

1274

United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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

1. Name of Property

historic name Charles H. Pratt House

other names/site number _____

2. Location

street & number 4979 East Camelback Road not for publication _____

city or town Phoenix vicinity _____

state Arizona code AZ county Maricopa code 013 zip code 85018

3. State/Federal Agency Certification

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

James W. Bowman ASST AD 9/30/96
Signature of certifying official Date

ARIZONA STATE PARKS
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register

___ See continuation sheet.

___ determined eligible for the National Register

___ See continuation sheet.

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain):

Edson H. Beall 11-7-96

Entered in the
National Register

Signature of Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
- ___ public-local
- ___ public-State
- ___ public-Federal

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<u>5</u> buildings
___	___ sites
___	___ structures
___	___ objects
<u>1</u>	<u>5</u> Total

Number of contributing resources previously listed in the National Register 0

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

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling
DOMESTIC Secondary Structure

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling
DOMESTIC Secondary Structure

7. Description

Architectural Classification (Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS -
Other: Monterey Revival style

Materials (Enter categories from instructions)

foundation CONCRETE
roof CLAY TILE
walls BRICK
STUCCO
other _____

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

8. Statement of Significance

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

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

Criteria Considerations (Mark "X" in all the boxes that apply.)

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

Areas of Significance (Enter categories from instructions)

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance 1930-1945

Significant Dates 1930

Significant Person (Complete only if Criterion B is marked above)
N/A

Cultural Affiliation N/A

Architect/Builder Unknown

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

9. Major Bibliographical References

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

Previous documentation on file (NPS)

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

Primary Location of Additional Data:

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

10. Geographical Data

Acreage of Property 2 Acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	12	409700	3707580	3	_____	_____
2	_____	_____	_____	4	_____	_____

____ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title James Woodward, Architectural Historian and Historical Architect
organization Woodward Architectural Group date March 1996
street & number One E. Camelback Road, Suite 550 telephone (602) 264-7773
city or town Phoenix state AZ zip code 85012

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

Photographs

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

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

Property Owner

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

name Richard Maloblocki
street & number 4979 E. Camelback Rd. telephone (602) 808-9924
city or town Phoenix state AZ zip code 85018

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name of property

Maricopa/Arizona

county and State

N/A

name of multiple property listing

Description

The Charles H. Pratt House is a one and two story brick, Monterey Revival style house with an "L"-shaped plan, gable roofs and an enclosed rear courtyard. The 18-inch thick brick walls bear on concrete foundations and are finished with painted stucco. The roofs are covered with Spanish clay tile and have open timbered eaves. The two-story gable front features a centrally located wrought iron balcony and an offset, recessed entry vestibule. A large, hooded chimney rises past the roof eave at the front wall of the one-story ell. The walls of the house are articulated by regularly spaced 6 over 6, 4 over 4, and 2 over 2 double hung wood sash windows, as well as several small wood casement windows. The interior of the house reflects the Monterey Revival and Spanish eclectic styles in its scored and tinted concrete floors, rustic texture stucco walls, stained wood panel and French doors, and ornamental wrought iron balustrades, light fixtures and hardware.

The Charles H. Pratt House is located in the Arcadia neighborhood, an upper-class, citrus orchard subdivision with many lots ranging in size from one to four acres. The house is situated on a two acre corner lot at the intersection of Camelback Road and Arcadia Drive. The house fronts north onto Camelback Road and is set back 130 feet behind a perimeter stuccoed masonry wall, a citrus orchard and a flood-irrigated, cultivated lawn landscaped with mature shrubs and palm trees. A swimming pool, tile-roofed ramada, and small pumphouse (all ca. 1960-1970) are located in the lawn area, 60 feet in front of the house. The property is accessed by a paved driveway from Camelback Road which splits into two drives: one curving east in front of the house and extending to a gated exit at Arcadia Drive, and the other passing along the west and south sides of the house and then eastward to a second gated exit at Arcadia Drive. This drive also provides access to a wood frame garage and carport (ca. 1960-1970), located southwest of the house.

The rear courtyard of the house is formed by the legs of the "L"-shaped house plan. It is enclosed on the east by a stuccoed brick wall, and on the south by the exterior wall of a detached original garage and workshop building. The courtyard features matt-glazed concrete tile pavers and concrete stairs leading to a small roof deck. The stair and roof deck are decorated with wrought iron railings. The garage and workshop building are built of stuccoed brick walls and are covered with a gabled clay tile roof and a flat, parapeted roof. Remodelled to a residence ca. 1970, the building also has a large 40 foot by 50 foot addition on its east which is constructed of stuccoed masonry and pitched, clay tile roofs.

The interior of the Charles H. Pratt House contains a large living room, dining room and kitchen, five bedrooms, five bathrooms, and a partial basement. The principal, two-story wing of the house is 22 feet wide by 74 feet long. It is designed on a modified shotgun plan, with the first floor entry and circulation access offset along the east longitudinal wall. Rooms on this level, from front to rear, are the guest bedroom with adjoining bathroom, the stair hall with a west-facing service entrance, the dining room, the kitchen, and the maid's bedroom and bathroom. The kitchen has a west facing service door and an east door accessing the courtyard. The second level features a stair hall leading to a corridor that extends the length of the east longitudinal wall and provides access to the master bedroom and adjoining bathroom on the north, and two bedrooms and adjoining bathrooms on the south. The single story ell of the building extends east from the entry hall and contains a 20 foot by 30 foot living room with an adjacent 10 foot by 30 foot courtyard-facing sun room. A partial basement is located below the stair hall, and is divided into a furnace room, a laundry room, and a large storage room.

