

United States Department of the Interior
National Park Service

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National Register of Historic Places Registration Form

NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

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 Sacred Heart Home for the Aged

other names/site number Little Sisters of the Poor

2. Location

street & number 1110 N 16th Street

not for publication

city or town Phoenix

vicinity

state Arizona code AZ county Maricopa code 013 zip code 85006

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

James W. Gowlin AZSHPO
Signature of certifying official/Title

25 JANUARY 2010
Date

ARIZONA STATE PARKS
State or Federal agency/bureau of 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:)

Linda McCluskey
Signature of the Keeper

2-2-10
Date of Action

Sacred Heart Home for the Aged

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5. Classification

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

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only one box.)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing
1	
	buildings
	district
	site
	structure
	object
1	Total

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

NA

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

HEALTH CARE/sanitarium/nursing home
DOMESTIC/multiple dwelling/apartment building

Current Functions
(Enter categories from instructions.)

Vacant

7. Description

Architectural Classification
(Enter categories from instructions.)

Modern Movement

Materials
(Enter categories from instructions.)

foundation: Concrete

walls: Brick

roof: Metal

other: Aluminum windows

Narrative Description

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(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 Sacred Heart Home for the Aged is located at 1110 N. 16th Street in central Phoenix, Arizona. The 94,935-square-foot building occupies the east portion of the block between the I-10 Freeway off ramp and Portland Street (north and south), and 15th and 16th Streets (west and east). The façade faces east onto 16th Street, a busy arterial thoroughfare. There is an open lawn area to the east with a circular driveway, and more substantial open space to the west part of the block. The surrounding neighborhood contains a mix of uses, although the abutting properties to the south and west are primarily residential. The housing in the immediate vicinity of the home dates from the early twentieth century.

The Sacred Heart Home for the Aged completed in 1960, has a symmetrical façade and plan that conveys a traditional Classical image, yet the building clearly incorporates design elements and materials typical of the Modern Movement of the mid-twentieth century. The Sacred Heart building is a two-story structure with a formal, symmetrical layout, in the form of a hollow square with a chapel as a central feature and matching wings extending from its front corners. The simple rectilinear building plan was designed to balance functional efficiency for health-related assisted living, with a modern design and architectural character.

Site Features

The site is nearly level in grade, sloping slightly down to the southwest. The building is set back from the property lines, 70 feet from the front and 36 feet at the sides. At the east main entrance is a small parking and drop-off area. Additional parking and a delivery area are located at the rear. In recent years the east parking area was enlarged considerably. It originally accommodated about eight cars as well as a turn-around for drop-offs, but now consists of asphalt paving edged with square concrete curbs. The entrance driveway, initially aligned with the main entrance axis, was moved from 16th Street to Portland Street on the south side of the property. Walkways near the main entrance consist of plain concrete slabs on grade. Handicap access from the parking area to the walkway is accommodated by ramps and curb cuts.

The original landscaping of the site was very simple. The plantings on all four sides of the building consist of open lawn areas punctuated with shade trees and palms. Shrubbery grows in select locations against the building near entrances and patios. The cloistered gardens are very simple lawn areas with shade trees and a few rose bushes. The vegetation is either overgrown or in poor condition and is not considered to be contributing aspect of the property.

Building Footprint and Shape

The building consists of a series of wings intersecting at right angles, surrounding the main façade and entrance which is dominated by a peaked concrete frontispiece. The main wings are located at the north and south sides. The east wing, which includes the primary façade and main entrance, and the west wing, at the back of the building connect to complete the square layout of the plan. The north and south wings extend to the front (east) and flank the entrance. The two-story mass of the chapel, a larger mass on axis with the main central entrance, is clearly expressed at the front façade. Each section of the building has a shallow-pitched hip roof.

The central courtyard is split into four separate quadrants by three one-story corridors that connect the central chapel to the north, south, and west wings. An L-shaped, two-story wing is attached to the rear. Various alterations have occurred within these courtyard areas; the courtyard to the south east has been covered with a flat roof. The courtyards are not perceived from the exterior.

Construction and Materials

The building is constructed of a cast-in-place reinforced concrete system of posts, beams and decks with infill panels of tan brick. The entire building is modular in dimensioning following the standard sizes of prefabricated construction elements. The foundation stem walls are cast-in-place concrete with a smooth finish. Significant character-defining elements of the building façades are cast stone features that imply the internal concrete structural system and delineate the window and door openings.

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The tan brick masonry of the massive exterior walls is a highly prominent visual feature of the building. The architect skillfully employed a variety of bond patterns to give subtle textural variety to surfaces. Running bond, stack bond, Flemish bond, and soldier coursing are seen in various bay panels and along edges. The in-fill nature of the brick is implied by the exposed concrete piers and belt courses set flush with the brick. Cast stone molded cornices trim the shallow roof eaves. Most of the exterior materials are of low-maintenance, high-quality natural finish materials. Little paint and no wood are used on the exterior finishes.

The main entrance consists of a shallow pediment expressed as a concrete frame. This motif surrounds the front door and second floor window above. The wall surface within the inner frame is veneered with copper-colored aluminum panels that cover the original anodized aluminum panels. The outer surface is veneered with painted Portland cement plaster. The main entrance consists of a pair of mill-finished aluminum automatic sliding glass doors with sidelights. A symbolic open bell tower sits atop the roof over the entrance. This metal cupola-like feature has a bell-cast-hipped roof, and contains three suspended, non-functional bells. It is topped by a cross.

There are numerous types of windows that are symmetrically placed on all exterior elevations. The windows are all mill-finished aluminum. The windows are various functional types: fixed, awning, jalousie, and casement, all of have mullions that create a strong horizontal emphasis. They come in single, double, and triple groupings within their frames. The windows are set within cast stone frames that are both decorative and structural, incorporating reinforced lintels. Also interspersed on the first and second floors are five-foot-high fixed central pane windows with hinged sidelights as well as pairs of two-foot-high hinged, double-sash windows, also horizontally-divided. The various window groupings are sheltered by steel and aluminum shade canopies that project from the façade on the south sides and also of the north side at the entrance. The canopies provide integrated sun-shading, and correlate with both the mid-century modernist design as well as the trend for climatic shading that was in vogue at the time.

On the north and south sides of the building are two spacious rectangular open patios veneered with terra cotta tile. Low brick walls capped with cast stone and decorative geometric metal railings enclose the patios. The westernmost patios provide access to secondary recessed entrances at the midpoint of the north and south elevations. Each two-story recessed opening is screened by a post-and-beam concrete structure. Six large decorative geometric metal screens in-fill the openings on the second level.

The rear, west wall of the building is more utilitarian. The rear entrances are simple openings with solid core, steel-clad doors. Stairs lead from the parking at the west end of the property lead to the basement underneath the north side of the L-shaped wing.

Interior Plan and Notable Features/Spaces

The building floor plan is directly related to its original elderly-care, nursing home function. The main entrance, which is at grade level, opens into the lobby, which also serves as a narthex to the chapel. Administrative offices are located on either side of the lobby foyer, just inside the main entrance. Transverse corridors lead away from the lobby, connecting to the men's and women's living facilities, which were segregated in the north and south wings. The front projecting sections of these wings, on either side of the entrance, housed dayrooms and lounges for social activities. The rear wing served as living quarters for the members of the Little Sisters of the Poor. A kitchen and cafeteria links the residential areas to the convent section located at the west end of the building.

The main entrance lobby is appointed with fine finishes, materials, and design. The patterned, multi-colored terrazzo floor extends directly into the chapel and into the public corridors. The terrazzo floors of the narthex/lobby and chapel are ornamented with inlaid patterns of intersecting circles forming *vesica piscis* shapes that are associated in the Roman Catholic faith as signs of sanctity. The terrazzo shapes are also distinguished by color, with varying shapes of gray and beige, all outlined by inlaid brass. The lobby walls are veneered with blonde-colored ash wood paneling and trim. Parts of the low-coffered ceiling have been scraped to remove asbestos. Original recessed light fixtures of modern-era character are still in place and operable. The dominant detail of the lobby area is the pair of leaded, stained glass doors, with flanking stained-glass sidelights that lead into the chapel. The doors are intact and in good, restorable condition.

The chapel is both the physical and symbolic center of the home and is accessible from all segments of the complex. The lobby chapel entry doors are double-leaf, three-panel wood doors with leaded art glass panels and sidelights. The two-story-high volume of the chapel is an impressive room in its scale, simplicity, and clarity of detailing. The chapel has a traditional basilica plan. The original finishes in the room including the patterned terrazzo floors with the pattern from the lobby continuing down the center aisle. The walls and ceilings are painted plaster. The primary ornamental feature of

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the chapel is the three pairs of original stained glass windows portraying Christian subjects located on the upper portion of the north and south walls of the chapel. Also remaining along the side walls, below the stained glass windows, are surviving concrete brackets for the sculpted Stations of the Cross, although the sculptures have been removed.

The chapel is also integrated with a formal apse and altar at the west end. There is a fourth set of stained-glass window in the apse, set between angled wood panels, likely for acoustic purposes. The rear wall is adorned end with a wood *reredos* veneer, enhanced with vertical battens that suggest verticality and height appropriate to the modest, ecclesiastical character of the chapel. The apse has a slightly raised floor level, highlighted by marble altar railings. Original photographs indicate that the altar was initially set against the back wall. It likely was moved forward to its current location after certain liturgical reforms of the Vatican II. The original altar, chancel furniture, organ and pews of the balcony are missing. The pews of the sanctuary floor are not in place, but are stored in the building. Overall, the finishes of the chapel have not been altered and the space retains its original character to a substantial degree.

The configuration for the wings on each floor was similar, having a large open area at the eastern end of the corridor that served as dayrooms and lounges. The ground level space was divided into various sized rooms housing services for the residents and medical facilities. There were also some living quarters on the ground floor for visitors, priests and residents needing infirmary care. The original resident rooms, on the second floor north and south corridors, were typically arranged in pairs sharing a common bathroom. The corridors not only provided access to the various rooms, but also served as utility plenum. The original white terrazzo floors of the first floor corridors remain in place. Enclosed concrete stairways throughout the building are intact. Aluminum handrails in many of the stairwells are missing. Existing passenger and service elevators are not in working order and have worn interior finishes.

The L-shaped wing at the rear of the building served as the living quarters for the members of the Little Sisters of the Poor. Their rooms, called "cellules" were the smallest, some even without windows. The convent suites and dormitories are laid out and finished more as apartments, having a slightly more residential character than the hospital-type of room of the resident suites. Kitchen and cafeterias link the convent to the residential areas. The kitchen remains intact, with the original appliances in place. The basement underneath the kitchen, which housed laundry and mechanical rooms, shows signs of deterioration.

The four interior courtyards surrounding the chapel are enclosed by the brick walls of the building wings. In the 1970s three of the interior courtyards were modified and partially in-filled to create additional interior space on the ground floor. The southeast courtyard was entirely roofed over and enclosed. The northwest interior courtyard was partially in-filled with a pharmacy and physical therapy room. Employee dining and locker rooms were constructed in a portion of the northeast interior courtyard. A small auditorium was constructed within the entire space of the southwest courtyard. The remaining ground plane of each courtyard is covered by a patio of terra cotta tiles on concrete slabs punctuated by planters. The courtyards are very plain and severe in character. The proposed rehabilitation plans, (see discussion below) include removal of all intrusive additions in these courtyards.

