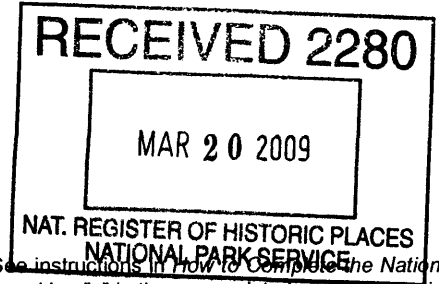


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



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

1. Name of Property

Historic name Dowdy, George O., Rental Cottage

Other names/site number N/A

2. Location

street & number 6818 N. 60th Avenue N/A not for publication

city or town Glendale N/A vicinity

State Arizona code AZ county Maricopa code 013 zip code 85301

3. State/Federal Agency Certification

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

James Gowen AZSHPO
Signature of certifying official/Title

16 MARCH 2009
Date

ARIZONA STATE PARKS
State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register
 - See continuation sheet
- determined eligible for the National Register
 - See continuation sheet
- Determined not eligible for the National Register
- Removed from the National Register
- Other (explain:)

Signature of the Keeper

Date of Action

Edson H. Beall 4.30.09

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 incl. previously listed resources in the count.)

Contributing	Non-Contributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing:

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Functions or Use

Historic Functions

(Enter categories from instructions)

Domestic/Single Dwelling

Current Functions

(Enter categories from instructions)

Domestic/Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER: National Folk/Gable Front & Wing

Materials

(Enter categories from instructions)

foundation Concrete

walls Stone

roof Metal

other Wood

Narrative Description

(Describe the historic and current condition of the property.)

SEE CONTINUATION SHEET

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1932

Significant Dates

1932

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Dowdy, George O.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

SEE CONTINUATION SHEET

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository:

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM References on a continuation sheet.)

1	<input type="text" value="12"/>	<input type="text" value="389616"/>	<input type="text" value="3711306"/>	3	<input type="text"/>	<input type="text"/>	<input type="text"/>
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2	<input type="text"/>	<input type="text"/>	<input type="text"/>	4	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description

(Describe the boundaries of the property.) *SEE CONTINUATION SHEET*

Boundary Justification

(Explain why the boundaries were selected.) *SEE CONTINUATION SHEET*

11. Form Prepared By

name/title Robert G. Graham, AIA/Douglas Kupel, Ph.D.

organization Motley Design Group LLC date May, 2007

street & number 351 W. Portland St. telephone (602) 254-8343

city or town Phoenix state AZ zip code 85003

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

Photographs

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

Additional items

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

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

name _____

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 the 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. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 the the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington D.C. 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018) Washington, D.C. 20503.

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National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 1

Dowdy, George O., Rental Cottage
Maricopa County, AZ

NARRATIVE DESCRIPTION

SUMMARY

The George O. Dowdy Rental Cottage is a modest one-story cobblestone rental unit located in the southwestern quadrant of historic Glendale, Arizona. The house was built in 1932. The neighborhood developed with single family residences after 1908 but now includes historic homes of uneven levels of integrity and newer infill homes. The house was originally a rental cottage related to an earlier residence, and later a second rental unit. Both of these buildings have been demolished. The house is a National Folk style dwelling unit of the "Gable Front and Wing" type. The one-bedroom stone rental cottage has excellent architectural integrity, with the only significant exterior alterations being the addition of a front porch and rear room, both reversible. The original interior layout has been sensitively modified and interior finishes have been altered. While the setting and interior have been somewhat compromised, the cottage still conveys a strong historic feeling and retains the significant traits of materials and workmanship that relate to its historic context.

DESCRIPTION

The George O. Dowdy Rental Cottage lies in the southwest quadrant of historic Glendale, within the Orchard Addition to Glendale. The property lies near the middle of the block on the west side of 60th Avenue, between Glendale Avenue (on the north) and Lamar Road. This neighborhood of Glendale developed beginning in 1908 and is sprinkled with historic homes of uneven integrity, as well as modern infill homes.

The Cottage is set back from the street approximately 80 feet from the front property line, and lies close to the north property line on its 50-foot wide by 180-foot long parcel. It is the only building on the site. The bulk of the site is open, with flood-irrigated turf. Two mature mulberry trees stand in the tree lawn in the right-of-way in front of the house. The siting of the house is atypical of the neighborhood, owing to the fact that the house was built behind an earlier home, now demolished.

