparks.gov
Subject: Silk Stocking District.

Vivia--

I have reviewed this nomination and find there is no justification for extending the period of significance twelve years beyond the fifty-year cut-off. Nor is there a justification for exceptional importance that would warrant finding the less-than-fifty year-old resources contributing. I can do an SLR using 1961 or 1962 as the end of the period of significance. The SLR would also change 309 N. Colorado Street (ca. 1968), 376 N. Colorado St. (ca. 1973), and 318 N. Washington St. (ca. 1969) to noncontributing and change the count of contributing and noncontributing resources to reflect this change.

I need to include in the SLR a one- or two-sentence justification for the end date of the period of significance. If you could send that to me in the next week or so I can go ahead with the listing. This statement could explain how the architectural character of the early 1960s houses is similar to that of the 1950s in scale, style, and small house character. Since this district evolved over a wide span of years with very little development after 1950, it's hard to see 1962 or 1973 as a "build-out" date when so few houses were built after 1950. So I discourage trying to make that argument.

Another option is to select another date within several years of the cut-off (this means three or four years) according to our policy for historic districts in the Historic Residential Suburbs bulletin (pp. 96-97) and the bulletin on evaluating properties that have achieved significance within the past. This option would require a short paragraph explaining the reason for expanding the POS beyond the fifty-year mark. Since there's a substantial gap between the construction of the 1962 house and the 1968 one, this wouldn't help much.

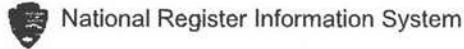
Let me know if you want to discuss this. I will be away from the office until Sept. 8. But we could discuss the issue and I can explain our policy then.

Best--

Linda McClelland
Historian
National Register of Historic Places
202-354-2258
202-371-6447 (FAX)
linda_mcclelland@nps.gov

Vivia Strang, CPM
National Register Coordinator
State Historic Preservation Office (SHPO)
602.542.4662 (p)
602.542.4180 (f)
1300 West Washington Street
Phoenix AZ 85007

Only when the PAST lives in the PRESENT does it have a FUTURE.



Evaluation/Return Sheet For Single/Multi Nomination

1 of 1

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 5/30/2018 Date of Pending List: 6/28/2018 Date of 16th Day: 7/13/2018 Date of 45th Day: 7/16/2018 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 7/3/2018 Date

Abstract/Summary
Comments:

Recommendation/
Criteria:

Reviewer Roger Reed Discipline Historian

Telephone (202)354-2278 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

Back

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

DATE: May 24, 2018

TO:

Joy Beasley
National Register of Historic Places
1849 C Street NW, Mail Stop 7228
Washington, D.C. 20240



FROM:

William Collins
National Register Coordinator
State Historic Preservation Office
1100 West Washington Street
Phoenix AZ 85007

National Register historic district amendments:

**Blenman-Elm Historic District (Amendment)
Tucson, Pima County, Arizona**

**Silk Stocking Neighborhood Historic District (Amendment)
Chandler, Maricopa County, Arizona**

Should you have any questions or concerns, please contact me at
wcollins@azstateparks.gov or 602.542.7159.