Condition

The exterior of the building remains in very good condition. Some brick walls show signs of localized damage, consisting of surface exfoliation, joint deterioration and stains. On a few portions of the patio walls, the bricks have been painted in an attempt to hide graffiti. The concrete surrounds at the buildings entrance and the western elevations of the north and south wings have been painted, as has the concrete base of the exterior walls. The most severe deterioration is a result of breakage of window sashes, due to weather, vandalism, and attempts to bend the windows to gain access during the years the building has stood vacant. Much of the tile of the outdoor patios and interior courtyards is cracked and broken. Finishes in the most notable spaces, the lobby and the chapel show the normal wear associated with aging, but are architecturally intact, and readily restorable. The condition and current appearance of other interior sections of the building due to rehabilitation efforts is discussed below.

Integrity

The property retains its historic and architectural integrity, specifically on the exterior and the two significant interior spaces. The minor additions and alterations to the courtyards that occurred over time have had little effect on the building's original appearance or the integrity of the buildings floor plan and design.

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Location and Setting

The Sacred Heart Home for the Aged building maintains historic integrity with respect to location and setting. The building is on its original site. The grounds have not changed appreciably over time, although the landscaping is no longer viable due to neglect while the building was vacant. The overall relationship between the building and the site has not changed. The setting of the property was marginally impacted by the construction of the freeway (Interstate 10) along the north edge of the property in the late 1980s, but since the freeway is slightly below grade and not readily apparent, this change has not significantly affected the building's relationship to its surroundings.

Design, Workmanship and Materials

The Sacred Heart Home continues to reflect the historic functions, technologies and aesthetics of the building when it was used as a nursing home. The additions that occurred in the 1970s and the minor interior alterations have not affected the building's character-defining features or original materials. The massing, layout, and significant elements - concrete structure, brick walls and roof form are intact. The original fenestration pattern is intact, although the sash shows substantial deterioration. Ornamental features, including the cupola like structure above the entrance, as well as functional features, like the shade structures above the windows, are unchanged. The building clearly conveys the materials and features that were prominent in the period in which it was built. The durability of the building is testimony to the skill of the architectural firm of Lescher and Mahoney who selected systems and materials that required little maintenance, a factor which has contributed to the overall good condition of the building despite its prolonged vacancy.

Feeling and Association

The physical features of the Sacred Heart Home continue to convey the property's historic character. The building retains all the elements that communicate its original use as a nursing home.

Prior Rehabilitation and Impact on Integrity

A major rehabilitation of the building was initiated in 2003, with the intent of converting the building into affordable housing units. The proposed changes, including interior demolition were all outlined in a Historic Preservation Certification Application, Part 2, approved in January 2003. In accordance with the approved rehabilitation plans, internal non-bearing partitions have been removed in the residential sections on both the first and second floor wings, exposing the reinforced concrete structural elements. The finishes containing asbestos have been removed, including the original plaster surface of the main lobby ceiling, and the corridor ceilings and most of the corridor walls. The old conduits for electrical, plumbing, and HVAC systems running along the corridors are now exposed since the acoustical tile-and-grid ceilings have been dismantled. As noted, however, the two primary interior spaces, (lobby and chapel) and the main circulation pattern that defines the floor plan remain intact.

The original rehabilitation plan was halted due to financing, and the building stood empty as alternative development options were evaluated, and a new financial structure was put in place by a new owner. In effect, the major demolition has already occurred, and the new project will have minimal additional impact on the overall integrity and features that remain. At this time, (January 2010), a new plan for rehabilitation, focused on creating a mixed-income housing facility has been crafted, and is in the final stages of design. The program and impact on the building's significant fabric and features will be effectively the same, with the goal of restoring the lobby and chapel as public areas, yet creating new housing units where the original rooms existed. The rectangular corridor configuration that relates to the building's original layout will remain intact, although the corridors, now partially demolished, will be selectively narrowed where essential to meeting the current size and square footage requirements for the rooms. A formal Amendment to the original Part 2 application will be submitted, and it is the owner's intent to conform to the Secretary of the Interior's Standards and utilize historic tax credits.

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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.

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1960

Significant Dates

1960

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Lescher and Mahoney - Architects

(Royal W. Lescher, Leslie J. Mahoney)

William Peper Construction Company - Builder

Criteria Considerations

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

Property is:

- A Owned by a religious institution or used for religious purposes. (N/A - See below)
- 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.

Period of Significance (justification)

The building was completed in 1960, and represents an example of the design of the firm of Lescher and Mahoney at that point in time. The firm is known for working in numerous styles, always reflecting current stylistic trends and the most current materials. Their work is found throughout Arizona, although eventually focused more in the Phoenix area.

Criteria Considerations (explanation, if necessary)

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Although the building was initially constructed by a religious institution, it is no longer owned by that entity, and is not used for religious purposes. It is being nominated for its architectural merit.

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

The Sacred Heart Home for the Aged, completed in 1960, is nominated under *Criterion C* as a significant late work of the prominent and prolific Phoenix architecture firm of Lescher & Mahoney. Founded in 1917, the firm produced an extensive body of work throughout Arizona. To create the Sacred Heart Home, Lescher & Mahoney drew upon nearly fifty years of professional experience in designing elderly housing, apartments and hotels, hospitals and clinics, community centers, churches and convents. The building's plan, systems, features and construction physically illustrate the changing philosophies that guided the development of modern care facilities. The building is architecturally significant for Lescher & Mahoney's combination of state-of-the-art building technology, and modern design principles. The Sacred Heart Home for the Aged is nominated at the local level of significance.

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

Architectural significance under Criterion C as a late work of Lescher & Mahoney's architectural firm;

The Sacred Heart Home for the Aged is notable for its significant place within the broad range of designs by the prominent Phoenix architectural firm of Lescher & Mahoney. It is a notable example of Lescher & Mahoney's cumulative body of work, both as individual architects and as partners, spanning sixty-four years from 1911 to 1975. The Sacred Heart Home was designed in 1959 and completed in 1960. Leslie Mahoney, who signed the drawings, was still active in the firm at that time.

History of the Architectural Firm of Lescher and Mahoney

The selection of the prominent Phoenix architectural firm of Lescher & Mahoney to design the Sacred Heart Home for the Aged was a natural and understandable decision by the Little Sisters of the Poor, a Catholic organization that would finance and operate the facility. Lescher and Mahoney specialized in large-scaled commercial, institutional buildings and churches. Their portfolio is filled with designs for multi-residential buildings, hospitals, and churches. Lescher & Mahoney operated under a pragmatic approach that stressed the importance of the client's needs over the architect's ego. In a 1981 interview, Leslie J. Mahoney summarized the firm's approach saying, "We didn't have any preconceived ideas of design. We would sacrifice design for business because I was a commercial architect."

Despite Mr. Mahoney's modesty, many of the firm's designs are today considered excellent examples of the popular architectural styles of the day, including Neo Classical, Period Revival, and Modernism. The work of the firm is known for its aesthetic design qualities and technical excellence that respond to the requirements of each client and to the styles popular for the era. Lescher & Mahoney's designs do not necessarily have a personalized style as do the work of some contemporary architects whose designs have a signature "look," but rather, the buildings of Lescher and Mahoney have forms and styles that respond to the time, place, and function of each commission.

The senior partner in the firm, Royal W. Lescher, was born August 12, 1882, in Galesburg, Illinois. He moved with his family at an early age to Carpinteria, California, and in 1902 graduated from the Throop Polytechnic Institute, now the California Institute of Technology. After graduation, Lescher worked for the Pacific Railway Company of Los Angeles under the direction of E. S. Cobb, a bridge engineer. In 1904, Lescher relocated to Buffalo, New York, where he worked for an architectural firm. After four years, on September 1, 1908, Lescher moved to Phoenix, Arizona, to work with Thornton Fitzhugh, one of Arizona Territory's leading architects. While working under Fitzhugh, Lescher helped with the design of the First Federal Savings and Loan Building on West Adams, the territorial prison at Florence, a ward at the territorial hospital, and the Chandler Courts apartments in Mesa. After working for Fitzhugh for two years, in 1910 Lescher determined to start his own practice. He purchased the office equipment of W. A. Bleisner and opened the door to his own business.

As his first project, Lescher entered a design competition for the West End School. The school district wanted to spend no more than \$2,500 including architectural fees for a two-room schoolhouse. True to form, Lescher rode his bicycle to the school board meeting to present his sketches. He persuaded the board to accept his design, and then got a ride back to

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town from a competitor who had a horse and buggy. Following this first commission, Lescher received two other school design jobs—a school building for the Littleton School District in Cashion, and a two-room addition to the original Murphy School. Over the years, Lescher and his associates became the leading designers of school and classroom buildings in Arizona. They designed elementary and high school buildings in every county in Arizona.

After the three small school jobs, in 1911 Lescher received his first big commission. He received a contract to design the Woman's Club of Phoenix at a cost of \$16,500. In 1913, his expanding practice led Lescher to take in John Rinker Kibbey as a partner. The firm now became Lescher and Kibbey. Significant Lescher and Kibbey buildings included the Mohave County Courthouse (National Register listed), the Globe High School, Gilbert Elementary School (NR listed), Florence Union High School (NR listed) and Aspen Hall in Phoenix.

The increasing number of larger commissions led Lescher to expand his firm once again. In 1917, twenty-five year old Leslie J. Mahoney joined the firm. Born January 21, 1892, Mahoney was the son of a building contractor in De Soto, Missouri. He traveled widely with his father during childhood. He studied liberal arts at Santa Clara College in California. When a friend wrote that he was leaving his job with Lescher and Kibbey because Phoenix was too hot for his taste, Mahoney said he would take his place. He wrote Royal Lescher and asked for \$50 in train fare to come to Phoenix. After a short time, Mahoney was taken in as partner and the firm became Lescher, Kibbey, and Mahoney. In 1923, Kibbey succumbed to the lures of California and the Firm became Lescher and Mahoney. It remains under the same name today.

From 1923 until the firm was sold in 1975, Lescher and Mahoney was both prolific and progressive. Mahoney kept careful track of each job, when he retired the firm's list of jobs totaled 2,541. Over 19,000 of the firm's drawings are preserved at the archives of the Arizona Historical Society in Tempe. The firm designed most of the major public and institutional buildings in Phoenix through the 1950s as well as buildings throughout the state. The vast majority of their early work centered on public buildings such as schools, courthouses, and hospitals. After 1930, their major projects shifted to commercial commissions, primarily in Phoenix.

The firm worked in numerous styles, conforming to the trends of the time. Major buildings in the early years were primarily Neo Classic in style. By the mid-twenties the firm's work shifted toward Spanish Colonial Revival and Mission Revival forms, often retaining the formality and symmetry associated with the preceding Neo Classic and Renaissance Revival forms. During the shift to Revival styles, the firm became more active in commercial buildings. This is best represented by the Spanish Colonial Revival Orpheum Theater (1929 – NR listed). Their pragmatic approach to architecture and their design versatility served them well as predominant styles changed. This stylistic shift continued with the Moderne style Title and Trust Building (1931 – NR listed) and was essentially complete with the International style Hanny's building (1947 – NR listed).

The Little Sisters selected Lescher & Mahoney because of their solid reputation among local architectural firms and their experience in designing institutional buildings since 1911. Considered one of the leading designers of institutions in the state, the firm designed the first low cost housing project in Phoenix, the YMCA building on First Avenue, and several prominent health-related facilities, including the Veterans Administration Hospital on Seventh Street, St. Joseph's Hospital, convent and nurse's home, and several additions to Good Samaritan Hospital. , Lescher & Mahoney was the logical choice for the Sacred Heart commission, and the were able to draw upon their experience with health-related facilities, applying new concepts for the design of modern homes for the aged and incorporate input from the Little Sisters. William Pepper Construction Company was selected to serve as general contractor. This firm also was experienced in construction of high-quality institutional facilities such as the Irving Elementary School in Mesa, Arizona.

