

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

56-1557

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



### 1. Name of Property

Historic name: Pemberton, Sarah H., House

Other names/site number: \_\_\_\_\_

Name of related multiple property listing:  
N/A

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

### 2. Location

Street & number: 1121 N. 2<sup>nd</sup> St.

City or town: Phoenix State: Arizona County: Maricopa

Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

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

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

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

national  statewide  local  
Applicable National Register Criteria:

A  B  C  D

<u>Kateem Leveal</u>	<u>19 July 2017</u>
Signature of certifying official/Title:	Date
<u>St/PO/ AZ State Parks + Trails</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

Pemberton, Sarah H., House  
Name of Property

Maricopa County, Arizona  
County and State

**4. National Park Service Certification**

I hereby certify that this property is:

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

*For Elson H. Beall*  
Signature of the Keeper

9.5.17  
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

Pemberton, Sarah H., House  
Name of Property

Maricopa County, Arizona  
County and State

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>2</u>	_____	Total

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC / Multiple Dwelling

DOMESTIC / Secondary Structure

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

DOMESTIC / Multiple Dwelling

COMMERCE/TRADE / Business

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Pemberton, Sarah H., House  
Name of Property

Maricopa County, Arizona  
County and State

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

OTHER / Foursquare with Prairie Influence

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Brick, Wood, Stucco, Asphalt

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The Sarah H. Pemberton House is a two-story brick residence located at 1121 North 2<sup>nd</sup> Street, Phoenix, Arizona, in the Evergreen Place subdivision. The property includes the House itself and a two story Garage/Apartment that has been converted to duplex residential use. The house is a simplified example of the Prairie Style, in American Foursquare house form. While the neighborhood was originally built out solidly with residences, the area has been eroded by demolition of many of the surrounding homes for the Interstate 10 alignment, parking lots, and modern commercial development. The house has been converted to use as a professional office but the alterations made were minimal. Further rehabilitation of the house is underway (Summer 2017). The house retains integrity of location, design, materials, workmanship, feeling, and association.

Pemberton, Sarah H., House  
Name of Property

Maricopa County, Arizona  
County and State

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## Narrative Description

The Sarah H. Pemberton House is located at 1121 North 2<sup>nd</sup> Avenue, Phoenix, Arizona. The lot was at the northeast edge of city development when the area was re-platted for home sites in 1907 as the Evergreen Place subdivision. Today, the site is considered to be in downtown Phoenix. Roosevelt Street, a collector street by local classification, lies two blocks to the south. The block to the north was acquired for the extension of Interstate Highway 10 through central Phoenix. Between 3<sup>rd</sup> Street and 3<sup>rd</sup> Avenue, I-10 was depressed and covered by a community park (Margaret T. Hance Park). The properties immediately around the house have generally been demolished or redeveloped except for a few properties.

The Evergreen Place subdivision was developed for the most part with single family homes in a streetscape typical of Phoenix in the early 20<sup>th</sup> Century: straight streets with wide, treed parkways on each side, lined with deep, narrow home sites with the homes set well back from the front property line. The Pemberton house occupies a lot on one such block on the east side of 2<sup>nd</sup> Street, one lot south of Moreland Street.

During the historic period all of the properties on both sides of the street were developed with single family homes. The only non-residential structure nearby was the 1928 Grace Lutheran Church (NR 8/12/1993) which still lies across the alley to the east. Today the residential streetscape has been largely destroyed by demolition and redevelopment. The lot on the north side of the Pemberton House is an asphalt paved parking lot for the church. Homes to the south have been moved off site or demolished and the lots are now vacant. The lots across 2<sup>nd</sup> Street have been redeveloped with modern offices.

The Pemberton House parcel is 75 feet wide and 235 feet deep, somewhat larger in both dimensions compared to the typical house lot of the teens and twenties, and reflective of the subdivider's intention of creating a suburban neighborhood. The House is set back from the front property line by about 55 feet and from the curb line by about 90 feet, yielding a fairly large landscaped front yard. Laterally, it is more or less centered on the lot, leaving side yards of about 18 feet. The Garage/Apartment was constructed as an outbuilding and placed in the back yard near the south side property line. As seen in historic aerial photographs, the site was landscaped with lush grass and trees typical of Phoenix neighborhoods of the period. Very little of the landscaping remains today.

The house is two stories in height and rectangular in plan. It measures about 38 feet wide and 47 feet deep. The roof is a low pitched hip with hip dormers on the front and rear slopes. A full width front porch is supported on four brick piers and includes an open second floor balcony bordered by a wooden balustrade. Except for screen porch areas in the back of the house, exterior walls are of exposed brick masonry on a raised, stuccoed concrete foundation. The original screen porches occupied the right-rear (southeast) corner of the house and had wood framed exterior walls. Solid portions of the wood framed walls were covered in painted bead board.

Pemberton, Sarah H., House  
Name of Property

Maricopa County, Arizona  
County and State

Despite the house's height, its horizontality is accentuated by the projected brick water table at the first floor level and by the projected stucco copings and wooden railings at the front porch. Fenestration for the most part is one-over-one pattern wooden double hung windows although a few casements are found. The roof has a broad overhang of about three feet depth with the rafter tails left exposed. While the roofing material was likely metal originally (gauging from period aerial photographs and the presence of solid decking, as opposed to the spaced sheathing typical of wood shingle construction), today it is covered in asphalt shingles.

The interior space plan is typical of many early 20<sup>th</sup> Century house plans in Phoenix. One enters into a vestibule that also contains the stairs to the second floor. On the left side of the house, the first floor has a large living room and dining room separated by a colonnade, behind which are the Butler's Pantry and the Kitchen. The right side of the house is subdivided into three bedrooms; the front bedroom is configured such that it could be used as an office or similar use, being connected directly to the entry vestibule. A hallway and bathroom are located at the core of the first floor.

Interestingly, and somewhat unusually, the second floor was almost a copy of the first, complete with Living, Dining, Kitchen, Bedrooms, and Bathroom. This second floor plan was altered, probably when the house was converted to an office use in the 1970s, by subdividing the Living/Dining combination and removing the Kitchen and combining it with the Butler's Pantry and part of the Bathroom. Many features of the old plan are still discernible, however, and the three bedrooms on the right side of the plan remain intact.

The interior of the house, and most particularly the first floor, retains many original character-defining features, including an ashlar stone faced fireplace with flanking bookshelves; the colonnade separating Living and Dining; wood floors (both hardwood and softwood); doors, windows, and casings; plaster walls and ceilings; and kitchen and bath cabinetry.