The house has an L-shaped footprint and measures about 24 feet wide and 28 feet deep, plus a 14-foot addition to the rear. The form of the house is similar to a National Folk house of the "gable front and wing" subtype. The roof is a low-pitched gable.

The dominant building material is evidenced by the cobblestone walls. River cobbles were brought from the New River, some six miles to the west. Typically of oblate shape, the cobbles were laid up in rough horizontal coursing against formwork that created a flat interior wall surface. This allowed the exterior surface to expose the rounded rock faces with deep mortar joints. The cobbles that were used are typical of those found in local river beds, exhibiting coloration from light to dark gray, blue-grays, reds, and variegated stones. In certain locations, the wall features a "special," larger stone laid up as a shiner, breaking up an otherwise monotonous wall surface. Opening heads and window sills were also accentuated by using a line of smaller stones set in a band of mortar.

The walls were laid up on a concrete slab foundation, the edge of which is exposed. Windows are typically wood double hung type with single light sash. Steel security bars have been added over most windows. One window (bathroom) has been replaced with glass block. The roof has an overhang of about one foot with exposed wood rafters underneath. A 1 x 4 fascia has been added to previously-exposed rafter tails. The roofing material is standing seam galvanized sheet metal, which appears to be the original material.

A front porch roof extends across the front building mass and projects out about 8 feet on ornamental steel posts. This feature appears to be an addition. The original design appears to have included only an 8 foot by 12 foot concrete entry slab executed in red-colored concrete. This feature was widened when the porch roof was installed. The roof was installed without significant loss of original building fabric, and appears to be entirely reversible.

The rear addition appears contemporary to the front porch addition, judging from its materials. It takes the form of a rectangular footprint with a gable roof tucked just under that of the original stone house. The addition is entirely behind

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Dowdy, George O., Rental Cottage
Maricopa County, AZ

the house and is barely visible from the street. Its wood-framed walls are covered in modern plywood siding. The roof is covered in galvanized metal. The windows are aluminum sliding type. There is one door to the rear. Within the addition, the rough cobblestone back wall of the original house is exposed and shown to be in good condition. This addition also appears to be easily reversible.

The original house plan is very simple. The front ell contains the living room. The back ell is divided between a bedroom suite and the kitchen. The rear addition opens from the kitchen and includes a hallway and secondary bedroom.

The interior is currently being rehabilitated. The current owner reports that prior to rehabilitation, while the floor plan was intact, the house had suffered from hard use. With the exception of original hand-textured plaster on the interior face of the exterior walls, which has been preserved, little of the original interior features and finishes remained intact. New tile floor finishes and some drywall wall and ceiling surfacing have been installed. Some minor alterations have been made to door openings and a wall has been removed between the bathroom and closet.

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Dowdy, George O., Rental Cottage
Maricopa County, AZ

NARRATIVE STATEMENT OF SIGNIFICANCE

SUMMARY

The George O. Dowdy Rental Cottage is located south and west of the civic center of downtown Glendale, Arizona. The house is situated on lot 6 of Block 20, Orchard Addition amended. The current address is 6818 N. 60th Avenue (historic address: 26 S. Second Street). The house takes its name from George O. Dowdy, who constructed the building in 1932. The George O. Dowdy Rental Cottage is considered significant under National Register criterion "C" as a rare surviving example of cobblestone construction in Glendale, employed in a typical National Folk style home. As a representative of a once common trend in building construction between World War One and Two, the George O. Dowdy Rental Cottage is noteworthy for its distinctive architectural qualities and method of construction. Because the significance of the George O. Dowdy Rental Cottage derives from its vernacular architecture and construction material, the period of significance for the property is the single date of 1932 when it was constructed. It is nominated at the local level of significance.

HISTORICAL BACKGROUND

Construction of the George O. Dowdy Rental Cottage is associated with the development of the Glendale area outside of the original 37-block townsite, platted in 1895. During the second decade of the twentieth century, Glendale experienced tremendous economic growth. This was associated with a number of factors, including the completion of Roosevelt Dam in 1911, the achievement of statehood for Arizona in 1912, and increased demand for Arizona's products due to the war in Europe.