Sacred Heart Home for the Aged in context of the work of Lescher and Mahoney

Lescher and Mahoney has been recognized as important twentieth-century Phoenix architects by the individual listing of twenty-nine of their buildings on the National Register. Additional residential designs of the firm are listed as contributors to several historic districts in Phoenix (e.g., Encanto-Palmcroft, F.W. Story, and Roosevelt historic districts).

Prior to the 1960 Sacred Heart Home, Lescher & Mahoney had honed their skills in the design of many of those building types that combine to make this unique facility. Before 1960 the firm was responsible for development of plans for 31

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hospital projects, including new buildings and additions and alterations to existing ones. They also had designed 12 apartment buildings, 16 dormitories, and 19 hotels. During a very long career Lescher & Mahoney designed 58 churches and church-related facilities. In the realm of low-rent housing these architects designed one YMCA apartment house, two low-rent housing projects, one home for dependent children, one detention home for juveniles, and one convalescent home. The Sacred Heart Home is the only building designed as housing for the elderly population.

After the Sacred Heart Home was built, the firm designed two other senior citizens' homes before the surviving partner, Leslie Mahoney sold the firm and retired. The 1961 Desert Terrace Nursing Home in Phoenix is a commercial, low-scale garden apartment with no health care component. The 1963 Phoenix Memorial Hospital Senior Citizens' Apartments in Phoenix consist of a pair of eleven-story, high-rise apartment buildings associated with the adjacent regional hospital. Neither of these two projects is comparable to the integration of design and functional spaces conveyed by the Sacred Heart Home.

Building Technology and Design

Throughout their careers Royal Lescher and Leslie Mahoney were known for being technically conversant in the latest developments in structural systems as well as with mechanical and electrical systems. They were able to justify the benefits of such modern systems to their clients in terms of long-term economy of maintenance and operation. This situation is most evident in their design of the Sacred Heart Home. The architect and client, the Little Sisters of the Poor, agreed to spare no expense in constructing a high-quality building for the poor. The Little Sisters were committed to the long-term operation of the facility and wisely determined to build for ease of maintenance and economy of operation of this large institutional facility. The use of sustainable materials on the exterior of the building avoided expensive maintenance over the years. Exposed concrete, natural brick, cast stone, aluminum windows, and glazed ceramic roof tiles resisted deterioration caused by the ravages of sun, low humidity and high heat in the Phoenix desert environment.

Even before environmental design became fashionable in the architectural profession in the early 1970s, Lescher & Mahoney were attuned to the benefits of sustainable design. The architect designed the structural system and interior finishes of non-combustible materials to assure the safety of the occupants. The dimensions of the building are based on the modular size of the bricks that in-fill the cast in place concrete framework and floor decks. The cast stone frames around the windows and doors serve as bearing lintels for the openings as well as a weather-tight seal between bricks and metal frames. The gas-fired cooling system of Sacred Heart Home was the latest advancement in air conditioning systems for the time. A full-page ad in the March 1961 *Arizona Architect* proclaimed the efficiency of "the nation's finest heating and cooling equipment." The combined Cleaver-Brooks packaged boilers and Carrier absorption refrigeration equipment were the most advanced and reliable system available.

Sacred Heart Home for the Ages in context of Post War Changes in Phoenix and the Salt River Valley

Sacred Heart Home evidences the development of retirement housing in Arizona and metropolitan Phoenix. The postwar period was an era of rapid change for Arizona and especially for the Phoenix metropolitan area. The state had one of the highest in-migration rates in the country. The favorable climate and low housing costs attracted a large number of retirees who relocated to Phoenix and its adjacent suburbs. As a result, the Sacred Heart Home stands as testimony to the social changes that affected the Salt River Valley after World War II.

A number of socio-economic trends influenced a high volume of housing unit production, resulting in a diversity of single-family, multi-family and institutional building types. The state had one of the highest in-migration rates in the country with new people arriving by the thousands. Between 1940 and 1950 Arizona's population increased by almost 25,000 a year; over the next twenty years the average annual increase doubled to around 50,000 new residents per year. Most of these people moved to either the Phoenix or Tucson areas. As a result, the Phoenix metropolitan area's population more than doubled in the first decade after World War II and nearly a half million people lived there by 1960, growing to almost a million by 1970. A positive employment picture as well as a mild climate and low living costs were all factors that attracted new residents. The health benefits and leisure opportunities facilitated by warm and dry weather also influenced a number of retirees to relocate to the area. During the 1950s the Phoenix metropolitan area experienced a 104 percent increase in the population of people 65 and older and by the early 1960s Arizona was one of the three leading retirement states in the country.

Sacred Heart Home for the Aged

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The opening of Youngtown, west of Phoenix, in 1958 marked the nation's first planned retirement community and was soon followed by Del Webb's Sun City, completed in 1960. While these communities focused largely on single-family housing, a number of mobile homes, apartments, town homes, and nursing home institutions designed especially for retirees also began to appear throughout the metropolitan area. These developments reflected the socioeconomic diversity of the elderly population and an evolution in the concept and design of housing for the aged in the postwar era. A variety of government, non-profit, and proprietary interests became involved in the expanding development of elderly housing and the ideas of gerontologists influenced architects to incorporate new methods of scientific treatment and care into their building designs. An emphasis on dignity for the individual, maintaining independence, leisure activities, access to health care, and assistance with household and cooking activities were increasingly apparent in the design of communities and individual facilities for the retired. Architects were encouraged to become more aware of human and social values in their housing designs for older people. Pleasant retirement places with conveniently located functions for leisure and medical needs were touted in the architectural journals.

By the late 1950s, housing for the elderly became an increasingly important issue and the federal government began offering mortgage insurance under the Federal Housing Administration's Section 231 program targeted specifically for the development of elderly apartments and nursing care facilities. Private funding also spurred development of elderly housing unit complexes and nursing care institutions in the postwar period. For those who could afford to own, developers offered membership plans in complexes where residents could reside in their own unit and receive housekeeping and meal plan services as well as use of on-site medical and recreational facilities. However, with a poverty rate of almost twenty percent among the elderly population 65 and over in metropolitan Phoenix, needs for housing and care of the indigent aged were often met by non-profit religious groups, many of whom relied upon private donations to generate funding for construction of nursing care facilities.

The postwar years saw a shift in the concept, function, and design of buildings for the aged. Once considered "retreats for ill and impoverished oldsters," they began to be viewed as facilities for health and activity as well as retirement. At one end of the spectrum, entire retirement communities and individual care facilities were constructed with the idea of "country club resort living" in mind. Regardless of the socio-economic status of the intended residents, designs in the postwar period emphasized plans that were functional in their consideration of the housing, recreational and medical needs of the aged. In addition, facilities that created a homelike atmosphere and were colorful, bright, and cheerful were favored over the traditional pre-war institutional style home for the aged. The ideal postwar home for the aged was modern, with a plan that was clear, simple, and practical. It allowed good medical supervision of the residents to protect their health as well as the ability to provide additional care and services as their medical conditions progressed. Designs employed an economical use of space in terms of overall costs and also economy and ease in administration. The new concept and form incorporated living units that were conveniently located near meeting spaces for dining and recreation and other elements to be used by residents in common. Personal services such as laundry, beauty and barbershops were offered on site. Postwar homes for the aged also included clinical facilities with nursing stations, pharmacies, therapy rooms, and x-ray equipment. An infirmary section was best located on the first floor; more ambulant residents could live on upper levels in rooms with adjoining baths. Staff and service elements were located away from the residential and administration areas, in a basement or separate wings. A quality environment was encouraged by sensitive use of space, an appropriate scale, color, and lighting, and garden-like courts to obtain a home-like effect. The facility site was convenient to major streets, a church, and public transportation and did not isolate residents from life and activity.

The period 1947 to 1965 saw a dramatic transformation in the provision of care facilities for the aged in the Phoenix metropolitan area. Prior to this period, hospitals were the primary providers of this service. The 1945 Phoenix City Directory lists only four establishments as "rest homes." But after the war, as the range of providers began to proliferate, this was reflected in both an increase in the number as well as the type of facilities available. Correspondingly, the 1955 Phoenix City Directory lists 26 convalescent, nursing and rest homes. As the 1950s progressed, religious groups such as the Pacific Housing Corporation, a non-profit organization of the Methodist Church, began to offer different living arrangements to respond to the different needs of the growing retirement community of Arizona. Their facility, Desert Crest, which had life care fees based on age at the time of entrance, was a forerunner of the developments that were to come.

By 1960, 42 aged-care facilities were in operation in the Valley. The momentum of building began to wane in the Valley in the early 1960s. The year 1963 saw a substantial drop in multifamily housing development and even a slow down in single-family subdivisions. Specialized housing also decreased and in 1965 only 9 homes and sanatoriums were listed in the Phoenix City Directory. As the twentieth century progressed, further changes occurred which limited the development

Sacred Heart Home for the Aged

Maricopa County, Arizona

of the specialized facilities that were constructed between 1947 and 1965. Rising costs of medical and life care curtailed the number and type of care providers. Changes in operations translated to changes in building design, size and features. The advent of new care forms, such as hospices, also limited the continued construction of the care facilities that distinguished the period 1947 to 1965. Consequently, within metropolitan Phoenix there is an identifiable population of aged-care facility with specific physical features, appointments and amenities that directly reflect the social philosophies, demographic patterns and economic trends of the postwar period.

Developmental history/additional historic context information (if appropriate)

History of the Sacred Heart Home for the Aged/Little Sisters of the Poor

The Little Sisters of the Poor was an order of nurses that operated 46 retirement care homes in Europe and 42 major cities of the United States. Though their principal facility was in Peoria, Illinois, money was raised through national and international funding drives and then applied to particular projects in different locales. Phoenix was selected by the order because of its mild climate, emerging prominence as a population growth area, and need for indigent elderly care services.

The Little Sisters of the Poor initially established a convent in Phoenix in 1956 at 11th and Culver Streets. In 1958, this international congregation of Roman Catholic nuns, commissioned the architectural firm of Lescher & Mahoney to design the Sacred Heart Home for the Aged. The facility was completed in 1960 and offered 137 living units for care of "the aged, the sick and dying out of love for God and in fidelity to the charismatic inspiration of Jeanne Jugan," the patron saint who founded the congregation in 1839 and who was canonized by the Church in the 1980s.

The Little Sisters had a talent for fundraising and were able to fund the construction of Sacred Heart entirely with donations. Throughout their tenure the nuns continued to solicit donations to cover operating expenses. Donations in kind were often received from prominent local businesses, like Dial Corporation, which contributed soap to sell in the home's general store, as well as from individuals who might donate vehicles or other goods to be sold at auction or at the on-site thrift shop in the back.

Sacred Heart served primarily low-income residents, although no expense was spared in the construction of the Phoenix facility. With extensive use of reinforced concrete, brick, steel beams, and imported roof tiles, the structure was built to last and to discourage any rapid spread of fire, which could be particularly detrimental to an older, less ambulant population. Its design included dedicated space for many on-site medical services, such as leaded walls for x-rays and dental labs, which had traditionally been unavailable in skilled nursing home settings. Terrazzo floors, wood paneling, and solid wood doors and room built-ins called out the quality of the building.

The Sacred Heart plan was practical with well-conceived spaces related to the residential, administrative, and social service areas. Religious services conducted in the Sacred Heart Chapel became so popular with residents from the local neighborhoods and larger community, as well as those who lived at Sacred Heart, that four masses were held every Sunday. The extra attention to aesthetic details and use of more expensive materials such as patterned terrazzo floors, champagne wood pews, and leaded glass entry doors and windows within the chapel are testimony to the importance religion played in the conception and operation of this particular home.