Structurally the house is typical of brick home construction of the early 20<sup>th</sup> Century in Phoenix. The exterior brick walls are twelve inches thick on the first floor and eight inches thick on the second floor. The first floor is wood framed over a shallow crawlspace. The second floor is also wood framed, as are the interior partitions and the roof/ceiling. There is a small, concrete cellar in one corner of the house, where the heating equipment originally resided.

As of Summer 2017, the house was undergoing additional rehabilitation work. The scope of the construction includes reinforcement of floor structures; repairs and replacement of rear porch wall finishes and windows; various improvements to improve accessibility for the disabled, including a ramp on the north side that connects to the front porch, and reconfiguration of the first floor bathroom; addition of a low entry deck on the back; and replacement of mechanical, electrical, and plumbing systems. The scope of work has been reviewed by the National Park Service as part of a federal Historic Rehabilitation Tax Credit project (NPS Project No. 33047).

The detached Garage/Apartment is similar in character and style to the House. It is two stories high with a rectangular plan measuring about 24 by 26 feet. The first floor is brick and the second floor is wood framed with clapboard siding. The roof is a low pitch hip with gablet

Pemberton, Sarah H., House  
Name of Property

Maricopa County, Arizona  
County and State

dormers at the ends of the ridge. The first floor was originally a two-car garage but was converted in 1945 to a second apartment. A small room addition was placed on the back side of the building with the first floor dating to the 1945 residential conversion and the second floor being added some time later. While it appears likely that the siding found at the second floor dates to 1945, the overall form of the house and its visual relationship to the primary House remains unchanged.

### Summary of Alterations

The Pemberton House exhibits very few alterations overall. The principal exterior change has been the enclosure of the rear screen porch, an alteration that has not been dated, but which typically occurred on many homes in Phoenix following the wide adoption of evaporative cooling systems in the 1930s and 1940s. In the case of the Pemberton House, the porch alteration was limited to the in-fill of the screened portion of the wood-framed wall, a strip approximately four feet high, with a combination of wood siding and windows; the original screen configuration thus remains apparent. The porch windows were themselves later replaced with sliding aluminum models. A change in roofing materials c. 1950 from metal to asphalt shingles appears probable, based on period aerial photographs and physical evidence. Interior changes were made c. 1978 to accommodate a conversion of the property to office use. This conversion entailed the addition of air conditioning ductwork (exposed to the interior in some areas) and changes to some of the partitioning of the second floor.

Rehabilitation work in progress (July 2017) includes construction of a wood framed entry deck on the back (east) side of the house; construction of a masonry and concrete accessibility ramp with steel rails on the north side, which connects to the front porch through removal of a portion of the north-side porch railing wall; and replacement of windows and wall sheathing materials on both stories of the enclosed rear screen porch. Interior alterations are limited to the replacement of building systems, and reconfiguration of the first floor bathroom for handicap accessibility. The scope of work has been reviewed by the National Park Service as part of a federal Historic Rehabilitation Tax Credit project (NPS Project No. 33047).

The Garage/Apartment outbuilding was modified after 1945. The modification included enclosure of the first floor auto garage and the addition of a small room to the rear, which together formed an additional apartment unit. The interior of the garage was partitioned for a sleeping room, bathroom, and kitchen. The enclosure and the addition were executed with wood framing and siding that contrasts with the brick wall surfaces of the original first floor, such that the original configuration of the building remains apparent.

### Resources Listed

This nomination includes two contributing resources, the House and the Garage/Apartment.

Pemberton, Sarah H., House  
Name of Property

Maricopa County, Arizona  
County and State

## Integrity Summary

In general, the Sarah H. Pemberton House retains excellent architectural integrity despite the damage suffered by its historic context. The following specifically addresses the seven aspects of integrity as applied to this property. Quotes and approaches below on the property's integrity are from the NPS description of each aspect in the National Register's *How to Apply the National Register Criteria for Evaluation on Criteria and Integrity* (Savage 1995:44-45).

*Location:* The home retains its integrity of location in that it occupies its original site as constructed in 1920.

*Design:* The home's design characteristics are intact and represent considerable integrity. All elements that would identify the home as a simplified example of the Prairie Style and an excellent example of an American Foursquare are present and in good condition.

*Setting:* The home retains its intact site, lacking only the original trees and shrubs; it further retains its relationship to the street, curb, and parkway in the public right of way. The larger neighborhood has been altered by the removal of homes, now vacant lots, and redevelopment of some parcels with modern offices and multifamily developments. The integrity of setting is adequate to convey significance under Criterion C.

*Materials:* With very few exterior alterations, the house "retain(s) the key exterior materials dating from the period of...historic significance" and "reveal(s) the preferences of those who created the property and indicate(s) the availability of particular types of materials and technologies."

*Workmanship:* Through preservation of the materials present during the period of significance, workmanship retains "evidence of the crafts" of the immediate post-WWI period, and illustrates "the aesthetic principles of [this] historic period." In addition, workmanship here reveals "individual, local, [and] regional...applications of both technological practices and aesthetic principles."

*Feeling:* The physical features "taken together, convey the property's historic character." The property's retention of original design, materials, workmanship, and setting relate the strong feeling of Phoenix residential architecture of the 1910s and 20s.

*Association:* The property's architectural integrity is "sufficiently intact to convey" its association to residential architecture in Phoenix and to community planning and development in Phoenix during the historic period for "an observer." Integrity of association draws strength from exhibited aspects of integrity, particularly design, materials, and workmanship.



Pemberton, Sarah H., House  
Name of Property

Maricopa County, Arizona  
County and State

## 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 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

Pemberton, Sarah H., House  
Name of Property

Maricopa County, Arizona  
County and State

**Areas of Significance**  
(Enter categories from instructions.)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**  
1920  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**  
1920  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**  
(Complete only if Criterion B is marked above.)  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**  
Unknown  
\_\_\_\_\_  
\_\_\_\_\_

Pemberton, Sarah H., House  
Name of Property

Maricopa County, Arizona  
County and State

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Sarah H. Pemberton House is significant under National Register Criterion C at the local level in the area of Architecture as one of the best surviving examples of an American Foursquare residence with Prairie Style characteristics in Phoenix, Arizona. The American Foursquare style is itself rare in the Salt River Valley; only a handful are known to exist and only three that are good examples of the Prairie Style and exhibit excellent architectural integrity, including the Pemberton House. The period of significance is 1920, the year of construction completion.