In 1908, real estate speculators in the Glendale area reached across the railroad tracks for the first time to develop a subdivision south and west of the original townsite. On June 29, 1908, the Glendale Land Company completed a subdivision plat map of the Orchard Addition to Glendale. Represented by President Lloyd B. Christy and Secretary Charles Hinckley, company officials recorded the plat with the Maricopa County Recorder on July 1, 1908. Just a few months later, in October of 1908, Christy and Hinckley modified the subdivision a bit by re-platting the lots in Blocks 1 through 4. They recorded the modified plat, known as the Amended Plat of the Orchard Addition, on November 7, 1908.

Sales of lots in the new subdivision were brisk, not surprising considering the hot real estate market in Glendale at the time. The Phoenix Trust Company picked up a number of lots on speculation in July of 1913. The lot where the George O. Dowdy Rental Cottage would later be built was subsequently sold by the trust company after World War One. In April of 1921 Mamie A. Cowherd, a widow, acquired the lot. Mrs. Cowherd later remarried, to P. N. Tuttle. Sometime between 1921 and 1929 the Tutttles constructed a house on the property (this house is no longer present). On April 22, 1929, George O. and Vernie Dowdy acquired the property. A Glendale city directory from 1929 notes that the Dowdys resided at 28 S. Second Street.

George Oliver Dowdy was born September 25, 1878, in Conway, Arkansas. He was the son of John Tillman Dowdy (b. 1853 - d. October 24, 1924) and Ann Elizabeth McNeely (b. 1848 - d. May 19, 1929). George had two sisters: Minnie (1883-1962) and Linnie (1886-1962). He may have had other siblings as well, but only these two have been documented.

George married in June of 1899 in Texas. George and Vernie V. Dowdy came to Arizona from Texas about 1914 or 1915. He came at the request of his father who worked as a night watchman in a gold mine at Octave. Once in Arizona, George first pursued a career in the mining industry at Octave and later at Stanton. Both his parents and one sister (Minnie) died in Wickenburg, which is the major town in the area. By 1916, George moved to the Glendale area. He returned occasionally to the Wickenburg area to find work as a miner and watchman.

George spent the next fourteen years of his life as a foreman at the Rudolph Johnson ranch outside Glendale. Johnson had a ranch near what is today Northern and 99th Avenues. Dowdy saved his money and invested it wisely during the twenties. He purchased a number of properties in the Glendale area. He constructed houses on these lots and rented them out. The

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Dowdy, George O., Rental Cottage
Maricopa County, AZ

couple had four children: daughters Nadine (b. 1915) and Verma (b. 1906), and sons William C. (b. unk.) and John T. (b. 1904).

After the depression hit in 1929, George Dowdy left ranch work and began employment with the City of Glendale. He spent the next eleven years working for the City as a garbage truck driver. During this time he continued to purchase properties and construct rental houses, as his income and time permitted.

Dowdy constructed two additional homes on his property on Second Street, in addition to the Tuttle home which was already on the property when he purchased it. Subsequently, the Tuttle house was known as the "front house." In 1932 Dowdy constructed what the family calls the "rock house," also known as the George O. Dowdy Rental Cottage. As its name implies, this house towards the back of the property was originally used as a rental unit. Later, sometime in the late thirties, Dowdy added a third house on the lot. This small house was located to the south of the "front house." The "third house" burned in the late fifties or early sixties and was not reconstructed. The front house was demolished later, leaving the George Dowdy Rental Cottage as the only building remaining on the property.

Dowdy built the rental cottage himself. He used local materials, gathering the cobblestones from the bed of the New River west of Glendale. In doing so, Dowdy followed a pattern of vernacular cobblestone construction that was common in Glendale in the twenties and thirties. The most noteworthy example of stone construction in Glendale was the old rock church, a Catholic Church built by parishioners from stones they gathered. This old rock church has since been demolished, along with a number of other smaller examples of cobblestone construction in Glendale. The Dowdy Rental Cottage is a rare surviving example of this type of architecture and construction material.

In 1941, with the start of World War Two, Dowdy took on the job of security officer at Luke Field west of town. Now Luke Air Force Base, the military training facility was a major employer during and after the war. He remained employed by the military for the duration of the war.

During the fifties George Dowdy ran a service station on the south side of Glendale Avenue across the street from the High School. This was a Gulf Oil / Humble service station. George Dowdy continued to operate the station until he retired in 1960. His son, John T. Dowdy, then ran the station for eleven years starting in the early sixties when it was known as "Vets Service Station." Vernie Dowdy died in Glendale in 1966. George Dowdy died in January of 1971 at the age of 92.