The plan was a model of efficiency and a physical manifestation of the tenets of progressive nursing care. Men and women's living spaces were in opposite corridors on the north and south sides of the building. Infirmary bedrooms were conveniently located on the ground level. The dormitory rooms for the more ambulant and independent residents were located on the second floor, accessible by seven different stairways and two elevators large enough to accommodate beds. As the facility served many retirees who had little money, it was normal to house four residents per room for economy's sake, although fewer people usually occupied infirmary rooms. In fact, the Phoenix facility was considered by many retired Catholic clergy to be among the most desirable of the retirement facilities operated by the Little Sisters, so there was always a waiting list for admission. The home also had two rooms for couples on the second floor and guest bedrooms for visiting friends and family near the entry lobby. The effort to maintain familial relationships was part of the new focus brought to the concept of retirement living in the postwar era.

Sacred Heart Home for the Aged

Maricopa County, Arizona

The Sacred Heart Home proved to be very popular and residents came from all over the nation. The success was due in large part to the inclusion of so many features that were encouraged by gerontologists and incorporated into other award-winning designs of that time. Each bedroom had large windows that provided bright, natural lighting during the daytime. In addition, windows were prominent in the main common spaces, such as the dining rooms, auditorium, and men and women's lounges. Double bathrooms decorated in cheerful pastel tiles linked pairs of bedrooms together throughout the facility, a modular design that helped achieve both economy of space and cost. A nurse's station was in the central area of each of the four living corridors on both stories and was staffed around the clock in the infirmary and 8 hours a day on the second floor. The type of care each resident received varied depending on his or her needs. The care provided by the Little Sisters and their staff at Sacred Heart ranged from basic services, such as assistance with medication, getting out of bed, and with dressing, to skilled services that addressed more advanced medical and physical needs. Living accommodations, three nutritious meals plus two snacks per day, social services, and an activities program were also included as part of the basic services offered at the facility. Of the 108 full-time employees at Sacred Heart, more than one-third were directly involved in provision of some type of medical or personal care either as an RN, LPN, or nurse's aide. A pharmacy, doctor's office and medical suite, and physical therapy room were adjacent to a nurse's station on the first floor. Hydrotherapy baths were one level up. The facility also had x-ray and dental labs on site. The ability to integrate these higher levels of medical supervision and services were an important advance over many nursing homes constructed earlier in the twentieth century.

There were a variety of spaces designed to give the facility a home-like environment. The ground floor auditorium and main dining room provided an opportunity for the resident population to socialize and share meals. The men and women's lounges and parlors had televisions and comfortable seating. The first floor housed activities and craft rooms, a sewing room, and beauty and barbershops. A "Country Store" allowed residents and visitors to purchase gifts and shop for personal goods and toiletries. The outdoor terraces and interior courtyards enabled residents to go outdoors and enjoy Arizona's climate. Laundry services were provided to all the residents from a tiled laundry room with the latest equipment. For any services needed but not available at Sacred Heart, there was a van available to transport residents to other locations.

In the 1970s, three of the four interior courtyards were partially in-filled to create additional interior space on the ground floor. These additions included the construction of a pharmacy and physical therapy room, employee's dining and locker rooms, and a small auditorium. The cloistered garden enclosed by the west wing was also partially in-filled. In recent years the east parking was enlarged, since the original one accommodated only eight cars. A meditation garden with a statuary niche was added at the back of the property in 1984. The automobile access on 16th Street was moved to Portland Street on the south side, probably as a result of traffic conflicts with the I-10 Freeway interchange built in the 1980s.

Sacred Heart Home for the Aged

Maricopa County, Arizona

9. Major Bibliographical References

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

See Continuation Sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested) (Part 1 was approved by NPS, per letter dated Jan. 28 2003)
- 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: _____

10. Geographical Data

Acreage of Property 2.0

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1 12 402629 370288
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

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

The boundaries are defined by the property lines of the parcel subject to a current escrow to The Ellman Company. They are generally described as 16th Street on the East, Portland Street on the south, and Interstate 10 on the north, and a new property line drawn 155 feet from the west edge of the original parcel. Despite the exception of the western 155 feet, the nominated property includes the majority of the original parcel purchased by the Little Sisters of the Poor in 1959, and includes the entirety of the primary structure of the Sacred Heart Home for the Aged. A modest residential neighborhood dating to the 1920's, in the process of being nominated to the National Register exists to the west and south of this building.

Boundary Justification (Explain why the boundaries were selected)

The boundary encompasses the majority of the parcel on which the building and grounds were established in 1959. The former owner retained ownership of the parcel located at the western end of the site.

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**

Sacred Heart Home for the Aged

Maricopa County, Arizona

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.

Name of Property: Sacred Heart Home for the Aged
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Roger A. Brevoort
Date Photographed: January 9, 2010

Description of Photograph(s) and number: Three/quarter view of building, showing south elevation, and main east-facing façade. These are the primary facades that are readily visible to the public. View to northwest.
1 of 26

Name of Property: Sacred Heart Home for the Aged
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Roger A. Brevoort
Date Photographed: January 9, 2010

Description of Photograph(s) and number: Main façade, showing central entrance and flanking north and south wings. Open cupola accents roof, over main entrance. View looking west.
2 of 26

Name of Property: Sacred Heart Home for the Aged
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Roger A. Brevoort
Date Photographed: January 9, 2010

Description of Photograph(s) and number: Main entrance at center of façade. View looking west.
3 of 26

Name of Property: Sacred Heart Home for the Aged
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Roger A. Brevoort
Date Photographed: January 9, 2010

Description of Photograph(s) and number: Façade and south wing. Minimal detailing suggests the 1960 Modern design. View to west
4 of 26

Name of Property: Sacred Heart Home for the Aged
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Roger A. Brevoort
Date Photographed: January 9, 2010

Description of Photograph(s) and number: Main front pavilion and entrance, and portion of north wing. View to northwest.
5 of 26

Name of Property: Sacred Heart Home for the Aged
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Roger A. Brevoort

Sacred Heart Home for the Aged

Maricopa County, Arizona

Date Photographed: January 9, 2010

Description of Photograph(s) and number: Main entrance and façade detail. View to west
6 of 26

Name of Property: Sacred Heart Home for the Aged

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Roger A. Brevoort

Date Photographed: January 9, 2010

Description of Photograph(s) and number: South elevation of north wing. Note windows and horizontal sun shading, and structural framing expressed in surface of brick wall. View to northwest.

7 of 26

Name of Property: Sacred Heart Home for the Aged

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Roger A. Brevoort

Date Photographed: January 9, 2010

Description of Photograph(s) and number: East elevation of north wing. Minimal detailing suggests the 1960 Modern design. View to northwest

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Name of Property: Sacred Heart Home for the Aged

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Roger A. Brevoort

Date Photographed: January 9, 2010

Description of Photograph(s) and number: South elevation of south wing, looking west. Sun shades are prominent features. Terraces along side wall are also prominent. View to west.

9 of 26

Name of Property: Sacred Heart Home for the Aged

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Roger A. Brevoort

Date Photographed: January 9, 2010

Description of Photograph(s) and number: Ornammentation at entrance point to terrace, south elevation of south wing. View to northwest

10 of 26

Name of Property: Sacred Heart Home for the Aged

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Roger A. Brevoort

Date Photographed: January 9, 2010

Description of Photograph(s) and number: Courtyard on south elevation. One story enclosed area is a later addition. View to north.

11 of 26

Name of Property: Sacred Heart Home for the Aged

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Roger A. Brevoort

Date Photographed: January 9, 2010

Sacred Heart Home for the Aged

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Description of Photograph(s) and number: South elevation of south wing, looking east. Sun shades are prominent features. View to east.

12 of 26

Name of Property: Sacred Heart Home for the Aged

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Roger A. Brevoort

Date Photographed: January 9, 2010

Description of Photograph(s) and number: Rear elevation, showing loading docks and utilitarian services entrances. The rear elevation is considered tertiary. View to east.

13 of 26

Name of Property: Sacred Heart Home for the Aged

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Roger A. Brevoort

Date Photographed: January 9, 2010

Description of Photograph(s) and number: South portion of rear elevation, considered tertiary. View to south.

14 of 26

Name of Property: Sacred Heart Home for the Aged

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Roger A. Brevoort

Date Photographed: January 9, 2010

Description of Photograph(s) and number: Nameplate, located on façade, to south of entrance. View to east

15 of 26

Name of Property: Sacred Heart Home for the Aged

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Roger A. Brevoort

Date Photographed: January 9, 2010

Description of Photograph(s) and number: Inscription plaque/cornerstone. Located to north side of entrance. View to west.

16 of 26

Name of Property: Sacred Heart Home for the Aged

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Roger A. Brevoort

Date Photographed: January 9, 2010

Description of Photograph(s) and number: Main entrance lobby. Stained glass doors leading from lobby to Chapel. Also note blond wood veneer on wall surfaces. View to west.

17 of 26

Name of Property: Sacred Heart Home for the Aged

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Roger A. Brevoort

Date Photographed: January 9, 2010

Description of Photograph(s) and number: Main entrance lobby. Stained glass doors leading from lobby to Chapel. Also note blond wood veneer on wall surfaces. View to northwest.

Sacred Heart Home for the Aged

Maricopa County, Arizona

18 of 26

Name of Property: Sacred Heart Home for the Aged
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Roger A. Brevoort
Date Photographed: January 9, 2010
Description of Photograph(s) and number: Terrazzo floor in main lobby area, showing interlocking circles and contrasting colors of terrazzo. View to east.

19 of 26

Name of Property: Sacred Heart Home for the Aged
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Roger A. Brevoort
Date Photographed: January 9, 2010
Description of Photograph(s) and number: Terrazzo floor in main lobby area, showing interlocking circles and contrasting colors of terrazzo. View to east.

20 of 26

Name of Property: Sacred Heart Home for the Aged
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Roger A. Brevoort
Date Photographed: January 9, 2010
Description of Photograph(s) and number: Main interior lobby, showing stained glass door, terrazzo flooring, and wood veneer. The ornamentation is very simple, indicative of the emerging Modernist era. View to northwest.

21 of 26

Name of Property: Sacred Heart Home for the Aged
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Roger A. Brevoort
Date Photographed: January 9, 2010
Description of Photograph(s) and number: Main Chapel looking in to nave and altar. Note wood baffles of upper wall that frame stained glass windows. Portion of marble altar rail is also visible. View to west.

22 of 26

Name of Property: Sacred Heart Home for the Aged
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Roger A. Brevoort
Date Photographed: January 9, 2010
Description of Photograph(s) and number: Main chapel, stained glass windows in upper portion of north wall. Identical windows and treatment appears on south wall. View to north.

23 of 26

Name of Property: Sacred Heart Home for the Aged
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Roger A. Brevoort
Date Photographed: January 9, 2010
Description of Photograph(s) and number: Terrazzo floor pattern and coloration in main Chapel continues from front lobby. View to west.

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Sacred Heart Home for the Aged

Maricopa County, Arizona

Name of Property: Sacred Heart Home for the Aged
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Roger A. Brevoort
Date Photographed: January 9, 2010
Description of Photograph(s) and number: Main Chapel looking in to nave and altar. View to west
25 of 26

Name of Property: Sacred Heart Home for the Aged
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Roger A. Brevoort
Date Photographed: January 9, 2010
Description of Photograph(s) and number: Stain glass windows between Chapel and lobby, looking toward lobby.
View to east.
26 of 26

Sacred Heart Home for the Aged

Maricopa County, Arizona

11. Form Prepared By

name/title Roger A. Brevoort (edited from original text by Gabriela Dorigo in 2005)
organization Brevoort Preservation Strategies, LLC date January 6, 2009
street & number 6034 E. Calle del Paisano telephone 602-690-8080
city or town Scottsdale state AZ zip code 85251
e-mail rbrevoort@cox.net

Property Owner:

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

name James P. Danaher
street & number 911 East Camelback Road, #3076 telephone _____
city or town Phoenix state AZ zip code 85014

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.