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

The Sarah H. Pemberton House is a rare local example of an American Foursquare house with Prairie Style characteristics. Typical of many found in other parts of the country, but rare in the Salt River Valley, the House's style and typology are clearly conveyed by numerous features including a boxy, two-story mass; low-pitched hip roof with broad overhangs and central hip dormer; horizontal emphasis in the foundation banding, window sills, and porch wall caps; and a general lack of applied ornamentation, focusing instead on attaining an elegant simplicity of design.

As has been demonstrated in numerous surveys of the Phoenix neighborhoods that developed all or in part between 1900 and 1920, Modern Movement homes (as opposed to Victorian or Period Revival movements) in early 20<sup>th</sup> Century Phoenix overwhelmingly were built in the California Bungalow style. Nationally, and most particularly in the Midwest and plains states, the Prairie Style was more common. The Pemberton House is one of few Foursquare type houses found in Phoenix and one of the three best examples with Prairie Style characteristics.

The other two known American Foursquare residences with Prairie Style characteristics in Phoenix are:

- **134 E. Palm Lane** (1910) – Two story brick mass with rectangular basic form, small wing at back corner. Low pitched hip roof with two hip dormers and one turret dormer. Wrap-around porch on first floor with hip roof and pergola. This is a high-end example, quite large, on a very large landscaped lot.



Pemberton, Sarah H., House

Name of Property

Maricopa County, Arizona

County and State

- **2208 W. Washington St. (1916)** – Two story, wood framed house with clapboard siding. Low pitch hipped roof with hip dormer, closed eaves, and fascia. Full width front porch with hipped roof on square stuccoed piers. As a frame house on a fairly small lot, an economical example.



Other homes of the Foursquare typology (two story, rectangular plan) that were identified in Phoenix include the following:

- **Cisney House, 9<sup>th</sup> St. & McKinley St. (c. 1900)** – Classically detailed 1-1/2 story “Small Foursquare” with high pitch hip roofs
- **Sun Dee Apartments, 3<sup>rd</sup> Ave. & Portland St. (c. 1915)** – Foursquare form, gabled roof with Bungalow detailing



Pemberton, Sarah H., House

Name of Property

Maricopa County, Arizona

County and State

- **1844 N. Palmcroft Dr. (1929) –**  
Foursquare form, Mission style detailing



As this list demonstrates, of the thousands of homes dating to 1900-1920 in Phoenix, a very small proportion fit the Foursquare typology and even fewer (a total of three) are good examples of with Prairie Style characteristics.



*Sarah H. Pemberton House*

Pemberton, Sarah H., House  
Name of Property

Maricopa County, Arizona  
County and State

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## Developmental history/additional historic context information (if appropriate)

### Developmental History of the Sarah H. Pemberton House

Sarah H. Pemberton (née Wiggins. 1851-1931) was the widow of Thomas W. Pemberton, who was President of the Phoenix Light & Fuel Company and Vice President of the Phoenix National Bank before he passed away in 1904. Sarah and Thomas had five children: Eva; Maude Gertrude (who was generally listed in records by her middle name, Gertrude); Thomas W.; Frances; and Harold W. Pemberton.

In 1909, two years after platting of the Evergreen Addition, Sarah Pemberton purchased the north 75 feet of lot 3, block 4, from J. Brown and Mary E. Loring, who were parties to the subdivision. The property was left vacant for the next ten years, while many other properties in the neighborhood, including all of the other residences on the block, were developed. During this time it appears that Sarah H. Pemberton was living alone in the Fontenelle Apartments at 316 W. Roosevelt Street in Phoenix.

In 1920, the Sarah H. Pemberton House was constructed at 1121 N. 2<sup>nd</sup> St. [Prior to construction, the property to the north was listed as 1119 and the property to the south was listed as 1115. The street numbers were apparently adjusted soon after the construction of the Pemberton House, with the property to the north becoming 1125 N. 2<sup>nd</sup> St. by 1923 and 1119 being reassigned to the Pemberton's rear apartment by 1928.] City directories in 1921 initially listed Mrs. Pemberton as the householder and first occupant and list her married son H. W. (Harold) Pemberton as living in the rear. Harold, together with his wife and daughter, only appears to have lived at his mother's property for a few years, however, since there are no co-occupants listed in 1923 and in 1925 shows a boarder, H. F. Todd, in the rear. In 1930, just prior to her death, Sarah Pemberton is listed at the address along with her widowed daughter, Gertrude.

Upon Sarah Pemberton's death in 1931 of chronic myocarditis, the property passed to her five children in equal shares. Maude Gertrude Pemberton Burdsal continued to live in the home with her son Charles Southard Burdsal and his wife, Dorothy. In 1942 the property was sold to A. G. and Bessie M. Pohndorf, and the property first passed out of the Pemberton family. The Pohndorfs soon sold the property to Anne T. Hughes who sold it to James and Celia Webster in 1945. The Websters were to own the property for the following 32 years, through 1976.

The Websters were responsible for one minor alteration to the property, the conversion of the first floor garage to an apartment, which occurred soon after their purchase in 1945.

The Websters held the property until 1977 when it was purchased by Solomon and Rosa Kleiman. The Kleimans sold the property to the Orcutt-Winslow Partnership, an architectural firm, in 1978. The modern mechanical systems were installed and various other minor upgrades were made for office use in 1978. The property passed through several owners from 1980-1989. It was bought and operated from 1989 through 2009 as offices for Statistical Research, an

Pemberton, Sarah H., House  
Name of Property

Maricopa County, Arizona  
County and State

archaeological consulting firm. It has been vacant since 2009 and is currently pending rehabilitation for use as a law office.

### **Historical Context: Development of the Evans-Churchill Area of Phoenix, Arizona 1888-1920**

The following history of the Evans-Churchill Area is extracted from the *Evans-Churchill Survey* and a second survey titled *Historical & Architectural Resources Along the Inner Loop Corridor* prepared by Janus Associates in 1981:

Typical of most western cities, Phoenix developed in an orderly fashion with a central city core that was enlarged by adding quarter sections (160 acres) of land as the population expanded. The Churchill and Evans tracts were two early additions to the original 1870 Phoenix townsite that were developed primarily as residential districts.