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Two distinctive interior features that contribute to the stylistic character of the house are the original floor finishes and the doors. The floors of the first level entry and stair hall, guest bedroom and living room are concrete, scored in either nine-inch or two-foot squares to immitate tile, and are stained a reddish brown. The sun room floor is topped with 12-inch concrete tiles, also stained a reddish brown. The courtyard pavers are also concrete tile, but are glazed with a matt green finish. The dining room floor is unique from others in the house and features a two-toned concrete topping on a wood subfloor over a concrete slab. The staircase and second level floors are finished with a hardwood tongue-and-groove wood strip floor with a varnish over a natural finish.

The original interior panel doors throughout the first level and in the master bedroom on the second level, are distinguished by a stenciled, Art Nouveau style floral border motif applied with the intervening wood surfaces stained in three complimentary tones. The entry door is an ornately carved panel door with wrought iron hinges and latches. Two pairs of distinctive wood, bi-fold French doors are located between the living room and the sun room. All interior door hardware is original and features black hinges, wrought knobs, and decorative escutcheon plates.

Walls and ceilings in most rooms have a jazzed, or rough-textured plaster finish. Original coved ceilings occur in the dining room and living room. A large central fireplace provides the focal point for the living room. Finished in stucco, it is detailed with a cornice molded mantle, battered chimney breast, and decorative wrought iron firebox screen. Other distinctive architectural features and ornamentation include a large built-in, Mission style book cabinet in the sun room, a built-in telephone niche with a fold-away seat, wrought iron stair balustrades and railings, decorative wall sconces in the bedrooms, and a wrought iron and blown glass pendant light in the entrance hall.

Alterations to the house interiors are limited to the kitchen and bathrooms, as a result of a recent restoration and rehabilitation project. The kitchen had been remodelled ca. 1950 with the installation of a lowered ceiling, soffits for air conditioning ducts, and metal wall and base cabinets. The recent rehabilitation work involved removal of the lowered ceiling and metal cabinetry, and the installation of new Mission style wall and base cabinets, and a wood strip floor. All of the bathrooms were rehabilitated and remodelled and feature tiled floors and wainscotts, pedestal sinks and new bathtubs. Other restoration work included exterior masonry and stucco repair and repainting, refinishing the wood strip floors and concrete floors, repairing the decorative wood doors, restoring original light fixtures, replacement of deteriorated wood double hung sash windows with new wood windows with matching sash configurations and profiles, and installation of a new air conditioning system. The house is in restored condition, and retains a substantial amount of its integrity of design, materials and workmanship. Located on its two-acre citrus orchard lot, the house also retains integrity of setting and association.

There are six buildings located on the property. The Charles H. Pratt house is the only contributing resource. The five other buildings are considered non-contributing because they were later construction efforts and do not relate to the significance of the property, or they have alterations and additions which detract from their original architectural integrity. Two non-contributing buildings located on the north portion of the site are a 12 foot by 26 foot swimming pool ramada with a clay tiled gable roof, open timbering and stuccoed masonry piers, and a 10 foot by 10 foot pumphouse, also with a clay tile roof and stuccoed masonry walls. Both were constructed ca. 1960 to 1970. Two other non-contributing buildings located southwest

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of the house are a 30 foot by 26 foot wood framed garage with board and batten walls and an asphalt shingled roof, which was moved to the site from an unknown location ca. 1960, and a 30 foot by 50 foot four-car carport with stuccoed masonry piers and a wood framed roof, built ca. 1970. The fifth non-contributing resource is the original garage and workshop building (ca. 1930), which was extensively remodelled about 1970. That work included the construction of a 40 foot by 50 foot addition to the east. Those alterations detract from the original integrity, functional identity and appearance of the building.

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Statement of Significance

The Charles H. Pratt House, built in 1930, is significant as a large, well preserved residential example of the Monterey Revival style in Phoenix. It is also noteworthy as a good illustration of the historic development of the Arcadia Subdivision, the city's largest upper-class rural residential neighborhood. Contextually, the house relates to the popularization of the Spanish and southwestern eclectic architectural styles in the region between 1919 and 1940. In addition, the Pratt House relates to the context Rural and Estate Subdivisions in the Central Salt River Valley, 1920-1940, as a product of the development of the Arcadia Subdivision in east Phoenix. The house meets National Register Criterion A in the area of significance of Community Planning and Development as one of the best examples of the rural, citrus orchard homesites envisioned by the planners and developers of the Arcadia Subdivision. The house also meets National Register Criterion C in the area of significance of Architecture as a well designed and crafted illustration of the popular Monterey Revival style. Located on a two acre citrus orchard residential site, the Charles H. Pratt House still conveys its integrity of setting and association, and retains its architectural integrity of design, materials and workmanship.