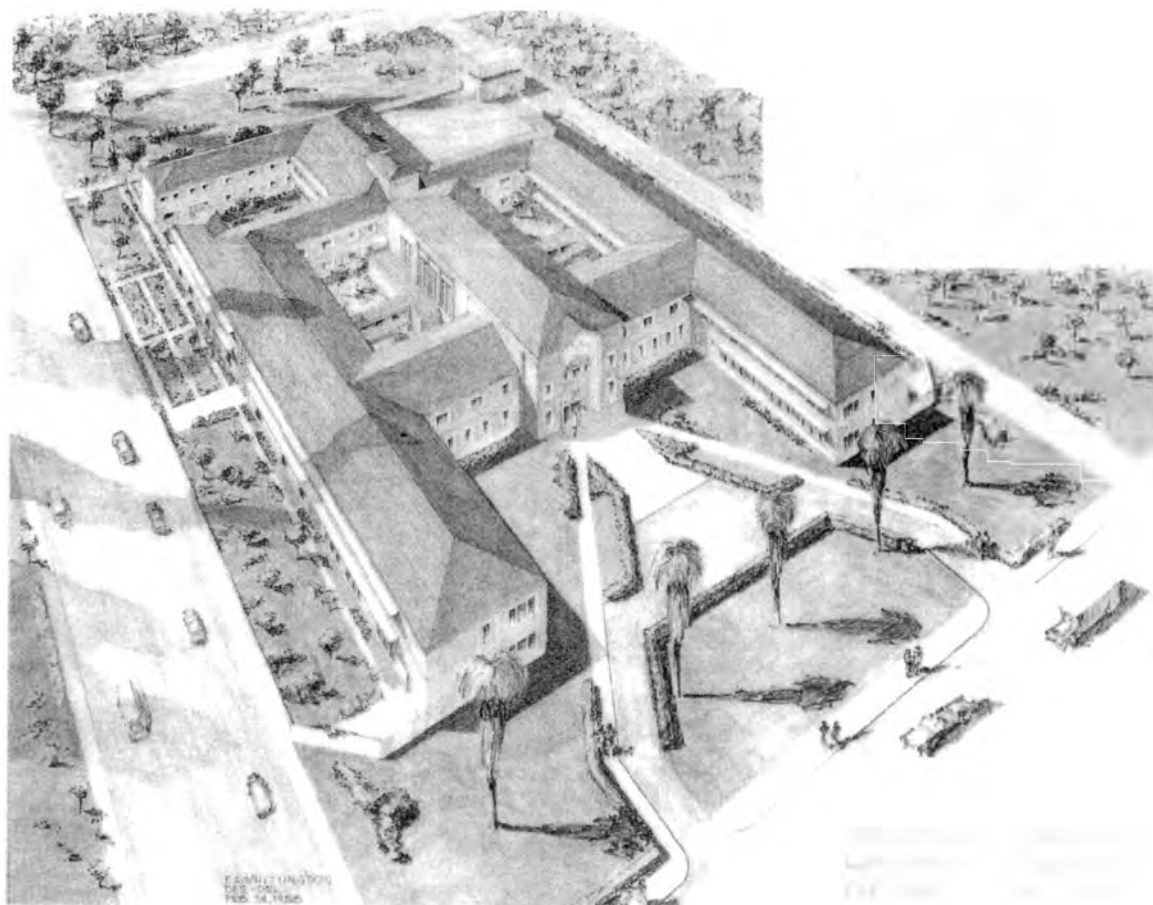
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

Name of Property
County
State

Sacred Heart Home for the Aged
Maricopa
Arizona



1958 rendering of proposed Sacred Heart Home for the Aged
(Courtesy of James Danaher)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2

Name of Property
County
State

Sacred Heart Home for the Aged
Maricopa
Arizona



1961 postcard showing aerial view of Sacred Heart Home for the Aged
The building remains virtually unchanged
(Courtesy of James Danaher)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 3

Name of Property
County
State

Sacred Heart Home for the Aged
Maricopa
Arizona



1961 postcard showing Sacred Heart Home for the Aged
The building remains virtually unchanged
(Courtesy of James Danaher)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 4

Name of Property
County
State

Sacred Heart Home for the Aged
Maricopa
Arizona



1961 postcard showing chapel interior at Sacred Heart Home for the Aged
The chapel remains virtually unchanged
(Courtesy of James Danaher)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property: Sacred Heart Home for the Aged

County and State: Maricopa County, AZ

Name of multiple property listing (if applicable)
N/A

Section number 9 Page 1

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property: Sacred Heart Home for the Aged

County and State: Maricopa County, AZ

Name of multiple property listing (if applicable)
N/A

Section number 9 Page 2

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The Phoenix Business Directory. 1949. Phoenix, AZ: G.J. Pool.

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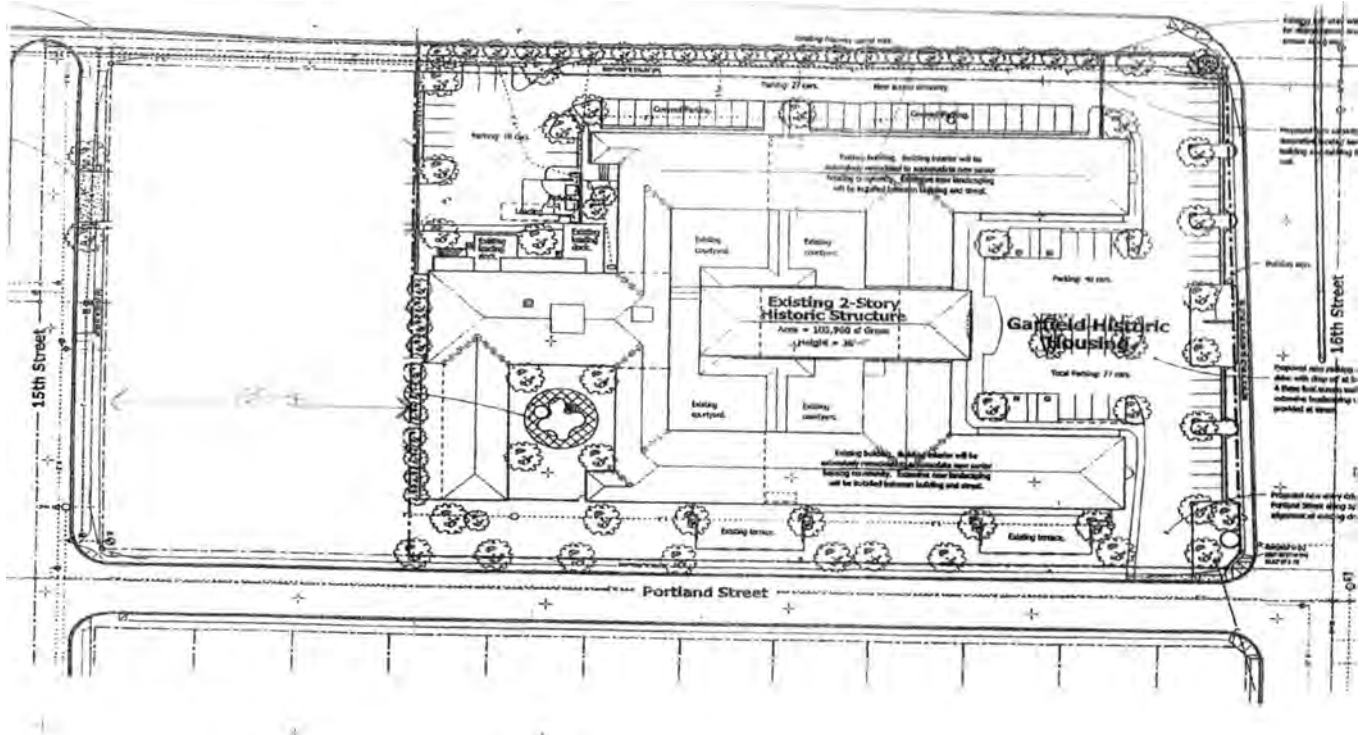
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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1

Sacred Heart Home for the Aged Name of Property
Maricopa County, Arizona County and State
Name of multiple listing (if applicable)

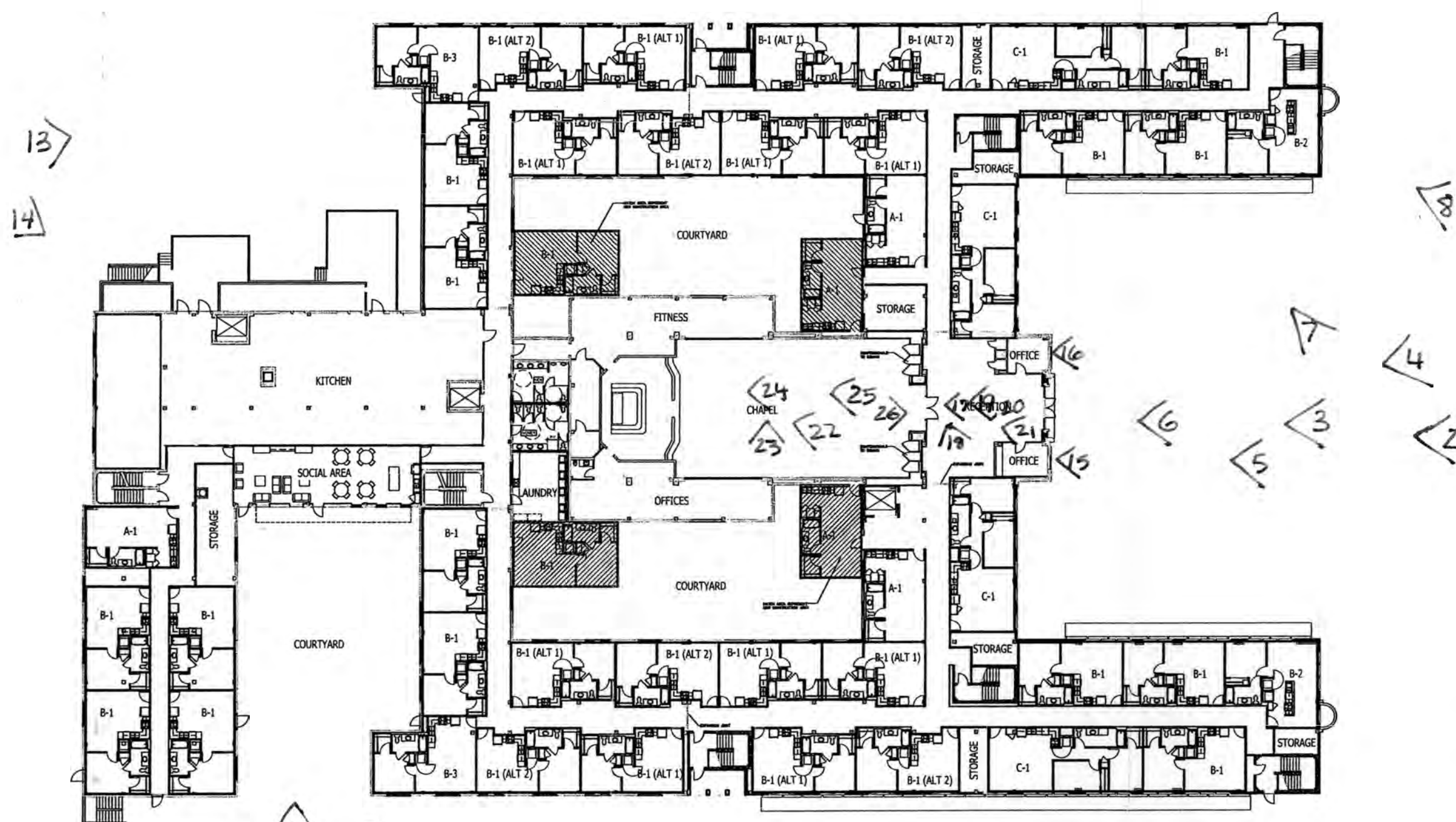


Verbal Boundary Description (Describe the boundaries of the property.)