For most of his association with the property, George Dowdy and wife Vernie lived in the front house. Initially, the rock cottage was used for short-term rentals. In later years, daughter Nadine and her first husband lived in cottage. Nadine continued to live in the cottage through the early forties. At that time second daughter Verma Carman moved into the cottage. When George Dowdy died in 1971 he willed the property to his daughter Verma. She continued to live in the rock house until her death in 2001.

HISTORIC CONTEXT STATEMENTS

Materials of Residential Construction in Glendale, Arizona, 1885-1960

From the time homes were first built in the small hamlet of Glendale, Arizona in 1885, the materials used were influenced by the major factors of cost and availability. With the exception of rich landowners' homes such as Bartlett's Sahuaro Ranch or Louis Sands' Manistee Ranch, most residential building was marked by economy and simplicity. These characteristics could be the result of the agricultural nature of early Glendale as well as its relative isolation from the "city life" represented by Phoenix or Tucson. They may also be a simple result of expediency or more modest aspirations due to the lesser level of affluence of Glendale compared to larger towns.

In any case, the most obvious example of Glendale's uniqueness is the relative simplicity and economy of the homes. Unlike historic neighborhoods growing up in more urbanized areas of the Salt River Valley, the homes in Glendale were predominantly built of wood framing, often with clapboard siding. Wood framing was more readily available in Glendale through local lumber yards than was brick, as well as being less costly.

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Dowdy, George O., Rental Cottage
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Nevertheless, brick was the second most common structural material used in home construction from founding through World War Two. It was commonly used either as an exposed material or covered in stucco. For the most part, brick had to be brought in from Phoenix or other remote sources by truck or rail.

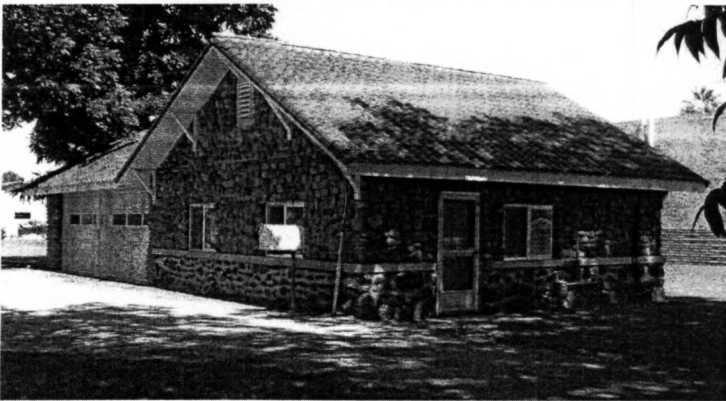
The use of indigenous materials such as adobe or stone is less frequently encountered, but indicative of the same trend toward simplicity and economy. Where these have been discovered in Glendale, the masonry materials used generally were gathered or manufactured on-site or from close-by sources without cost (except for labor).

For adobe construction, the best known (and earliest extant) example is the Adobe House at Sahuaro Ranch (1887). A later house in the Floralcroft neighborhood at 7222 N. 59th Drive was identified as being of adobe because it is a rare example of the material used exposed. It is generally assumed that other examples of adobe construction in Glendale probably exist, but may have not been identified for the simple reason that the adobe is generally protected by stucco or other siding.

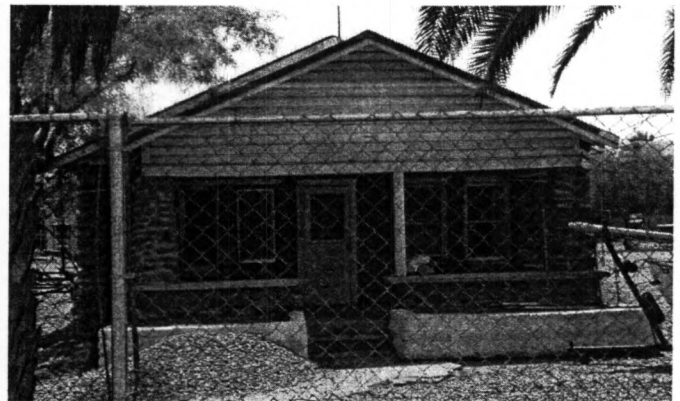
Stone houses have been more easily identified, because it is so distinctive and seldom covered. In historic surveys of Glendale to date, only five incidences of residential construction using stone as a wall material have been identified. (Stone was more frequently used for foundations.) The known examples include:

- Link Colvin House (1920) - 7714 N. 59th Avenue - River cobbles and volcanic stone
- 5313 W. Glenn (1930) - Cobblestone
- George O. Dowdy Rental Cottage (1932) - Cobblestone
- O'Brien House (1940) - 5612 W. Myrtle - Malpais Volcanic Stone
- 5309 W. Glenn (c. 1950) - Cobblestone

Of the five stone houses identified, the Link Colvin House and the Dowdy Rental Cottage exhibit the highest degree of workmanship and design. The other examples are typically more crudely built, particularly the latest example. The George O. Dowdy Rental Cottage is thus a significant example of cobblestone construction for its rarity and quality.



Link Colvin House



5313 W. Glenn

After World War II, and particularly by the mid-fifties, concrete block became the most widely-used and inexpensive method of construction across the Salt River Valley, including Glendale. By that era, Glendale started to become more of a suburb of Phoenix than a town unto itself - with the resulting homogenization of architectural styles and construction methodologies with its larger cousin. With the advent of tract housing and mass-production homebuilding, hand-built house techniques like adobe and stone virtually disappeared, to resurface in later years as veneer or in high-end custom homes.

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Dowdy, George O., Rental Cottage
Maricopa County, AZ

Home design in Glendale represents typical residential architectural trends in Arizona during its period of development, with some Glendale-specific tendencies in evidence.

When compared to other geographic areas, the residential neighborhoods of Glendale are marked by a number of distinctions. These characteristics could be a result of the agricultural nature of early Glendale as well as its relative isolation from the "city life" as represented in Phoenix and Tucson, and other cities out-of-state noted for architectural innovation. They may also be a simple result of expediency or more modest aspirations due to the lesser level of affluence of Glendale compared to the larger towns.

The most obvious example of Glendale's uniqueness is the relative simplicity and economy of the homes. Unlike historic neighborhoods growing up in more urbanized areas of the Salt River Valley, the homes in Glendale were predominantly built of wood frame, often with clapboard siding. Wood framing was more readily available in Glendale through local lumber yards than was brick, as well as being less costly. The house styles also carry a generally lesser degree of architectural detail compared to their urban counterparts. In fact, "Folk" vernacular houses, with little or no stylistic detail at all, were very popular.

Another distinguishing characteristic of early Glendale neighborhoods is the survival in popularity of the Bungalow style long after it had gone out of style in other areas of the valley, while Period Revival styles were rarely employed. Nationally, the Bungalow style grew in popularity after about 1905 with its zenith in the late teens. World War I brought the Period Revival influences to American culture that spelled the death of the Bungalow as the style of choice, a process that was complete in most areas of Arizona by the late 1920s. In part due to the influence of local builders and material suppliers, Bungalow style homes were built in Glendale well into the 1930s and its influence extended into the 1940s. At the same time, the Tudor Revival, English Cottage Revival, and Spanish Colonial Revivals that were the rage in Phoenix made few appearances in the Glendale streetscape. Only the Spanish Colonial Revival style made even a modest showing. The California Ranch style and its variants, however, were very popular from the time of recovery in the home construction market following the Great Depression, starting with transitional variants before evolving into the fully realized Ranch.

The George Dowdy Rental Cottage is, from a stylistic standpoint, typical of the simple design aesthetic that predominated in Glendale, particularly in the less well-off blue-collar neighborhoods. As a National Folk style house, its interest derives more from its construction material than from its other aesthetic qualities.

19th Century Styles: the Victorian Era

Permanent settlement by Europeans in the Salt River Valley did not occur until the early 1870s with the founding of Phoenix (1872). By 1892, when Glendale was formally established, the rudimentary adobe and brush structures that were initially built had been largely replaced by formally designed structures of the Victorian period.

The most architecturally significant homes of the nineteenth century in the Glendale area were ranch houses on large estates, including Manistee Ranch (1897) and Sahuaro Ranch (1887-98) (both previously listed in the National Register). These structures were built in late Victorian styles such as the Queen Anne and Shingle styles. As the center of large ranches, these homes were built of permanent materials such as brick and stone with wood framed interior walls and roofs.