In 1888, one of the principals in the Arizona Canal Company, Clark Churchill, surveyed and recorded a quarter-section subdivision on the north side of the original Phoenix townsite. The Churchill Addition was bounded by 11th Street (later named Roosevelt Street) on the north, Van Buren Street on the south, Apache Street (later named 7<sup>th</sup> Street) on the east and Central Avenue on the west.

One year earlier J.T. Simms had surveyed the quarter-section immediately north of the Churchill Addition. The plat map filed in 1887 for Central Place (later renamed the Evans Addition) covered an area bounded by 16th Street (later named McDowell Road) on the north, 11th Street (later named Roosevelt Street) on the south, Apache Street (later named 7th Street) on the east and Central Avenue on the west. Simms was a wealthy farmer who raised fruit and cattle on his ranch one-half mile north of the town limits. The J.W. Evans Real Estate Company acted as broker for the addition.

Both Simms and Churchill lived in their additions, Simms occupying a house in Central Place and Churchill residing in a large brick mansion on Van Buren Street. Otherwise, their subdivisions had little in common. The Churchill Addition was immediately divided into residential lots, most of which were 50 by 140 feet, and its initial street plan corresponded with that of the adjacent townsite. Central Place was divided into much larger lots—200 by 245 feet and 200 by 310 feet—for sale to developers. It was divided into residential lots piecemeal over the next 40-odd years, and its streets were later renamed to correspond with others in the city.

Phoenix was confined to its original townsite in part by territorial law, which prevented Arizona cities from expanding their corporate limits. When the legislature finally authorized municipal expansions in 1893, Phoenix responded by annexing an area south of the original townsite later that year. Between 1893 and 1900, Phoenix undertook a modest annexation campaign, enlarging its incorporated area to just over two square miles. On February 27, 1895, the Churchill Addition became the second subdivision to be annexed by the city.

With the annexation of the Churchill Addition, residents began building new houses there. By 1897, about 45 families called the addition home. They were served by the recently constructed

Pemberton, Sarah H., House  
Name of Property

Maricopa County, Arizona  
County and State

St. Joseph's Hospital and by the new high school which had been established in Churchill's mansion on Van Buren Street. Within the next ten years, the addition's population mushroomed to nearly three hundred families. Most of the residents were blue-collar workers, but along Central Avenue several prominent citizens built substantial houses.

While the Churchill Addition grew rapidly, the Evans Addition remained largely vacant. In fact, the 1905-06 city directory indicates that not one resident lived within the addition's boundaries. The tract remained vacant in part because title to the land had been challenged in 1887, with the territorial courts ruling in favor of the challengers and revoking earlier ownership of the land. By 1907, however, the Evans Addition began to fill in as a residential neighborhood. This addition became the home of many of Phoenix's more wealthy residents who could afford the \$2,000 to \$5,000 price tags on homes there.

When the streetcar system undertook its first major expansion, in 1895, it did so through the heart of the Churchill Addition. The Brill line, as the route was called, was initially proposed by the Northern Addition Railway Company, in which Clark Churchill was an investor, but the Depression of 1893 brought the project to a standstill. In 1895, Churchill and the other four promoters of the line offered to transfer their franchise to the Phoenix City Railway Company if the latter would finish building the line. In September 1895, the Brill line was completed. Its route followed 1st Street north to Pierce, Pierce east to 10th Street, and 10th north to McDowell Road.

The Evans Addition did not receive streetcar service until 1900, when the second major expansion of the system occurred. Plans for the Indian School line were announced in November 1900 and construction was completed less than two months later. The Indian School line, which was the first to be built by the Phoenix Railway Company using subsidies from property owners, followed 1st Street north to Roosevelt, Roosevelt east to 3rd Street, and 3rd Street north to the school, thus providing service not only to the Evans Addition but also to the Churchill tract.

Until 1900, the Evans Addition had seen only limited development. Lots were advertised in 1887, the year the addition was first platted, at prices ranging from \$450 to \$500. The first subdivision was recorded in 1892, when two lots were replatted as the Broadway Addition. In 1900, the entire tract was renamed the Evans Addition (though the older name continued to be used on most maps) and the street names were changed. The addition also had new owners, for the plat was filed not by Simms but by Lloyd Christy, a prominent Phoenix banker who was elected mayor in 1909, and his wife Mary Emma Christy. J.W. Evans' realty company, now known as Evans Loan and Investment Company, continued as the addition's broker.

Development of the Evans Addition continued to proceed slowly. In 1900, the lot sizes remained large, and less than a quarter of the lots had been sold. The first major subdivision in the addition occurred in 1907, when Evergreen Place was created out of the blocks surrounded by Westmoreland (later known as Moreland), 3rd Street, Roosevelt and Central. Marketed by the Greene & Griffin Real Estate Company, Evergreen Place was promoted as having the "highest of restrictions," i.e., a \$1,500 minimum cost for houses, yet it offered the convenience of the streetcar line located along the south and east sides of the subdivision. All of the streets in the subdivision were graded and graveled and water was piped to every lot. Evergreen trees and



Pemberton, Sarah H., House

Name of Property

Maricopa County, Arizona

County and State

palms were planted on all of the streets. Building began in 1907 and continued through the next decade. By January of 1909, 32 new houses had been built.

In March 1909, the East Evergreen subdivision was platted; it encompassed the eastern half of the Evans Addition and was bounded by 3rd Street, McDowell, 7th Street and Roosevelt. Advertisements for the subdivision again emphasized closeness to the streetcar line; even the lots were turned to face north and south for easier access to the line. Building restrictions were set at \$2,000, with all of the houses set back 35 feet from the property line. Trees were planted, streets graded, and concrete walks installed.

In 1908 and 1909 the Evans Addition was annexed by the city, albeit in two parts. The first parcel, bounded by McDowell, 3rd Street, Roosevelt and Central, was annexed on November 30, 1908. The second parcel, which was coterminous with the East Evergreen subdivision, was annexed on March 24, 1909. By the 1920s, the Churchill and Evans Additions were essentially occupied.

#### **Architectural Context:**

#### **House Forms and Stylistic Trends of Early 20<sup>th</sup> Century Residential Architecture in Phoenix, Arizona**

The American Foursquare house form is a vernacular style of residential construction characterized by a rectangular two story mass, usually appearing with a pyramidal roof with front facing dormer, and with a full width front porch. The Foursquare has been classified by historians in a number of ways. The *Field Guide to American Houses* (McAlester, 2013) identifies homes of this general shape as a National Folk style of Pyramidal form, which could appear unadorned or be provided with characteristics of myriad other styles. Alan Gowans, in *The Comfortable House* (1986) gave the form its own category, the Foursquare. Today the American Foursquare terminology has become widely accepted to define this architectural style.