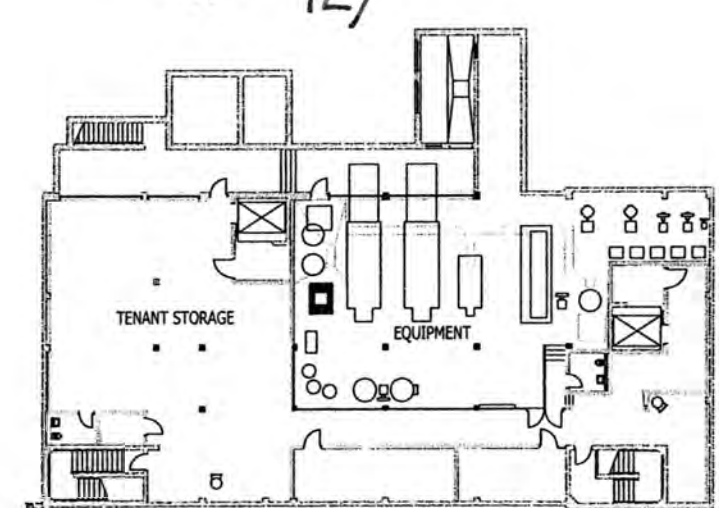
The boundaries are defined by the property lines of the parcel subject to a current escrow to The Ellman Company. They are generally described as 16th Street on the East, Portland Street on the south and Interstate 10 on the north, and a new property line drawn 155 feet from the west edge of the original parcel. Despite the exception of the western 155 feet, the nominated property includes the majority of the original parcel purchased by the Little Sisters of the Poor in 1959, and includes the entirety of the primary structure of the Sacred Heart Home for the Aged. A modest residential neighborhood dating to the 1920's, in the process of being nominated to the National Register exists to the west and south of this building.

Boundary Justification (Explain why the boundaries were selected)

The boundary encompasses the majority of the parcel on which the building and grounds were established in 1959. The former owner retained ownership of the parcel located at the western end of the site.



A 1ST FLOOR PLAN



B BASEMENT PLAN

PHOTO REFERENCE KEY
 SACRED HEART HOME
 FOR THE AGED
 PHOENIX, ARIZONA

NORTH
 ↑

UNIT MIX & AREA (NET)			
UNIT TYPE	LIVABLE NET AREA	# UNITS	TOTAL LIVABLE AREA
UNIT A1	471 S.F.	14	6,594 S.F.
UNIT B1	563 S.F.	50	28,150 S.F.
UNIT B1 (ALT 1)	531 S.F.	10	5,310 S.F.
UNIT B1 (ALT 2)	544 S.F.	6	3,264 S.F.
UNIT B2	598 S.F.	4	2,392 S.F.
UNIT B3	583 S.F.	4	2,372 S.F.
UNIT B4	617 S.F.	1	617 S.F.
UNIT C1	830 S.F.	9	7,470 S.F.
UNIT C2	998 S.F.	1	998 S.F.
TOTAL: (7 UNIT TYPES)			99 UNITS 57,167 S.F.

BUILDING BASEMENT AND 1ST FLOOR PLAN

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Sacred Heart Home for the Aged

MULTIPLE NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 12/15/05 DATE OF PENDING LIST: 12/28/05
DATE OF 16TH DAY: 1/12/06 DATE OF 45TH DAY: 1/28/06
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 05001548

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

 ACCEPT RETURN REJECT DATE

ABSTRACT/SUMMARY COMMENTS:

*AC 6
realtor/mod
arch.*

RECOM./CRITERIA Return
REVIEWER Linda McClelland DISCIPLINE _____
TELEPHONE 202-354-2258 DATE 1/26/06
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.

Sacred Heart Home for the Aged (1960)
Maricopa, Arizona

Comments/ Request for Additional Documentation

Criterion A & C (Health/medicine and Architecture)
Criteria Consideration G

Nomination is being returned primarily for revision and additional documentation supporting the claims for exceptional importance. The nomination needs to provide a clearer definition of what was considered to be state-of-the art facilities in the postwar period (1947 to 1965) and an explanation of how the Sacred Heart Home is an outstanding or precedent-setting example when compared with other local examples of senior housing, nursing homes, or rest homes. Claims for exceptional importance, such as this property being “the best intact local example” of its type and having “an exceptional design excellence” that “set a new standard” for similar mid-20th century facilities need to be substantiated either by citing authoritative, scholarly sources that have come to this conclusion or by developing a reasonable case based on factual information and a comparison with other local examples. The nomination does provide some impressive data indicating the importance of housing and health care for the elderly in postwar Phoenix and the number of facilities providing these services. It, however, lacks concrete information about the nature of these facilities before and after 1960, when the Sacred Heart Home was built. Without such information, it is impossible to determine how the Sacred Heart Home stands out as the best intact example or as one that “set a standard” for the design of later facilities.

There is a need to demonstrate through a comparison with other local examples that Sacred Heart home 1) represented the most forward thinking designs of its type, and 2) “set a new standard” for such facilities locally. This requires some contextual background on the physical evolution of such facilities in Phoenix and the increasing number of residences for the elderly in the 1950s. How did the Sacred Heart Home provide a local model for similar homes? In what ways did Sacred Heart Home introduce innovations in elder care that then influenced other, similar residential facilities in and around Phoenix? What other local facilities were modeled after Sacred Heart’s example? Was it the first to offer a sprawling, suburban complex at the edge of the city or convey the ambiance of Southwestern life that was previously associated with the design of suburban homes, apartment buildings, or resort hotels?

Section 7. Description

Architectural Classification: Please enter “Modern movement,” rather than “mixed” since the spaciousness of interior design, integration of interior and exterior spaces (lobby, outdoor patios, courtyards), materials (structural and decorative), method of construction, and use of prefabricated features marks this building as modern even though there is an underlying order and an informal sense of symmetry in many aspects of the design.

Page 7.1/ Narrative

Please drop the first sentence referring to the nomination being a “redraft” of the Part I and II application, and move the second sentence to the end of the next paragraph.

In the Summary, please expand on the statement about style 1) by clarifying what is meant by the architecture being “reminiscent of federal style architecture,” and 2) by describing in detail both the modernist elements and the overall composition as being characteristic of religious, commercial and institutional architecture of the 1950s and early 1960s. Does “federal style” as used here refer to the Federal style of the early 19th century, to the characteristics of New Deal era architecture that was funded with federal money, or is it a self-conscious attempt at New Formalism? You may wish to relate the stylistic character here to that of earlier buildings by Lescher & Mahoney and discuss the building’s plan (with a horizontal profile, recessed portals at the side entrances, a centrally located chapel, interior courtyards, etc.) as a modern interpretation of a building form that had its origins in the Spanish colonial mission architecture of the Southwest.

Page 7.1/Site features

Please revise the statement saying that there is “no archival or physical evidence” of a formal landscape design to indicate that although no planting plan has been uncovered, the placement and composition of palm trees, shrubbery, and flowering trees indicate an intentionally designed garden-like setting consistent with mid-20th century residential land use and evocative of the physical beauty and warm climate of the Southwest. You might wish to note the row of palms lining the main entrance, hedges installed to create private outdoor spaces, plantings to mask the corners, and shrubs planted along the foundations to soften the transition between wall and ground. Also, identify, if possible, the types of palms, flowering trees, or shrubbery that are among the original plantings that survive today.

Page 7.2-3/Building features

The discussion of the architects’ use of brick and green-glazed tile is excellent, you might want to emphasize the fact that the architect used color and texture as a decorative and unifying characteristic of the interior and exterior design and that this use of materials is one of the home’s distinctive characteristics. Please address whether or not the brackets and shade-screen were part of the original design or a later alteration.

Please move the description of the windows so that it follows rather than precedes the discussion of the lobby and chapel. You may also wish to provide more information about the size, prominence, character, and spaciousness of the lobby (including the colors of the terrazzo floor) and mention that such lobbies are an important character-defining feature of the modern commercial or institutional building of the 1950s and 1960s. Note that wall paneling extends to closet and office doors so they do not interrupt the smooth continuous surface of the interior wall. Please clarify the colors of the chapel floor (they don’t appear to be white) and describe the patterns created. I recommend dropping the word “sparse” to describe the chapel; “simple” might be a more fitting word to describe a space that is compact and minimally adorned but has good proportions, lovely stained

glass, and striking vertical accents (it seems that the design here is conveyed in the way the space is treated and inherently beautiful materials are used).

Page 7.4/Alterations and deterioration

Please provide a statement about the current condition of the building, particularly the interior spaces which are undergoing conversion to apartments. Please explain how the original rooms, including bathrooms have been, or will be, altered in the project to convert the building to low-income apartments. Please explain how the lobby, chapel, and activity rooms and patios will be reused and altered, and confirm that such features as the colorful terrazzo floors, granite posts of the altar rail, wall paneling of the lobby, and that the walls and tile flooring of the exterior patios will remain intact as the rehabilitation proceeds and will be repaired rather than replaced.

Section 8 Statement of Significance:

Data entries: Please drop Criterion A unless this aspect of significance is considered exceptionally important (See narrative below)

Narrative

Please drop the first sentence (references to the Tax Act Certification) and indicate in Section 9 that previous documentation was prepared in conjunction with the tax act certification process under 36 CFR Part 67. In the summary, please clarify if the property is exceptionally important under Criterion A, as well as C. The information about nursing homes as an important local property type helps support the significance under Criterion C as well as A. This seems to be a case where a type or method of construction has importance in the area of Health/medicine as well as Architecture, so both areas of significance could correspond with Criterion C.

Page 8. 23-24. The Architectural Firm of Lescher & Mahoney

The claim for the home's exceptional importance as a "significant late work of the prominent and prolific Phoenix architectural firm of Lescher & Mahoney" (p. 8.22) needs to be substantiated with additional information about the firm's work and reputation in the period 1947- 1965. The nomination does a good job of listing the firm's commissions and making the case that residential and health care facilities for the elderly became an important property type in Phoenix in the postwar years and were a specialty of the firm. One wonders how large the firm was at this time, how involved the principal designers were in the design of this nursing home, and whether the firm was still actively involved in the design of commercial architecture at this time. When evaluating the late work of one or more architects who established a considerable reputation early in their career, it is useful to know whether their practice remained successful and whether their reputation continued to grow or remained stable. Did Lescher & Mahoney remain the architectural firm of choice for postwar institutional buildings in Phoenix? How did their design for Sacred Heart Home reflect the architectural trends and materials they were employing in other kinds of projects? In what ways did the home set a new standard for nursing homes in Phoenix? Did they or any of their work from 1947 to 1965 receive any recognition in local newspapers or professional magazines? Was the Sacred Heart Home instrumental in their receiving the commission for the large-scale, high-rise senior housing at Memorial

Hospital in 1963? Was the firm noted in the 1950s for forward-looking design or its use of innovative materials? What kind of attention did the building gain from the local press, the local chapter of the AIA, or the Little Sisters Order when it was completed? Did it trigger a new wave of low-rise suburban residential facilities for the elderly? How did it reflect national trends in nursing home design? Were other local firms specialized in the design of housing or care facilities for the elderly? How did the work of other firms compare to Lescher & Mahoney's projects of the late 1950s and early 1960s? In what ways did the firm's ability to adapt to new styles, materials, and methods of construction enable the architects to assimilate innovations in building technology and materials in the postwar era?