Background:

The Charles H. Pratt House was constructed in the fall and winter of 1929 and completed in 1930. It was built as the residence for prominent Phoenix hardware dealer Charles Henry Pratt, his wife Ellen B., and his children Ruth and Charles H., Jr. Born in 1866, Charles Pratt was a native of Beloit, Wisconsin. He moved to the Salt River Valley between 1892 and 1898. In 1899 Pratt, along with English-born Phoenix businessman Cyril S. Gilbert, founded the Pratt-Gilbert Wholesale Hardware Company. Initially dealing in agricultural vehicles and implements, the company expanded its business to include general and heavy hardware, and iron and steel building supplies and machinery. In 1914 they constructed a large store room and warehouse on Central and Madison Avenues in downtown Phoenix, and by 1920 had built a large distribution warehouse along the Southern Pacific mainline on south Seventh Street. In 1919 the company became the largest distributor of industrial, road-building, and mining machinery equipment and supplies in the state. Notable construction projects for which the Pratt-Gilbert company provided machinery and building supplies included Roosevelt and Coolidge Dams, the Arizona Biltmore Hotel, and the Phoenix City Hall-Maricopa County Courthouse. In March, 1929 Pratt and his partner sold the business to their long-time general manager P.R. Helm, Phoenix mining engineer P.L. Spilsbury, and Pittsburg industrialist S.M. Johnston. Pratt and Gilbert retired from active business after the sale, and both built homes in the Arcadia Subdivision.

Charles Pratt bought his Arcadia property in May, 1927. It consisted of 21 acres in the east half of Block "J", prominently located at the southwest corner of Camelback Road and Arcadia Drive. The parcel contained about eight acres of lemon orchards which had been planted by the subdivision's developers in 1920, shortly after the tract was put on the market. Pratt planted the remaining acreage in citrus beginning in 1927. He also purchased two lots in Block "C" adjacent to his partner's new home site in 1929, but did not construct any improvements. In retirement, Pratt grew and sold citrus and, after 1937, offered rooms in his house for rent to winter visitors. Charles Pratt died in the family home in February, 1949 at the age of 83. The family heirs sold the Arcadia property beginning in the 1950s.

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**Rural and Estate Subdivisions in the Central Salt River Valley, 1920 to 1940:
The Arcadia Subdivision**

With the construction of Roosevelt Dam in 1911 and the advent of the Salt River Valley Reclamation Project, development of irrigable lands in the suburbs of Phoenix as large, rural homesites became a viable alternative land use. Single, independent construction efforts by some wealthy landowners became common. They built large estate homes on their land, or subdivided portions of their property and sold the usually large lots to others for similar purposes. However, an alternate, and more ambitious concept was the assemblage and development of large tracts of agricultural lands specifically for the purpose of creating upper-class, rural estate suburbs. Because assembling sizeable acreage for suburban subdivisions in the valley's relatively mature agricultural environment was difficult, only one such suburban community emerged in the central Salt River Valley: the Arcadia Subdivision.

The part of the east central valley now commonly referred to as Arcadia encompasses the area north of the Arizona Canal and south of Camelback Mountain between 44th Street and Scottsdale Road. The original Arcadia development was first recorded in December, 1919 and the plat comprised approximately 2,000 acres. It was developed by the Jordan, Phelps and Grace Land Company, and major landholder Charles Keafer. The layout of the plat was divided into two distinct sections. First, the area east of 56th Street was divided into 23 blocks, each with four, approximately ten acre lots. Second, the area west of 56th Street was divided into 18 blocks, with the majority of those blocks divided into eight lots of five acres each. In all, 216 homesite lots were platted. One feature of the plat was the designation of Block L, centrally located at the northwest corner of Camelback Road and 56th Street, as the Arcadia Townsite. However, a townsite on that 40-acre block was never developed.

By dividing the Arcadia tract into relatively large five to ten acre lots, and mandating minimum construction costs, the developers were clearly attempting to attract the more affluent homeowner who wanted to live in a rural setting. In addition, these large lots were designed to be sold as small citrus orchards. The developers highlighted the area's agricultural potential in their promotional literature, and hoped that "...the purchasers of this land will engage in the growing of citrus fruits."

Successful development of citrus groves in Arcadia required a stable water source and distribution system from which the orchards could be irrigated. The tract was located near the Arizona Canal and lots south of Camelback Road could be irrigated from this source. However, the foothills of Camelback Mountain to the north could not be irrigated because the land sloped toward the canal. The 70 lots located in that portion of the development would remain as desert tracts. In 1919, the developers formed the Arcadia Water Company and constructed wells and several large pumping plants in Paradise Valley capable of supplying 2100 acres with water for both domestic and irrigation purposes. An underground irrigation system throughout the development was planned, and by 1924, 15 miles of underground concrete pipe had been laid in the area.

A depressed real estate market in the mid-1920s resulted in extremely slow sale and development of Arcadia property and as a consequence, much of the area was refinanced, sold or replatted by a variety of different owners. Between 1926 and 1931, five replatted subdivisions were created. Although Arcadia was no longer under single ownership, for the most part the new

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developers still promoted "Arcadia" as a community of affluent people looking for a rural, estate atmosphere. Not only did the lot sizes remain relatively large, ranging from 4 to 10 acres, but the cultivation of citrus groves continued to be a priority. Deed restrictions also helped define the character of the area. For example, the cost of building a house had to exceed \$10,000 and they were required to "...conform and harmonize with the type of exterior design of neighboring buildings within Arcadia." In addition, purchase of the property and permanent occupancy of residences were restricted to exclude non-white races.