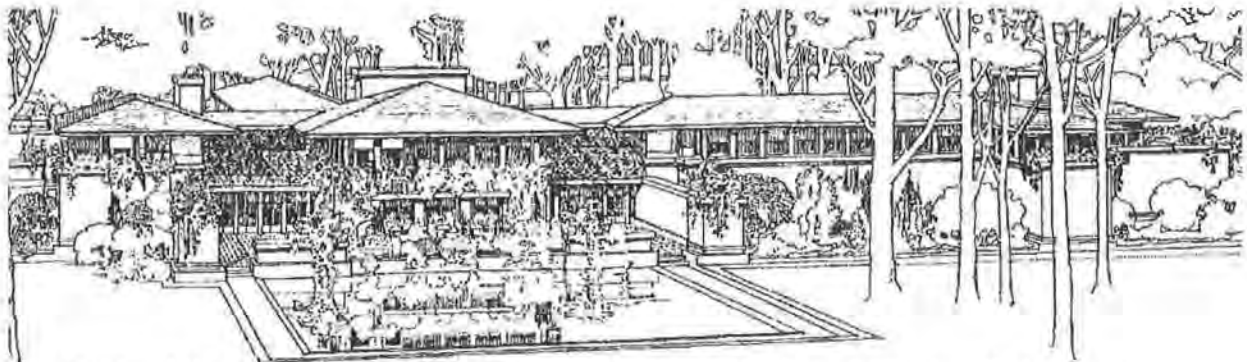


*Bottom Left: Typical Foursquare home, Mill run, PA. Bottom Right: Aladdin "Spokane" model, a Prairie Style Foursquare*

Pemberton, Sarah H., House  
Name of Property

Maricopa County, Arizona  
County and State

Gowans (op. cit.) identified the existence of three post-Victorian house forms that evolved to fill the new suburban neighborhoods of the early 20<sup>th</sup> century: the bungalow, the homestead temple-house, and the foursquare. Bungalows were typically low, usually one-story homes without a basement, with a sweeping front veranda roof and featuring an interpenetration of inner and outer space (usually at the porch). The homestead temple-house was the product of neoclassical thinking emphasizing symmetrical verticality; usually two story, with a front facing gable roof and often appearing with a full width front porch, one or two story, supported on columns emulating a classical portico. While similar to the temple-house, the foursquare (as described above) emphasized horizontality and massiveness rather than verticality, and is often associated with the Prairie Style, with its horizontal lines and low, hipped roofs.



*Frank Lloyd Wright's Coonley House, Riverside, Ill., The ultimate Prairie Style house.*

Of the three house typologies identified above, it is clear that in Phoenix, the bungalow form won out. The vast majority of surviving homes built between the turn of the century and the Great Depression are compact, one-story homes on fairly small lots, usually with front porches or (after World War I) open terraces. Larger, two-story homes of the period have also become rarer outside of a few enclaves such as Encanto and the Phoenix Country Club; before the war the homes of the wealthy were often built on major thoroughfares such as the Central Avenue "Millionaires Row," dooming many to the wrecking ball as these areas were redeveloped commercially. Stylistically, Craftsman-influenced California Bungalows dominated from about 1910 through the early 1920s, with various Period Revival styles (predominantly Spanish Colonial Revival and Tudor Revival) waxing after World War I and continuing through to World War II. Prairie Style homes, while raging in the Midwest U.S. in the first two decades of the century, barely registered in the Salt River Valley with only a handful of good examples known.

Pemberton, Sarah H., House  
Name of Property

Maricopa County, Arizona  
County and State

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## 9. Major Bibliographical References

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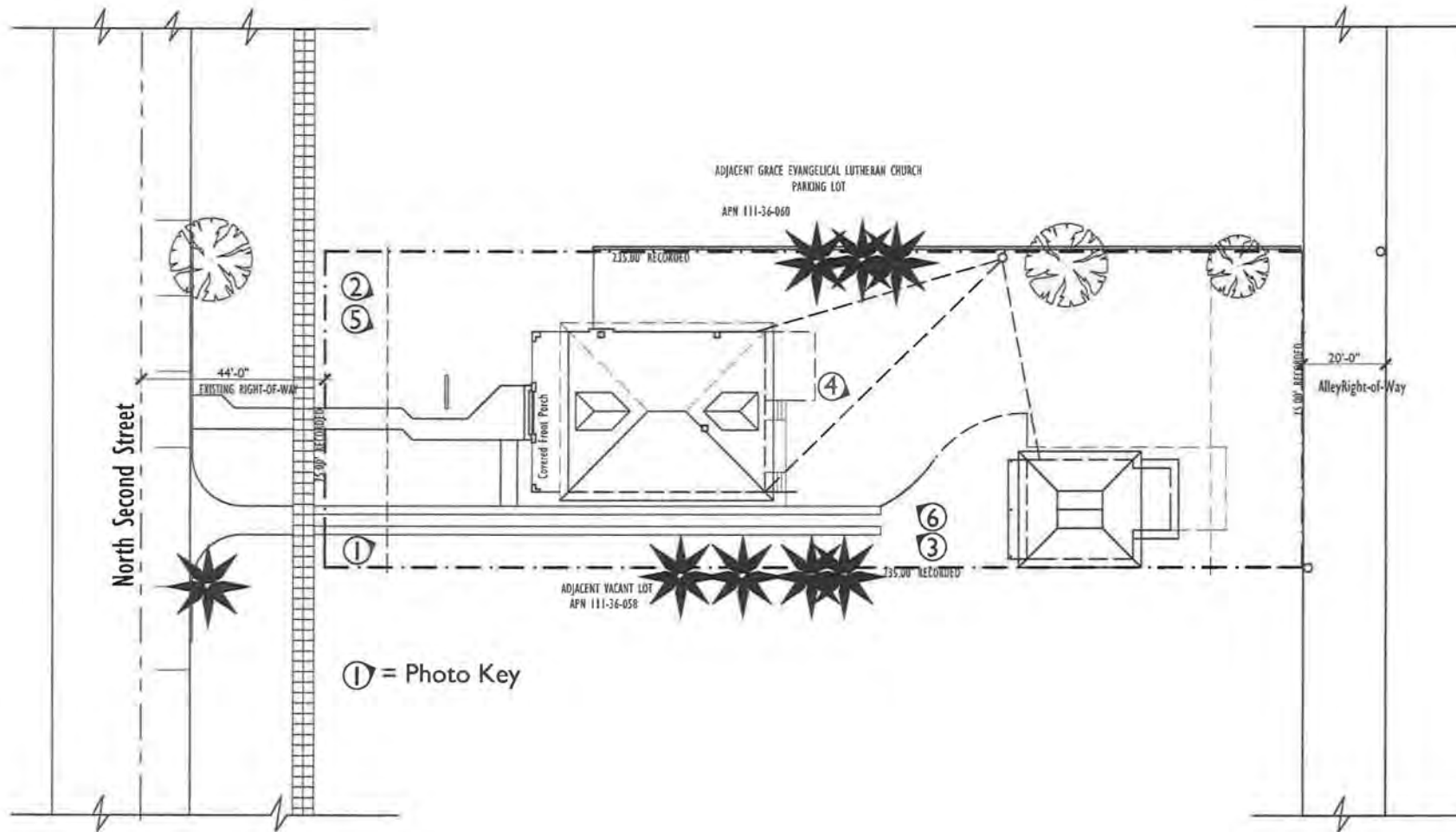
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### Previous documentation on file (NPS):