Homes of the Victorian period within Glendale were generally much simpler than their larger, custom-designed cousins, and built of less-permanent materials. While it is generally assumed that most of the homes in Glendale built between 1892 and 1900 were built in the Victorian mode, very few examples remain. The vast majority of historic homes remaining within the Glendale city limits date from 1910 through the 1950s. In fact, outside of Manistee Ranch and Sahuaro Ranch, only four intact residential properties are known to survive from Glendale's nineteenth century period of development.

From the scant remaining nineteenth century examples of architecture in Glendale, and the lack of pictorial or documentary evidence to the contrary, it is surmised that most of the homes of this era in the central part of Glendale

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Dowdy, George O., Rental Cottage
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were simple examples of popular styles, such as the Folk Victorian style McNair House (National Register listed 2006), or the Neoclassical C. C. Burkholder House.

National Folk house forms are those that were built without specific reference to an aesthetic style, but rather reflected the interior arrangement of rooms. (For more details, see the section entitled "National Folk" later in this narrative.) During the Victorian era, National Folk homes were occasionally "dressed up" using decorative elements from ornate house styles such as the Queen Anne but without implementing the form and massing. For instance, a hall-and-parlor Folk house could be detailed with turned porch columns and jigsaw-cut fascias. Examples such as this have been termed "Folk Victorian".

The Bungalow Era

The period of architectural development following the turn of the century evolved primarily as a reaction to the values and esthetics of the late Victorian styles. Seen as overly ornamented, artificial, and gaudy, the new architecture relied on clean lines, simplicity of form, and expression of structural function. The Arts-and-Crafts movement led the way to the Bungalow style. Regional variations (primarily eastern versus western) developed. Arizona took the lead from its closest neighbor and adopted the California Bungalow as its model.

The California Bungalow, as seen in the majority of homes of this period, was adapted from the expensive custom homes designed by such California architects as Greene & Greene and Bernard Maybeck. The principles that governed these designs included expression of structure; use of exposed natural materials such as cobblestones or wood shingles; a horizontal and informal emphasis in massing with large, shaded porches; and an emphasis on a high level of individual craftsmanship reflected in joinery, stained glass, or other special features. In the more-modest Bungalows that were built for middle-income homeowners, these principles were reflected in common details such as exposed rafters at the eaves, wood-shingled gables and roofs, exposed brick, stucco, shingle, or clapboard walls, and detailed joinery of wood timbers.

In Glendale, the Bungalow appears to have held a special place in people's hearts. Most of the homes built between 1914 and 1930, if an identifiable style, are Bungalows. Even the simple vernacular National Folk homes often have Bungalow style influence which shows up in details such as tapered porch columns, decorative knee braces, or exposed rafters at the eaves.

National Folk Architecture

Folk house forms are those built without reference to an artistic "style" or aesthetic statement. In the United States, these have generally evolved from old-world vernacular houses or from construction technologies generally available in historic times, and are now classified as "National Folk".

National Folk houses are further classified by the house form. For instance, one of the most common house forms nationally is the "hall-and-parlor" house, where a two-room home presents its broad side to the street, and is covered with a side-gabled roof. Other forms appearing in Glendale, also related to room arrangement or roof shape, include the gable-front (or shotgun), the gable-front-and-wing (exemplified in the DGeorge Dowdy Rental Cottage), the massed-plan side gable, and the pyramidal roofed house.

In Arizona, National Folk houses are generally associated with rural or agricultural areas, or occasionally with areas that were built by low-income individuals. Very few National Folk examples are found in Phoenix or Tucson, for example, especially in proportion to the number of historic homes identified. Glendale appears to have more than its share of National Folk homes. This is likely attributed to the historically agricultural character of the town, as well as its separation from Phoenix prior to the 1950s. About 15% of the historic homes identified in a recent survey of downtown Glendale were classified as National Folk.

Homes classified as National Folk are difficult to place within a specific stylistic time period. In general, the types of homes represented in Glendale are denoted "post-railroad," which allows for the importation of materials from distant

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locations, as opposed to building with what is found at hand. National Folk houses in Glendale were constructed throughout the period of development.