Between 1919 and 1945 approximately 50 residences were built in Arcadia. The area represents one of the best collections of rural estate residences in Phoenix constructed after the completion of Roosevelt Dam. A historic building survey conducted in 1993, and sponsored by the City of Phoenix, identified 32 pre-1945 houses in the Arcadia neighborhood west of 64th Street, which is the corporate boundary between Phoenix and Scottsdale. The survey report recommended that twenty of those houses were eligible for listing on the National Register. Ten of the houses, including the Charles H. Pratt House, are located on large citrus orchard lots, and provide the best remaining examples of the historic development of the suburban orchard-estate subdivision of Arcadia.

Monterey Revival Style Residential Architecture

The advent of Period Revival styles in the Salt River Valley coincided with the end of World War I in 1919. By the end of the 1930s, a wide range of eclectic designs for residential buildings, drawn principally from the European, Spanish and American Colonial periods, dominated the architecture of Phoenix and its surrounding communities. The popularity of this return to the historical styles was founded both in a renewed interest in picturesque, romanticized architectural forms, and in a growing sense of pride in regional identity. Nationwide, the period revival movement manifested itself in three general types of architecture: the European Revival styles, particularly the English and French cottages and provincial homes; the American Colonial Revival styles, drawn from examples on the eastern seaboard and the southern states; and the Spanish Colonial Revival styles of the American southwest.

The majority of Period Revival residential architecture built in the Phoenix area was based upon the Spanish Colonial buildings of Mexico, California, Arizona and New Mexico. Versions of those styles were later combined with similar architectural prototypes found in the Mediterranean countries. This range of architecture includes the styles classified as the Mission Revival, Spanish Colonial Revival, Monterey Revival, Mediterranean Revival, and Pueblo Revival. Each were distinct in their design treatments and details. More often however, residential designs were combined eclectic versions of those modes. Regardless of stylistic purity, the overall result for the Salt River Valley was the creation of a design aesthetic that imbued a strong sense of regionalism and an identity with the southwest as a unique environment. In the upper class suburban subdivisions of the Phoenix area, particularly the Arcadia district with its combined desert setting and orchard-ranch image, the Spanish eclectic styles became the preferred choice for homebuilders.

The Monterey Revival style, while not the most popular of the Spanish eclectic versions, was often used in the design of large homes since its basic form almost always required two stories. The style was based on residences built in the early 1800s in

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northern California by pioneer merchants and businessmen. It was a combination of the Federal style homes of New England, with their gable roofed, rectangular plans and two story verandas, and Spanish adobe residences with asymmetrical forms, courtyards, open timber framing and clay tile roofs. The result was a distinct fusion of the Spanish and American Colonial house. In California during the 1920s and 1930s, the revival of the Monterey style became a popular suburban residential choice.

The Charles H. Pratt House is a very good example of the imported Monterey Revival style, illustrating the evolution of its design and adaption to the Salt River Valley. Monterey Revival style houses were most often combinations of one and two-story building elements, with an L-shaped or rectangular plan, typically with a one-story wing to the front or side. The low pitched gable roofs were most often covered with red clay tiles, with the main, broadside roof facing front. Although stuccoed or plastered walls were most common, second floor walls for some designs were covered with board and batten siding. The Monterey Revival style residence also incorporated some form of balcony or veranda, the most true to the style being a cantilevered, covered balcony with wood posts and exposed, heavy timber beams. In later versions, wrought iron balconies and balustrades were also used.

The Pratt House employs the basic overall design features of the Monterey Revival: an L-shaped one and two-story plan, stuccoed walls, and low pitched clay tile roofs. The style's characteristic balconies are incorporated into the Pratt House's design with a wrought iron balcony at the front, and a large balcony, in the form of a roof deck, at the courtyard-facing, one story wing. Other distinguishing Monterey Revival design elements, such as square, flat-topped openings, casement or double hung windows with small panes of glass, and paneled or batten doors, are utilized in the Pratt House. Sparse exterior ornamentation, usually limited to wrought iron detailing, was also typical of the style and is featured in the Pratt House as well.

The interior of the house contains many of the design elements and details intended to recall the Spanish theme of the Monterey Revival house. They include scored and tinted concrete floors, tile pavers, rough-textured wall plaster, a large rustic fireplace, and wrought iron light fixtures and hardware.

There are six Monterey Revival style houses remaining in the Arcadia district. The Pratt House is one of three of the best preserved of those examples. It is a well designed and finely detailed illustration of the Monterey Revival style, and exemplifies the important architectural history of Phoenix' Period Revival era.

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county and State

N/A

name of multiple property listing

Bibliography

The Arizona Republican, May 15, 1927; April 1, 1929; February 7, 1949.

Maricopa County Recorded Plat and Deed Records, Maricopa County Recorders Office, Phoenix, Arizona.

Phoenix City Directories, 1920 to 1960.

Whiffen, Marcus. American Architecture Since 1780: A Guide to the Styles. Cambridge: M.I.T. Press, 1969.

Woodward Architectural Group, Arcadia Historic Residential Building Survey, City of Phoenix Historic Preservation Office, September, 1993

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Charles H. Pratt House

name of property

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county and State

N/A

name of multiple property listing

Verbal Boundary Description

The boundary of the nominated property is Lot 1, Block J, Arcadia, except beginning at the northeast corner of the lot, then southwesterly 284' along the east property line to a point of beginning, then northwesterly 306.89', then southwesterly 304.64', then southeasterly 303.91', to the east property line, then northeasterly 304' to the point of beginning,, and except the north 7' of the lot, and except the alley.