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

### Primary location of additional data:

- State Historic Preservation Office
- Other State agency



# Site Plan

Scale 1" = 40'



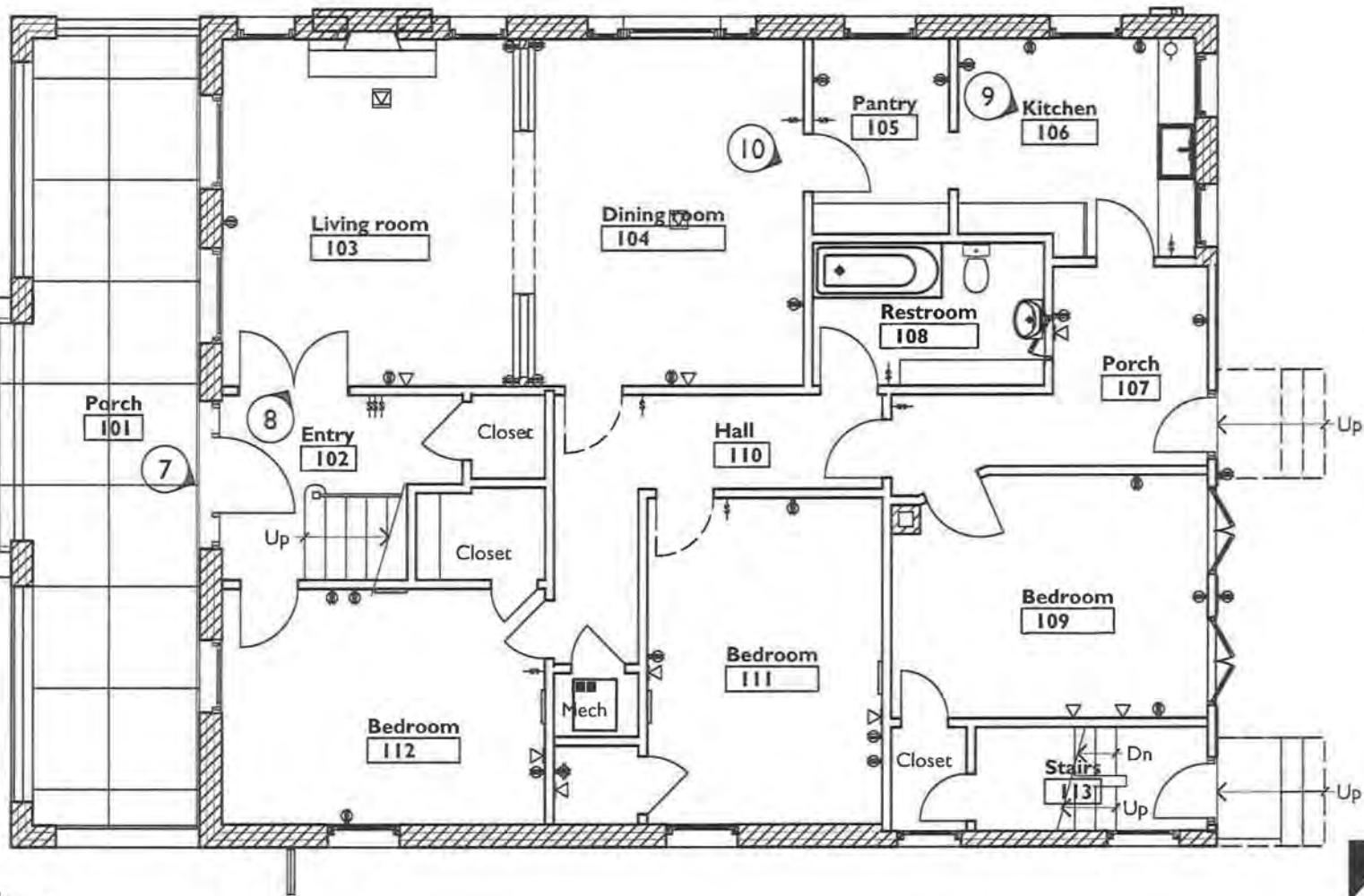
## Sarah H. Pemberton House

Phoenix, Maricopa County, Arizona

**MOTLEY**  
Design Group, LLC  
Architecture - Historic Preservation - Planning - Landscape Design

Schematic - Not for Construction Use  
VERSION DATE: 4/9/2013      PRINTED ON: 7/12/2017

1114 NW Grand Avenue Phoenix AZ 85007  
602.254.5599 motleydesigngroup.com



# First Floor Plan

Scale 1/8" = 1'