Pages 8.24-25/ Historical perspective

The narrative claims that the Sacred Heart project "represents a culmination of the firm's work in institutional/residential design, health care facilities, churches and convents," and proceeds to present its "uniqueness" as a multi-functional building as a basis for building a case for exceptional importance. The nomination calls it the "firm's best single work demonstrating their skills in the state-of-the-art design of institutional geriatric residential facilities provided for the indigent by a religious organization." This seems like a pretty narrow property type. One wonders how the building compares with other institutional buildings, nursing homes, or residential facilities that were secular or private in nature and designed by other architects working in Phoenix in the 1950s and 1960s. The statement that "other similar projects of the firm may be eligible for National Register listing, but none other qualifies as an exceptionally important building comprised of all these same functions....a nursing home and apartment building, a community center, a hospital, a church, and a convent," should be dropped altogether unless an authoritative source can be cited and a meaningful comparison with the 1963 Memorial Hospital Housing and other of the firm's later work arrives at the same conclusion. Contrary to what the nomination claims, "being a one-of-a-kind combination of several institutional building types" does not in itself signify exceptional importance although it is a quality that distinguishes many 20th century buildings. Such a distinction could, however, become meaningful if the building's influence could be traced to other local projects, if the home is shown to be a hallmark of the firm's continuing prominence in the postwar period, or if its quality of design can be shown to be outstanding or extraordinary in comparison to other local examples. There is no question the home is a striking example of ca. 1960 architecture, but exceptional importance must be determined through a comparison with other local examples by Lescher & Mahoney and other architects or architectural firms working in the Phoenix area.

The case for exceptional importance for "setting a new standard" might be strengthened by showing that the firm received local acclaim (an award or honorable mention) by the local chapter of the AIA for its innovative or highly successful design, or by documenting that the work sparked a city- or region-wide trend in the design of modern nursing home facilities. Although they may not reflect the "integrated design" of the Sacred Heart Home, the 1963 Memorial Hospital Senior Citizens' Apartments, and the 1961 Desert Terrace Nursing Home both appear to merit further comparison with the Sacred Heart Home. A fuller discussion of how the firm approached the issue of housing the elderly

from the perspective of several projects (especially one on the scale of the Memorial Hospital towers) would provide greater insight into the significance of the Sacred Heart Home and help determine if its construction in 1960 marked an important turning point in the architects' careers or solidified their reputation as designers of specialized housing. I recommend dropping the analogy to Greene's Gamble House: there is broad scholarly consensus that the Gamble House was the crowning achievement of the Greene brothers' collaboration, but little scholarly assessment to suggest that the Sacred Heart Home was similarly the crowning achievement of Lescher and Mahoney's 65-year partnership.

Page 8.25-26/ Building technology....

Please drop the term "sustainable" when describing the building materials and methods of the 1950s and 60s. It seems that what Lescher and Mahoney "were attuned to" were the benefits of a rich array of commercially available and durable building materials, many of them prefabricated and machine-made, for structural design as well as finishes (terrazzo flooring, wooden paneling). You might wish to expand this section to note the distinctive use of such materials as standardized windows, concrete "designer" blocks, wood paneling, aluminum grilles, and wrought iron railings. You might want to state that Lescher & Mahoney demonstrated the economy of scale – an important fundamental of postwar construction – could be combined with readily available building materials and methods of unit-planning to provide efficient and appealing facilities.

Going beyond the design of nursing homes, you may wish to analyze the Sacred Heart Home as an example of postwar modernism to determine if the materials, interior décor, spaciousness of the lobby, the patterns of fenestration, the horizontal profile, and the integration of functions and design make this an exceptional example of 1950s and 60s architecture in Phoenix.

Page 8.26-27/ Post WWII Retirement Housing

This section provides valuable background information for applying Criterion C as well as Criterion A and determining exceptional importance. The discussion here supports the importance and expansion of senior housing and medical care in Phoenix in the decades following World War II (1947-1965). The documentation, however, does not delve far enough into the evolution of the property type locally to demonstrate that the Sacred Heart Home represents a breakthrough in design or, when viewed among other local examples, was an outstanding or highly influential design. Please add to this section 1) a discussion of the state-of-the-art for nursing home design and construction in the late 1950s and early 1960s, perhaps drawn from the articles in the *Architectural Record* or *Progressive Architecture* which are included in the Section 9/Bibliography, and 2) a comparative discussion of the physical facilities and social programs of specific convalescent, nursing, or rest homes in the Phoenix area (26 are mentioned as having operated in 1955 and 42 in 1960). By defining the state-of-the-art for nursing home design and by comparing local examples, it will be possible to determine the quality and relative condition of surviving examples of the property type and to establish the extent to which Sacred Heart Home represents the state-of-the-art nursing home and surpasses other local facilities for its quality of design (innovation, artistry, architectural sophistication, and distinctive characteristics

Page 8.28/ Sacred Heart Home

The wording of first paragraph raises several questions related to the property's significance. First of all, the meaning of the sentence -- "The Sacred Heart Home proved to be very popular and residents came from all over the nation?" --is unclear. Is the intention here to suggest that the nursing home attracted people from all over the U.S., or that it drew from retirees who had come to Arizona from many other places? Please identify the source for this claim and explain the criteria for being admitted as a resident or patient? Did the home offer free care entirely? Please clarify the statement--"The success was due in large part to the inclusion of so many features that were encouraged by gerontologists and incorporated into other award-winning designs of that time,"-- by identifying any awards or recognition given Lescher & Mahoney or the Little Sisters of the Poor and by naming the bibliographical source used to document the thinking of gerontologists on the design or amenities of the ideal nursing home in the 1950s. Please explain how the Sacred Heart Home represents the state-of-the-art design of nursing homes as presented in the *Architectural Record*, *Progressive Architecture*, and other professional magazines of the period. How does the Phoenix nursing home reflect the design and distinguishing features of the examples shown in these magazines or selected to win the *Architectural Record's* competition? In what ways did Lescher & Mahoney's design depart from, enhance, or expand upon the state-of-the-art as reflected in national publications of the period? Did the firm's interest in creating a domestic environment suitable to the climate, traditions, and lifestyle of the American Southwest (by developing a sprawling, low-rise facility and installing large single-paned windows, courtyard gardens, walled patios, etc.) have parallels in other parts of the country?

Section 9. Previous Documentation on File Please check "preliminary determination of individual listing (36 CFR 67)" instead of "previously determined eligible by the National Register" since this action, commonly called a PDIL, resulted from the tax certification process in 36 CFR 67.

If you have any questions concerning these comments, you may contact Linda McClelland of the National Register staff at 202-354-2258 or, <linda_mcclelland@nps.gov>.

John—

I have just received a request for “restricted” information from Dr. Carson Murdy,* Regional Archeologist (Safety & Environment Division) for the Great Plains Region, BIA. His office needs to know the location and boundaries of the sites making up the Fort Thompson NHL and the boundaries and site locations for the Fort Thompson Archeological District for project planning on the Crow Creek Reservation, which adjoins the Corps of Army Engineers property where the archeological sites are located. I explained to Dr. Murdy that the information is restricted, and he assured me it would not be distributed outside his office.

This is a case where I see no problem in sending the information. Let me know if you agree.

---Linda McClelland

*Dr. Carson Murdy
Regional Archeologist
Great Plains Region
Bureau of Indian Affairs
115 Fourth Avenue SE
Aberdeen, SD 57401
605-226-7656
605-226-7658 (fax)

**Fort Union Trading Post NHL Boundary Review
North Dakota**

Comments

Linda McClelland
202-354-2258
Linda_mcclelland@nps.gov

As for adding Fort Buford to the existing NHL-- the assumption here is that Fort Buford should be part of the Fort Union NHL. I disagree on the basis that, apart from the transition period from 1866 to 1867, the period of significance, historic events, purpose, important associations for Fort Buford appear to have been quite separate. Fort Buford clearly relates to a later and more active phase of military policy toward American Indians, whereas Fort Union's national significance is focused on much earlier events associated with westward exploration and fur trade. The concept of the larger district representing "the evolution of U.S. Policy regarding American Indian treatment and western settlement" is far too broad to be considered an appropriate unifying context. Furthermore, the legislative history for the 443.44-acre Fort Union Trading Post National Historic Site - NPS unit should be consulted to determine the intention of Congress in designating the site in 1966 and expanding the site in 1978; it does not appear to me that the intent was to recognize events associated with the post 1866 period. The national importance of Fort Buford needs to be evaluated separately in an appropriate context for its period in history (as well as the early theme studies) and in comparison to other sites importantly associated with the role of western military forts after the Civil War—if its significance and historic integrity can be established it should be considered a new and separate NHL.

The idea of creating one large "landscape" district (that includes the sites of the two forts and the confluence and floodplain between them) raises several issues. First of all, the inclusion of large-scale natural features in NHLs and NR properties has generally been discouraged (see policy summary below). In the few instances where natural features have been listed, the sites have retained their original land form, land use, or a sense of historic setting. Including the confluence of two great rivers in the NHL boundaries for the Fort Union site or as the basis of forming a larger NHL district that includes Fort Buford site is inherently problematic due to the constantly shifting location of the river and changing character of waterway and floodplain due to seasonal flooding and erosion over time. There is no question that the river has played a defining role in the history of this region and the westward expansion of the nation, but does the proposed historic landscape retain integrity of location, setting, feeling and association. Unlike rocky bluffs and river gorges that tend to stable, it's nearly impossible to apply the concept of historic integrity to a wild-flowing river. One also has to consider the changes to the overall setting surrounding the confluence; here one finds floodplain and terraces now under cultivation. The extensive changes since the 19th century make it difficult to visualize the overall historic scene and find a sense of visual continuity connecting each fort with the confluence and justifying one large district.

A Summary of Policy: Natural Features as Cultural Resources

I've pulled the "return" file for place in your mail box a copy of the 23 July 1982 letter explaining why the bayou, a natural feature, was not eligible for NR listing. Through the years the NR staff has returned time and time again to the letter of 23 July 1982 returning the nomination for Bayou St. John, Orleans Parish, Louisiana, as a statement of our policy for not listing natural features.

Although the lack of integrity of historic setting and inability to convey significant historical associations also were a problem, the letter stated:

"The National Register believes that listing large bodies of water and other natural features that are significant for attracting settlers and aiding economic development, but that have no physical evidence of past cultural activity, is, as a general policy, an impractical application of National Register criteria. To be consistent, we would have to list huge numbers of natural features such as lakes, bays, rivers, fertile lands that dictated the location of farms, and countless other natural geographical features that determined the settlement patterns of the country. "

When the guidelines for completing the National Register form were revised in the 1980s, this policy was the basis of the instructions (p. 57) for discontinuous districts: "A historic district may contain discontinuous elements ... when manmade resources are interconnected by natural features that are excluded from the National Register listing: for example, a canal system that incorporates natural waterways."

The Boundary Bulletin (p. 2) clarifies this further:

"Natural features ... may be included when they are located within a district or were used for purposes related to the historical significance of the property. Areas at the margins of the eligible resources may be included only when such areas were historically an integral part of a property." The examples given include a creek running through a district, one that was important in the original siting of a farmstead, or one that was a source of power or natural resources used by the farm. Some cases where historic sites or districts have in large part or entirely been defined by natural features include a temporary WWII alpine training ground in Colorado where the listed area of high plains is defined by views of distant ranges, early NHLs associated with the Lewis and Clark expedition, and entire state parks (with woodlands, meadows, lakes, streams, waterways, and rock formations).