Boundary Justification

The boundary includes the original house, outbuildings, entrance drives, and landscaped yards and orchards that have historically been a part of the Charles H. Pratt House property. The boundary includes the remaining two acres of the original 21 acre estate.

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name of property

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N/A

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Photographs

The following information applies to all photographs:

Name of Property: Charles H. Pratt House
Location: Maricopa County, Arizona
Photographer: James W. Woodward
Date of photograph: September, 1996
Location of original negative: Woodward Architectural Group
One E. Camelback Road, Suite 550
Phoenix, AZ 85012

Photo No. 1: North front facade, looking west.

Photo No. 2: East gable wall of living room and north front facade, looking northwest.

Photo No. 3: North front facade and west side wall, looking south.

Photo No. 4: North entry gable wall, looking southwest.

Photo No. 5: South wall of sun room and roof balcony viewed from courtyard, looking northeast.

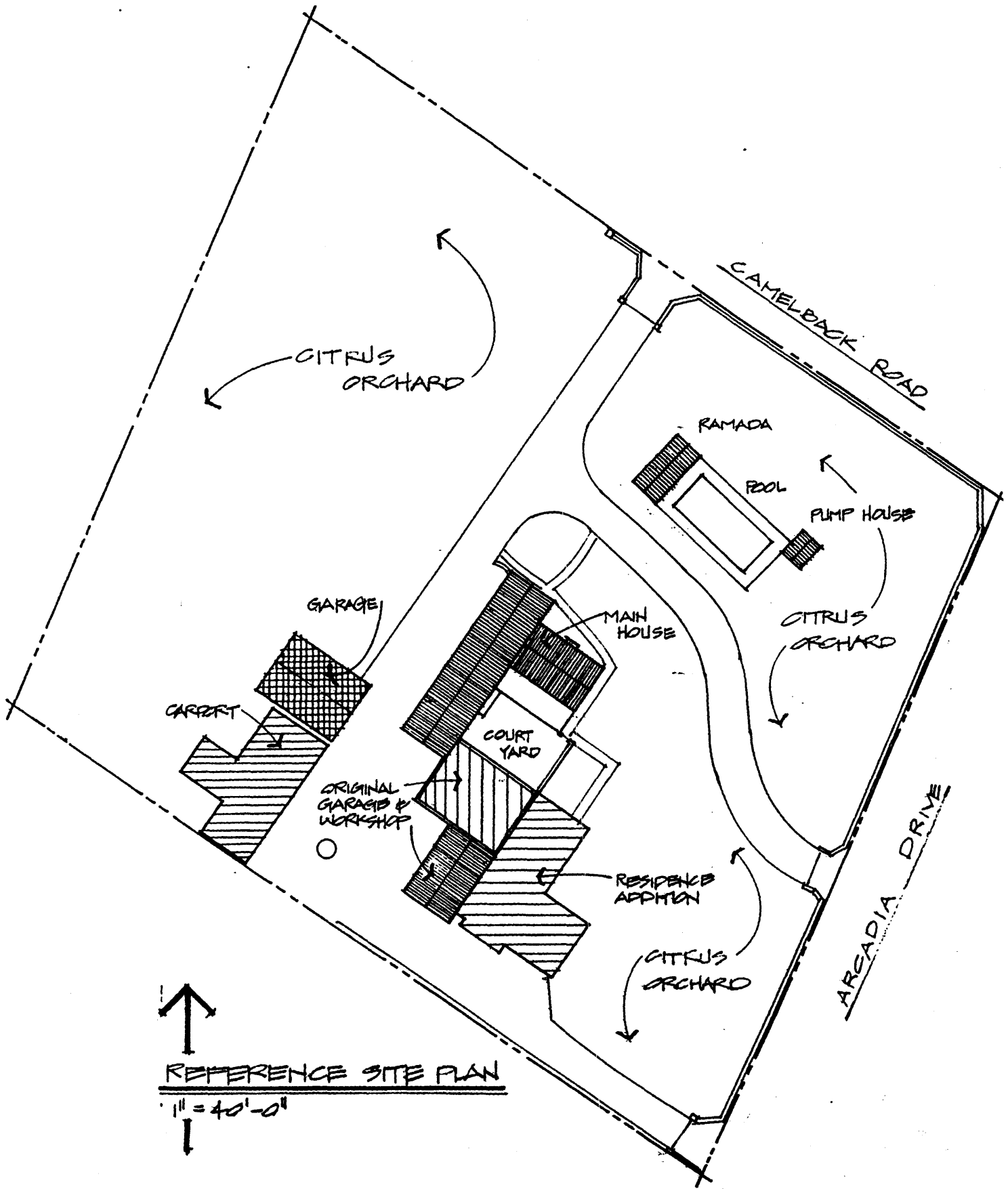
Photo No. 6: Courtyard stairs to roof balcony, looking north.

Photo No. 7: Entry hall showing north entrance door and original pendant light, looking northeast.

Photo No. 8: Living room showing original fireplace and coved ceiling, looking northwest.