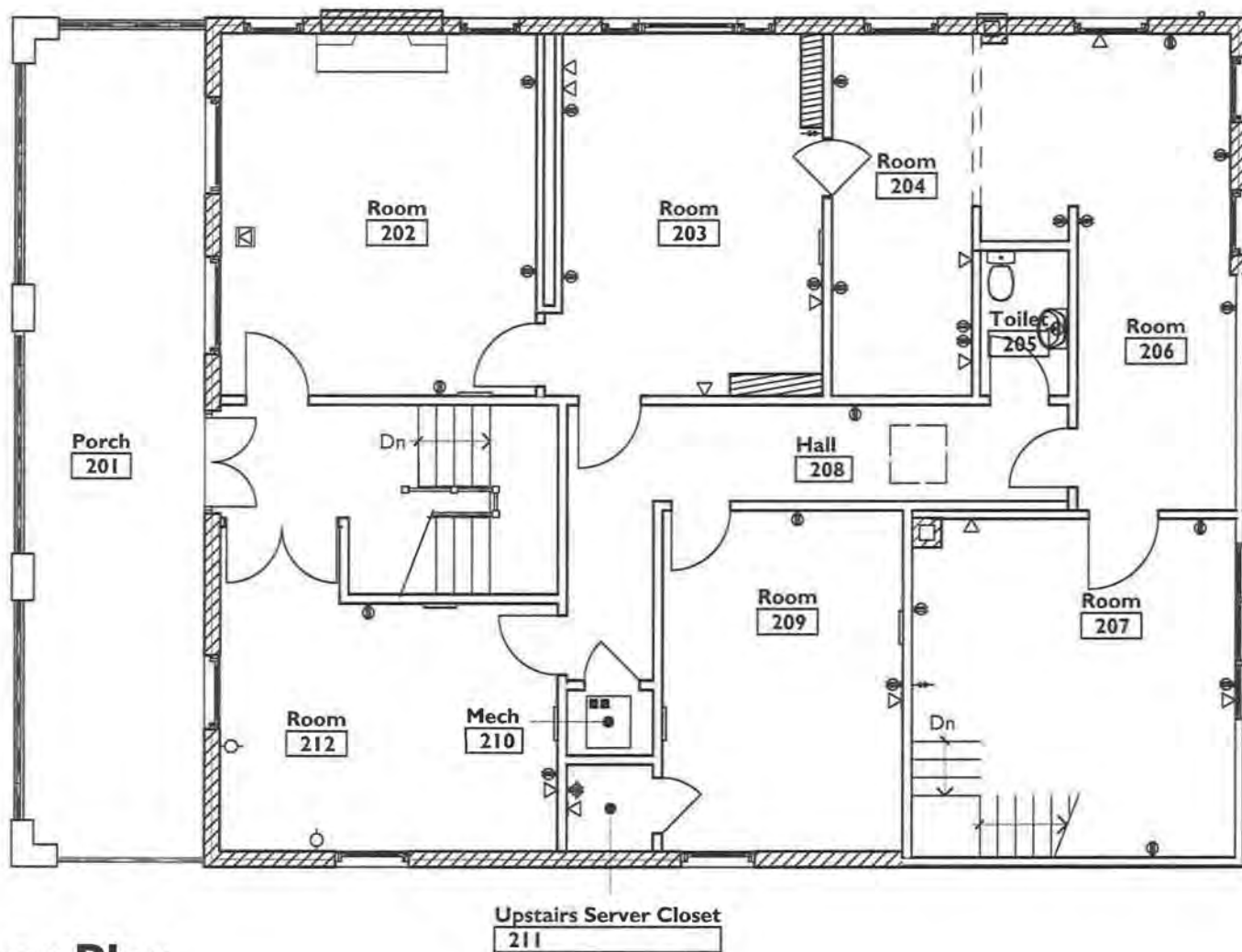
## Sarah H. Pemberton House

Phoenix, Maricopa County, Arizona

**MCD**  
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## Second Floor Plan

Scale 1/8" = 1'



# Sarah H. Pemberton House

Phoenix, Maricopa County, Arizona



Design Group, LLC

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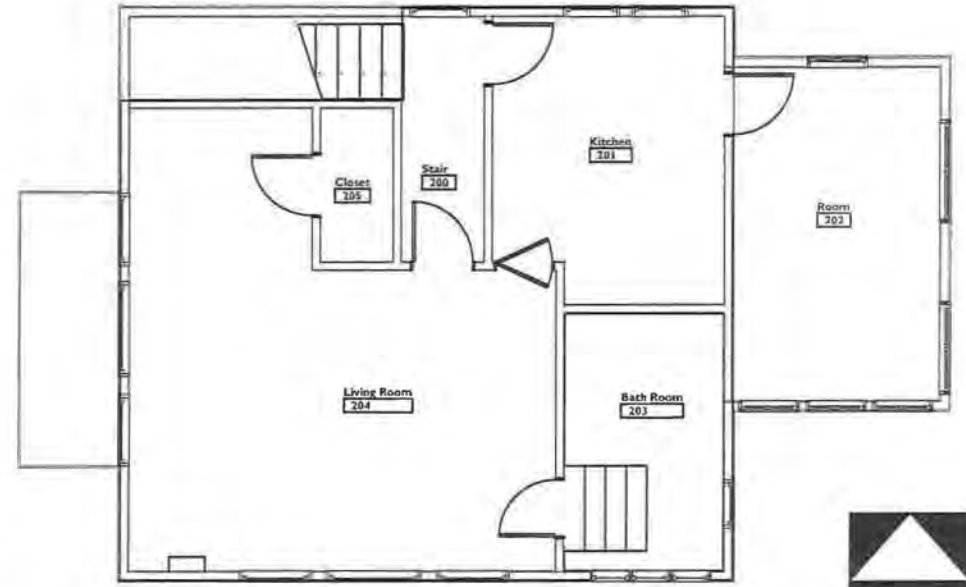
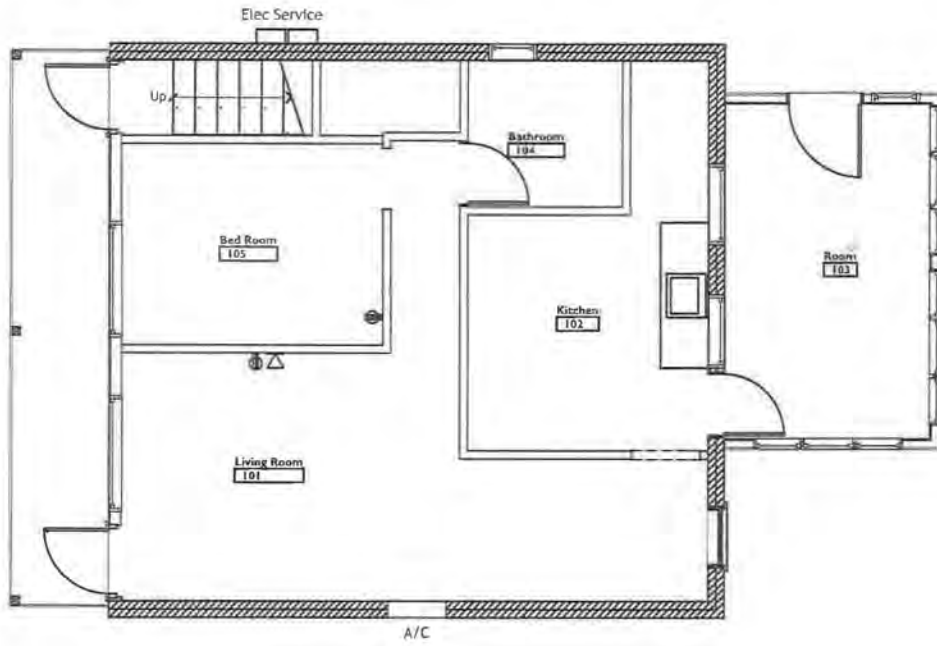
Schematic - Not for Construction Use