NR's consideration of Rural Historic Landscapes bulletin states:

"Natural features may be included [in boundaries] if they are centrally located within the landscape, or if they were actively used for purposes related to historic significance, for example, forest historically used for woodlots and wetlands used for foraging wild berries. ...Peripheral land that provides historic setting, such as forested hillsides or rock escarpments, may be included only if the historic record indicates that the land was historically an integral part of the property being nominated. Such an integral relationship can be established through common historic ownership, the role of the peripheral land in significant land uses or community development, or a passive function such as providing a barrier for defense or protection from wind and weather."

The Traditional Cultural Properties bulletin recognizes the eligibility of specific natural features-- buttes, lakes, islands, and mountains-- significant in the historically rooted customs, beliefs, and practices of a living traditional culture or community. On the problem of viewsheds, the bulletin clarified that the boundaries of TCP's "may be drawn more narrowly" without including all significant viewsheds. It further reminded the reader that the then-current Advisory Council's regulations defined "isolation ... from or alteration of the character of a property's setting" as an adverse effect "when that character contributes to the property's qualifications for the National Register." Similarly the Council's regulations define as adverse effects the "introduction of visual, audible, or atmospheric elements that are out of character with the property or alter its setting [36 CFR 800.9 (b) (3)].

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY NAME: Sacred Heart Home for the Aged

MULTIPLE NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 1/27/10 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 3/13/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 05001548

DETAILED EVALUATION:

 ACCEPT RETURN REJECT DATE

ABSTRACT/SUMMARY COMMENTS:

Built in 1960, this home for elderly persons is being nominated for its architectural importance as the work of well-known Phoenix firm of Lescher and Mahony. It is considered a model of ^{style of the art} design for a facility of this type and time. Components such as chapel, spacious ~~the~~ lobby, and efficient floor plan retain characteristic features and have a high degree of integrity. Terrace floors of lobby and chapel are particularly distinctive as is blond ash paneling of the lobby. Stained glass windows and doors and recessed lighting remain in place.

RECOM./CRITERIA Accept C
REVIEWER J. McClelland DISCIPLINE Historian
TELEPHONE _____ DATE 2-2-10
DOCUMENTATION see attached comments Y/N () see attached SLR Y/N ()





2. Sacred Heart Home for the Aged
Phoenix, Maricopa County, AZ

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3. Sacred Heart Home for the Aged
Phoenix, Maricopa County, AZ

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4. Sacred Heart Home for the Aged
Phoenix, Maricopa County, AZ

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5. Sacred Heart Home for the Aged
Phoenix, Maricopa County, AZ

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6. Sacred Heart Home for the Aged
Phoenix, Maricopa County, AZ

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7. Sacred Heart Home for the Aged
Phoenix, Maricopa County, AZ

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8. Sacred Heart Home for the Aged
Phoenix, Maricopa County, AZ

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9. Sacred Heart Home for the Aged
Phoenix, Maricopa County, AZ

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10. Sacred Heart Home for the Aged
Phoenix, Maricopa County, AZ

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11. Sacred Heart Home for the Aged
Phoenix, Maricopa County, AZ

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12. Sacred Heart Home for the Aged
Phoenix, Maricopa County, AZ

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13. Sacred Heart Home for the Aged
Phoenix, Maricopa County, AZ

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14. Sacred Heart Home for the Aged
Phoenix, Maricopa County, AZ

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LESCHER AND MAHONEY
ARCHITECTS - ENGINEERS LTD.

WM. PEPPER CONSTRUCTION CO.
CONTRACTOR

15. Sacred Heart Home for the Aged
Phoenix, Maricopa County, AZ

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ERECTED

AD

1960

16. Sacred Heart Home for the Aged
Phoenix, Maricopa County, AZ

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140903+4+1 M+2--- 2079.9/100.0



17. Sacred Heart Home for the Aged
Phoenix, Maricopa County, AZ

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--- 2079.9/100.0



18. Sacred Heart Home for the Aged
Phoenix, Maricopa County, AZ

11-0322-1P8 > 018 © HD
450 003 N N N N N --- 2079.9/100.0







21. Sacred Heart Home for the Aged
Phoenix, Maricopa County, AZ

10000325.jp> 021 @ HD
15003 N N N N --- 2079.9/100.0



22. Sacred Heart Home for the Aged
Phoenix, Maricopa County, AZ

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23. Sacred Heart Home for the Aged
Phoenix, Maricopa County, AZ

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45 003-A-1 N-1 --- 2079.9/100.0



24. Sacred Heart Home for the Aged
Phoenix, Maricopa County, AZ

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25. Sacred Heart Home for the Aged
Phoenix, Maricopa County, AZ

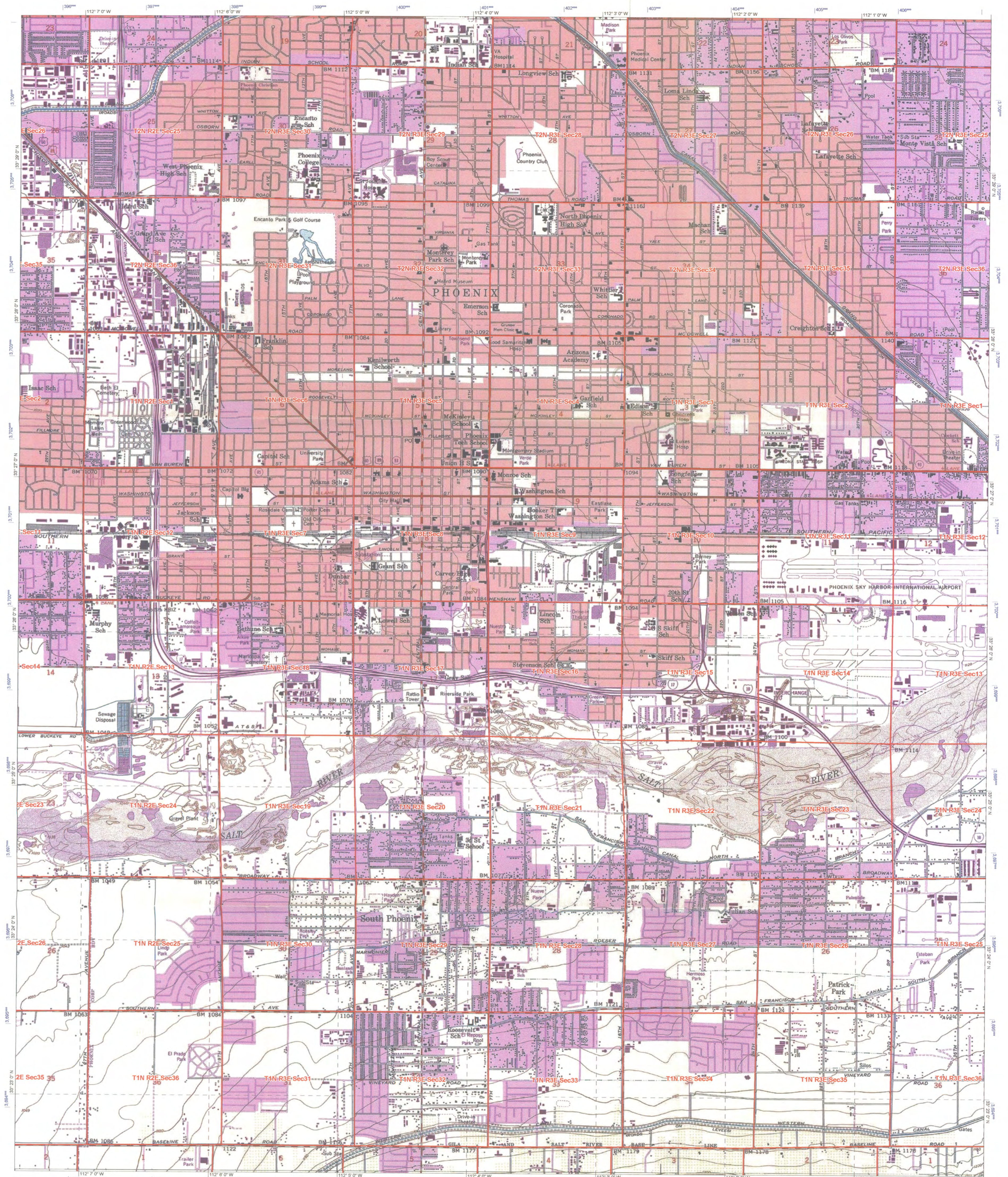
0330.jpex 025 @ HD
4003-C-2 N N--- 2079.9/100.0



26. Sacred Heart Home for the Aged
Phoenix, Maricopa County, AZ

P1003332.jpg > 026 @ HD
545003-3 N N-3 --- 2079.2/100.0

Actual How Time on the Map
1:10 Reference
3000' x 4000' = 1170288



January 25, 2010

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



RE: Sacred Heart Home for the Aged
Maricopa County
National Register nomination

Dear Ms. Shull:

I am pleased to resubmit a National Register of Historic Places nomination form for the property referenced above. The nomination includes 1 contributing building.

This nomination was previously submitted in 2005 and returned with substantive questions and comments by reviewer Linda McClelland. At the time of the initial submittal, this property was less than 50 years old and Ms. McClelland made several suggestions regarding the nomination's justification under Criterion Consideration G. During the lag in time since that review, this property as since turned 50 years of age and Criterion Consideration G is no longer applicable.

This nomination has been revised by preparer Roger Brevoort based on a careful review of Ms. McClelland's comments. Apart from the age of the property, the most important change from the earlier draft is the concentration on Criterion C alone (per Ms. McClelland's suggestion) where the justification for eligibility is the strongest. Also, the size of the property has been reduced slightly reflecting the loss of a rear portion of the lot (a vacant portion) that was split off from the original parcel.

Please note that this submittal includes the first color photographic prints that the Arizona State Historic Preservation Office has put forward following the guidance issued by Lisa Deline last year.

Accompanying documentation is enclosed, as required. If you have any questions or concerns you may contact me at wcollins@azstateparks.gov.

Sincerely,

A handwritten signature in cursive script that reads "William S. Collins".

William S. Collins, Ph.D.
Deputy State Historic Preservation Officer
State Historic Preservation Office

encl.



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Arizona State Parks
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General Fax:
602.542.4180

Director's Office Fax:
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December 13, 2005

Janet Matthews
National Register Keeper
National Park Service
1201 Eye Street, NW 8th Floor
Washington, D.C. 20005



Re: **Sacred Heart Home for the Aged, Phoenix
Maricopa County, Arizona**

Dear Ms. Matthews:

It is my pleasure to submit the enclosed National Register of Historic Places nomination for the Sacred Heart Home for the Aged, located within the City of Phoenix, Maricopa County, Arizona.

The Sacred Heart Home for the Aged is recommended eligible for inclusion in the National Register of Historic Places at the local level of significance under Criterion A for its association with the history of post World War II growth and the development of retirement housing in Phoenix. It is also recommended eligible for its **exceptional significance** under Criterion C as an important work of the master architectural firm of Lescher and Mahoney. As such, it meets the considerations established under Criteria Consideration G.

This property has previously been subject to a Part I Determination of Eligibility Certification under the Federal Historic Preservation Tax Incentives Program.

Please feel free to contact me at (602) 542-7136 or by email at KLeonard@pr.state.az.us if you have any questions.

Sincerely,

Kathryn Leonard
National Register Coordinator
Arizona State Historic Preservation Office

enclosure



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