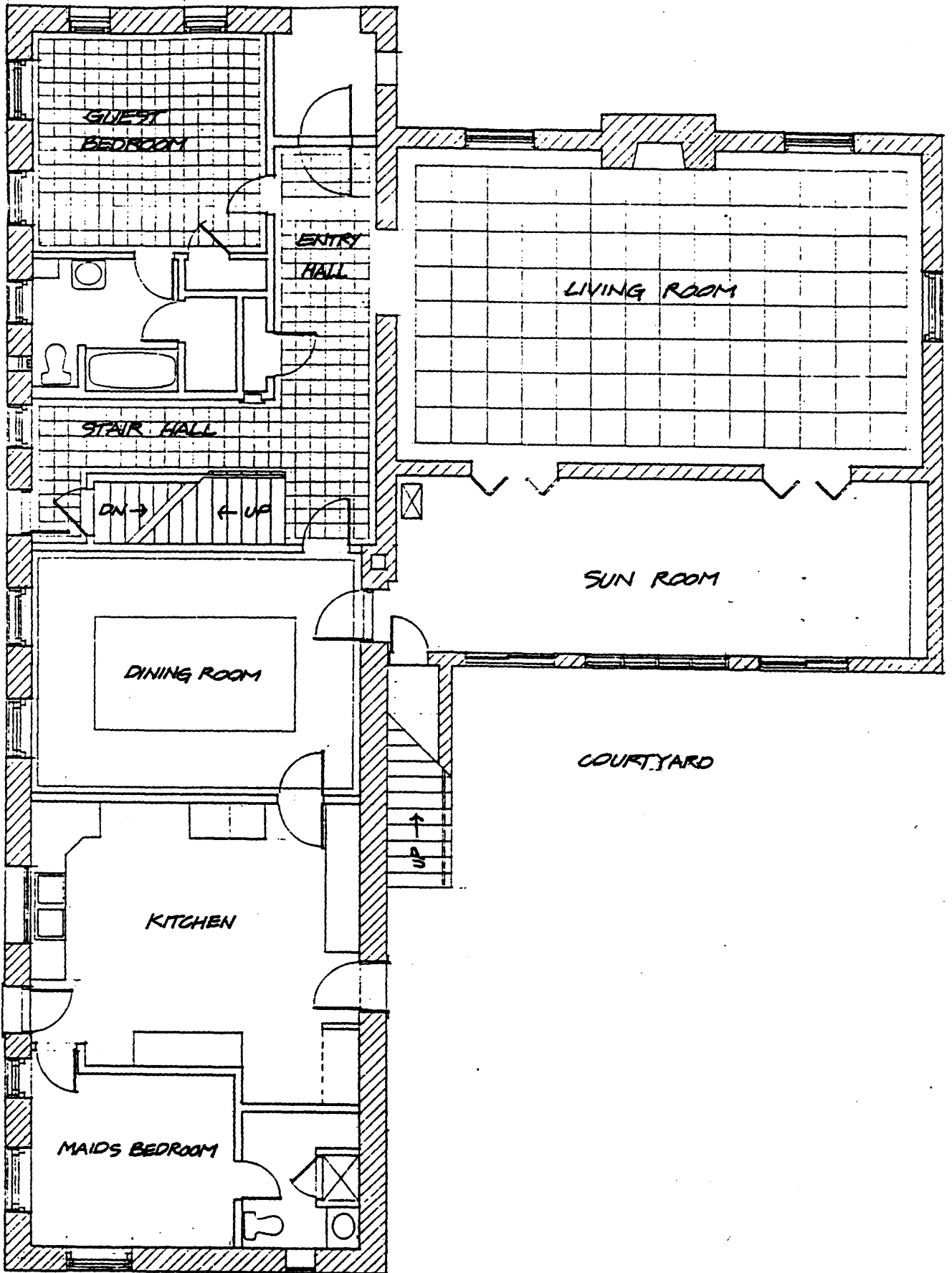
Photo No. 9: Typical original stile and rail panel door with Art Nouveau style stenciled floral motif.

Photo No. 10: Original built-in telephone niche with foldaway seat, located in first floor entry hall.