The Period Revival Era

World War I was a watershed event in shaping American cultural sensitivities. American servicemen returning from abroad had seen many picturesque indigenous dwellings while fighting in Europe, and they brought a desire for many of these styles back to the States. In general, the term "Period Revival" refers to a wide variety of styles which are related in that they represent revivals of different historical periods in the development of Western architecture. Typical (and, in Arizona, the most common) examples include the Tudor Revival style, the English Cottage Revival style, and the Spanish Colonial Revival style.

Other common features of the Period Revival styles related to house form and detailing. Floor plans often included a front ell facing the street side, flanking an open terrace or small porch. (Gone was the ideal full-width veranda favored on Bungalows.) Structure was once again concealed. Ornamental pastiche, patterned after the relevant styles, was applied to the basic house form.

The Spanish Colonial Revival styles actually have roots that predate WWI. The Pan-Pacific Exposition in San Diego (1905) served to launch the first Spanish revival style, Mission Revival. Decades later, Spanish Colonial Revival homes began being built in a variety of sub-styles: Pueblo Revival, Monterey, Spanish Mediterranean Revival, and the catch-all Spanish Eclectic.

However, the Period Revival styles never seem to have become very popular in Glendale. Phoenix neighborhoods of a similar vintage began to feature Tudor and Spanish Colonial Revival homes in the early 1920s, with Bungalows completely yielding by about 1923 or 1925. Within the Glendale survey area, only about a dozen Period Revival homes were built, and virtually all are Spanish Colonial Revival.

The Modern Era

The period from the beginning of the Great Depression in 1929 until the beginning of World War II in 1941 was relatively quiet, in regard to residential development in the Salt River Valley. Some homes continued to be built for several years after the stock market crash into the early 1930s, but this activity soon died out. In the late 1930s, America began to pull out of the Depression, partly in response to the New Deal policies of the Federal Government. Slowly at first, house construction resumed in the late 1930s and launched into full production upon the return of GIs from the war looking to start families.

Beginning just prior to World War II, popular architectural styles once again began to shift. A variety of influences dictated a change in the popular styles, including the need for inexpensive, mass-produced housing; the rise of a massive middle-class interested in a suburban lifestyle; Federal policies for VA and FHA financing of home ownership; and a general architectural trend away from romantic revivalism and toward Modern-movement architecture and the machine esthetic.

In the western U.S. these influences combined to form in the California Ranch house. The Ranch style once again emphasized horizontality and simplicity in design. Built in subdivisions recognizing the rising importance of the automobile and the decline of pedestrian travel, the houses were generally oriented with the long dimension parallel to the street. This gave the homes a horizontal massing and made them appear larger (hence the "rambling Ranch"). As ultimately executed, the Ranch style homes were sheathed in various materials, including brick, concrete block, and board-and-batten siding. In the Phoenix area the Ranch style also became synonymous with modern materials and construction methods which were not used during the Period Revival era, including concrete block, concrete slab-on-grade floor construction, and steel casement windows. Ranch houses were economical, suburban, and mass-produced.

In established neighborhoods such as in Glendale, Ranch style houses were also used as infill homes despite the narrow lots typical of early 20th century subdivisions. Between about 1935 and 1945, houses were built in these areas which,

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while clearly not Period Revival homes, were not yet archetypal Ranch houses either. These homes often attempted to achieve the Ranch style esthetic while using materials or techniques held over from earlier types of construction, or incorporated Period Revival forms or details while using the newer, Ranch house construction methodologies. These half-breed styles have been termed Transitional Ranch houses. They are abundant within downtown Glendale; about half of the Ranch style homes found there retain strong Period Revival influences in style or materials.

INTEGRITY EVALUATION

The George Dowdy Rental Cottage retains excellent integrity overall. It is in its original location. The exterior design is intact, with only the addition of the front porch cover. Its setting has been somewhat compromised by the removal (date unknown) of the primary residence that was originally placed between the rental cottage and the street; however, the site remains well landscaped and its larger context of a neighborhood of single family homes is still in place. The material integrity and the integrity of the evident workmanship employed particularly in the construction of the stone walls is excellent. The house retains a strong historic feeling. The association to the relevant historic context is conveyed by the intact architectural design and the presence of the characteristic stone work.

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VERBAL BOUNDARY DESCRIPTION

Lot 6, Orchard Addition to Glendale, Blocks 20, 21,22, 38, 39, 40 as Amended, Book 3 of Maps Page 36, Maricopa County Recorder.

BOUNDARY JUSTIFICATION

Boundaries encompass the historic and present ownership of the property.