VERSION DATE: 4/9/2013

PRINTED ON: 7/12/2017

# Garage/Apartment First Floor Plan

Scale 1/8" = 1'



# Garage/Apartment Second Floor Plan

Scale 1/8" = 1'

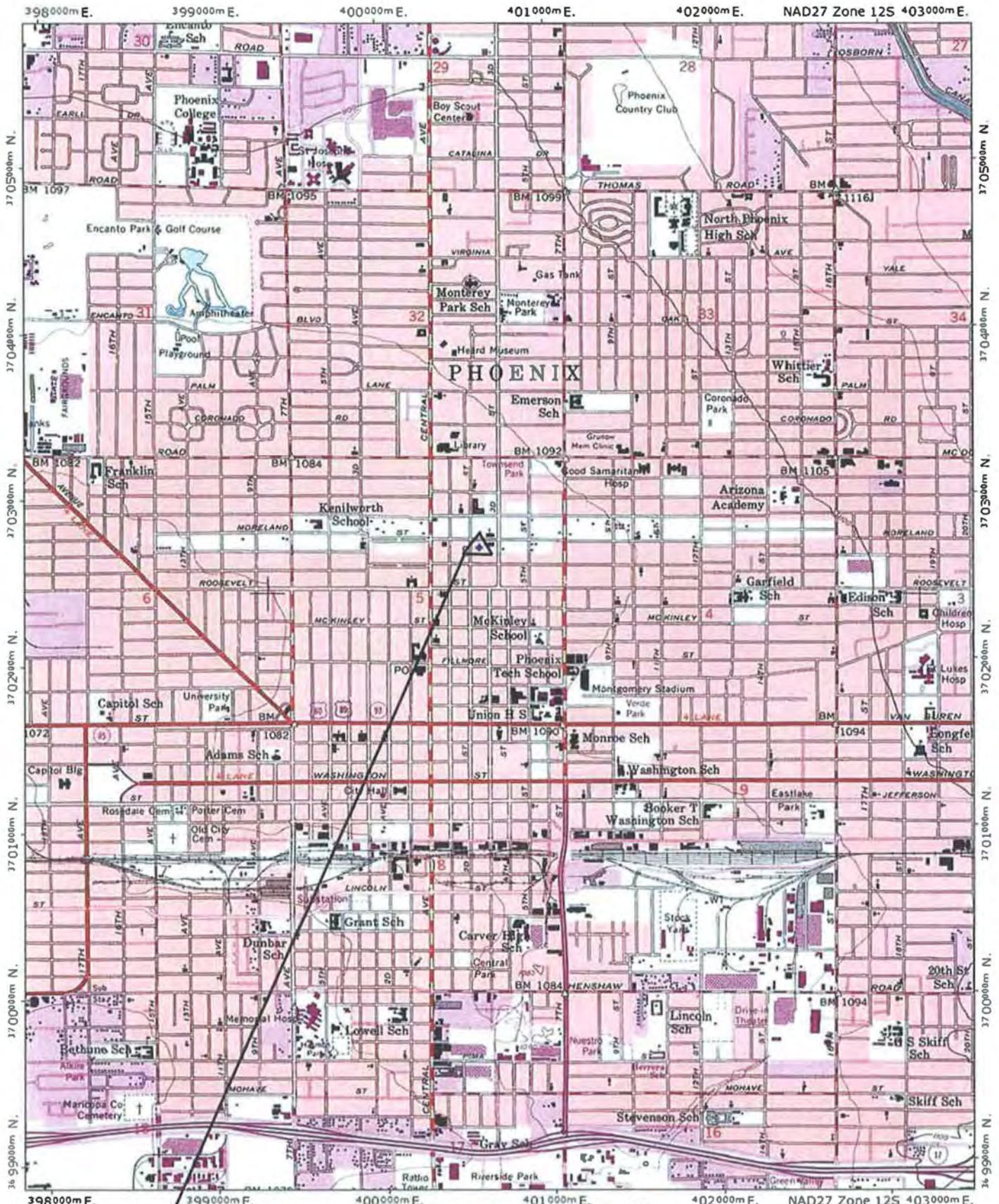


**Sarah H. Pemberton House**  
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**MCGNE**  
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**Sarah H. Pemberton House**  
 Maricopa County, Arizona

UTM: Z12 / 400580E / 3702695N





NO TRESPASSING  
NO LOITERING  
NO VANDALISM  
NO DRUGS  
NO ALCOHOL  
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St. Stephen's  
Reception Center









UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 7/21/2017      Date of Pending List: 8/16/2017      Date of 16th Day: 8/31/2017      Date of 45th Day: 9/5/2017      Date of Weekly List: 9/7/2017

Reference number:

Nominator:

Reason For Review:

Accept       Return       Reject      9/5/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Edson Beall      Discipline Historian

Telephone \_\_\_\_\_      Date \_\_\_\_\_

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

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

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



**DATE: July 19, 2017**

**TO:**

**Edson Beall  
National Register of Historic Places  
1849 C Street NW, Mail Stop 7228  
Washington D.C. 20240**

**FROM:**

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

**National Register Nomination:**

**Pemberton, Sarah H., House  
Phoenix, Maricopa County, Arizona**

**Accompanying documentation for this National Register nomination is enclosed, as required. Should you have any questions or concerns please contact me at [wcollins@azstateparks.gov](mailto:wcollins@azstateparks.gov) or 602.542.7159.**