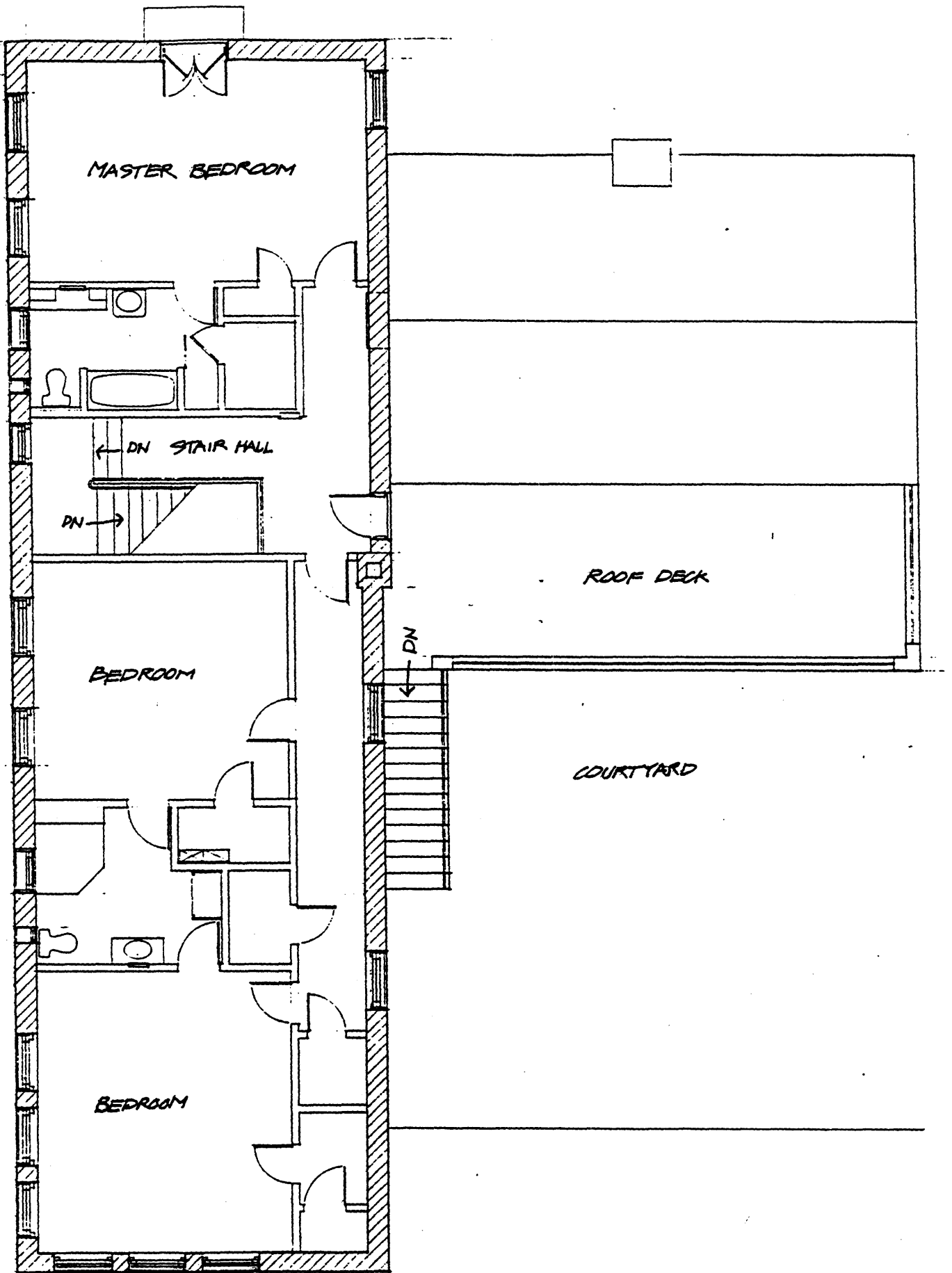
REFERENCE SITE PLAN

1" = 40'-0"



1 FIRST FLOOR PLAN: AS-BUILT
 1/4" = 1'-0"



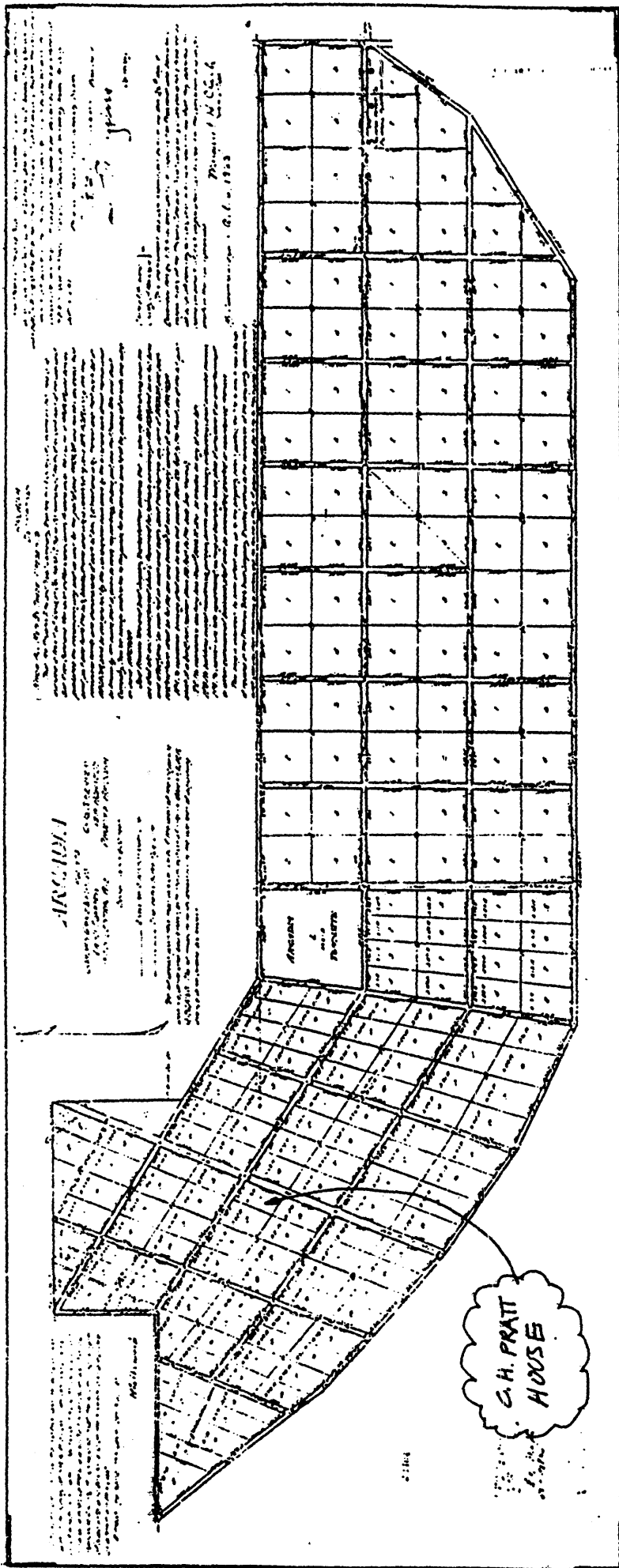


1

SECOND FLOOR PLAN: AS-BUILT

1/4" = 1'-0"