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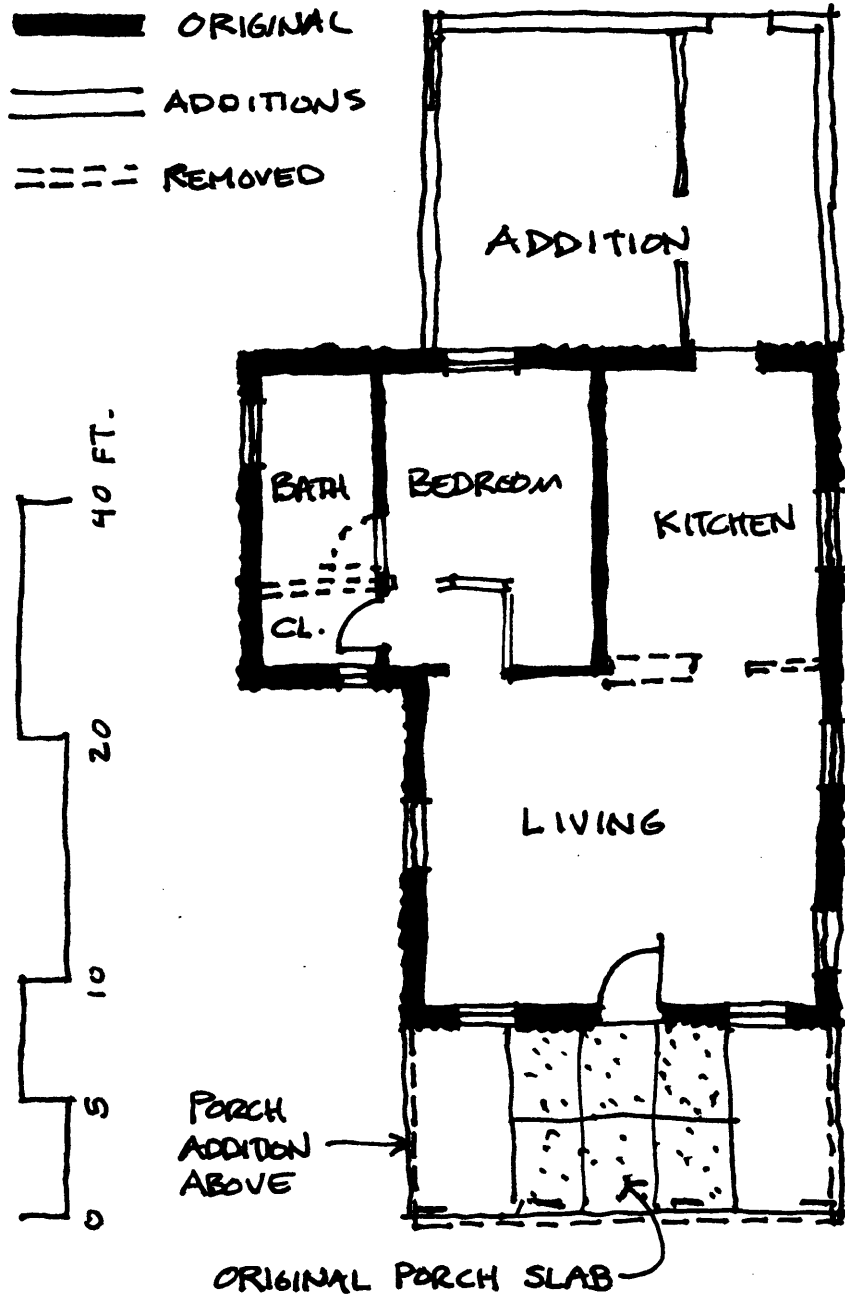
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Photographer: Roberta Graham
Date: May 19, 2007

Photographs were taken in digital format conforming to NRHP expanded photo policy dated March, 2005. A digital compact disk with the original digital photograph files has been submitted as a part of this nomination.

Photo #	View to	
1	NW	Overview of Cottage and context
2	NW	Cottage $\frac{3}{4}$ view of front and south side
3	NE	Cottage $\frac{3}{4}$ view of south and back side
4	SW	Cottage north side, detail of stonework
5	E	Stone and window visible inside back addition



George O. Dowdy Rental Cottage
Glendale, Maricopa County, Arizona
 Floor Plan - Scale 1/8" = 1'-0"