ORIGINAL ARCADIA SUBDIVISION

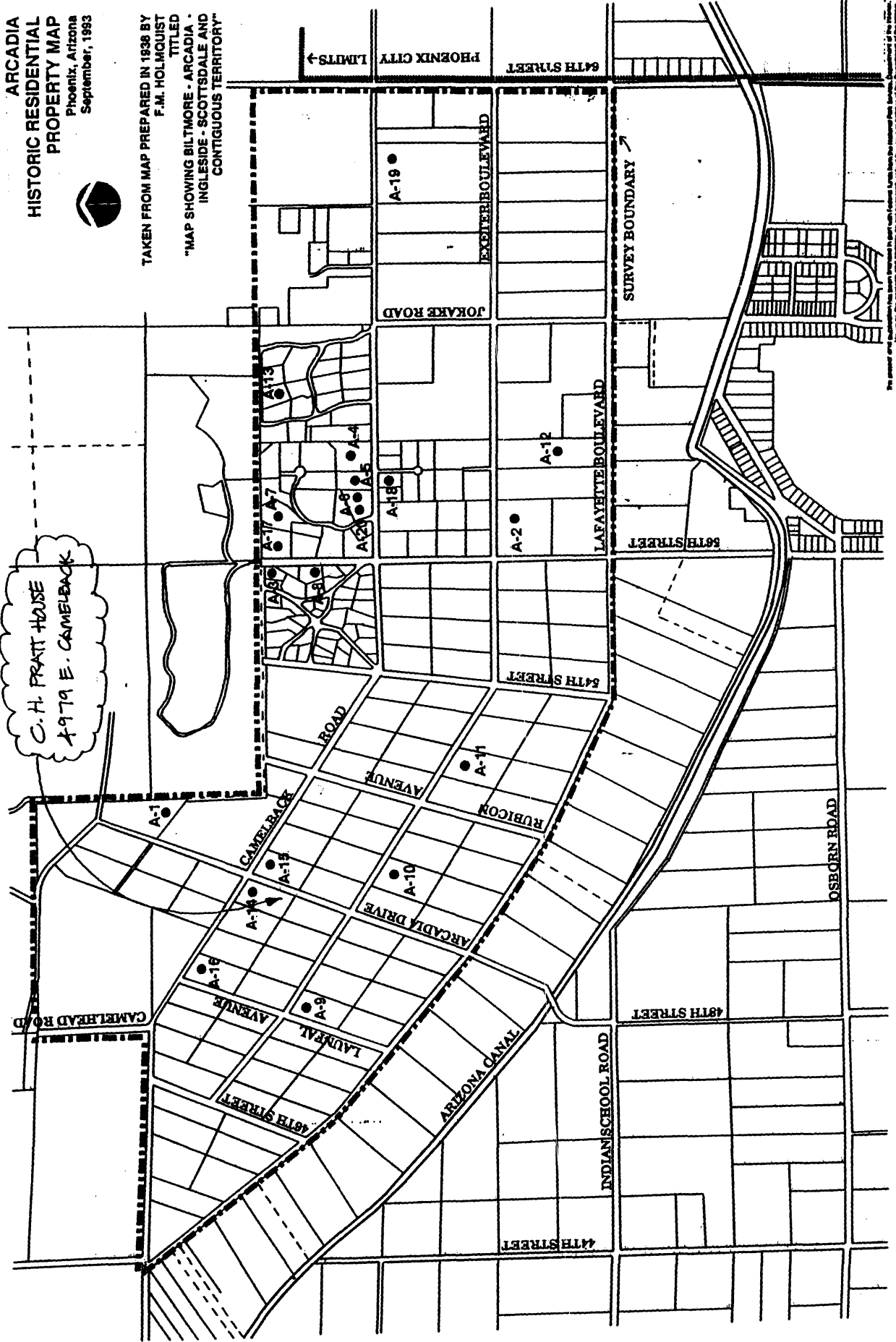
1919

**ARCADIA
HISTORIC RESIDENTIAL
PROPERTY MAP**
Phoenix, Arizona
September, 1983



TAKEN FROM MAP PREPARED IN 1938 BY
F.M. HOLMQUIST
TITLED

"MAP SHOWING BILTMORE - ARCADIA -
INGLESIDE - SCOTTSDALE AND
CONTIGUOUS TERRITORY"



The present map is based on the original map of F.M. Holmquist, prepared in 1938, and is a reproduction of the same. It is not intended to show any changes in lot boundaries or other details since the original map was prepared. The present map is for informational purposes only and should not be used for legal purposes. The present map is based on the original map of F.M. Holmquist, prepared in 1938, and is a reproduction of the same. It is not intended to show any changes in lot boundaries or other details since the original map was prepared. The present map is for informational purposes only and should not be used for legal purposes.