

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 an item does not apply to the property being nominated, 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 59<sup>th</sup> Avenue Residential Historic District

other name/site number \_\_\_\_\_

2. Location

street & number: West side 59<sup>th</sup> Avenue between Orangewood Ave. & Frier Dr. N/A not for publication  
city/town: Glendale N/A vicinity  
state: Arizona code: AZ county: Maricopa code: 013 zip code: 85301

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. Gorman ARIZONA STATE PARK 20 JULY 2006  
Signature of certifying official Date

ARIZONA STATE PARK  
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 9.6.06  
Signature of the Keeper Date of Action

**5. Classification**

**Ownership of Property Category of Property**

(Check as many boxes as apply)

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

(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	
8	3	buildings
1	0	sites
1	0	structures
0	0	objects
10	3	Total

**Name of related multiple property listing**

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

N/A

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC/Single Dwelling

**Current Functions**

(Enter categories from instructions)

DOMESTIC/Single Dwelling

**7. Description**

**Architectural Classification**

Bungalow/Craftsman

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals

Ranch

**Materials**

(Enter categories from instructions)

foundation Concrete

walls Brick

roof Asphalt Shingle

other Stone (Cobbles)

Wood

**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.)

Property is:

- 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.

**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 sheets.)

**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 # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

Community Planning and Development

Architecture

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1895-1955

\_\_\_\_\_

\_\_\_\_\_

**Significant Dates**

1895

\_\_\_\_\_

\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

\_\_\_\_\_

\_\_\_\_\_

**Architect/Builder**

\_\_\_\_\_

\_\_\_\_\_

**Primary Location of Additional Data:**

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other

Name of Repository:

City of Glendale Planning Department

**10. Geographical Data**

**Acreage of Property** 9.8 acres

**UTM References**

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	
1	<u>12</u>	<u>389751</u>	<u>3712635</u>	3	<u>12</u>	<u>389930</u>	<u>3712243</u>
2	<u>12</u>	<u>389930</u>	<u>3712635</u>	4	<u>12</u>	<u>389882</u>	<u>3712243</u>

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 Robert Graham, AIA / Douglas Kupel

organization Metropolis Design Group LLC date June, 2005

street & number 2601 N. 3<sup>rd</sup> St. #308 telephone (602) 274-9777

city or town Phoenix state: AZ zip code 85004

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

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

A **sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **Black and White photographs** of the property.

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

**Property Owner**

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

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instruction, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

(8-86)

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

59th Avenue Residential Historic District  
Maricopa County, AZ

Section Number 7 Page 1

## NARRATIVE DESCRIPTION

### SUMMARY

The 59<sup>th</sup> Avenue Residential Historic District is a small district comprised primarily of eleven adjacent single family homes on the west side of 59<sup>th</sup> Avenue south of Northern Avenue in Glendale, Arizona. The district is visually unified by a signature line of palm trees that extends along the street for approximately one third of the district's length. While the palms date to 1895, the homes were built between 1923 and 1971 with all but two completed by 1955. The homes architecturally represent the broad range of styles that evolved through this period. The district strongly represents a pattern of development dependent on lot splits as opposed to platted subdivisions that was common in the rural areas outside of central Glendale. The district has had only minor integrity impacts from demolition and new construction since the close of its period of significance.

### DESCRIPTION

The 59th Avenue Residential Historic District is located in Glendale, Arizona, a suburb on the northwest side of Phoenix in the central part of the state. The district consists of parts of Blocks 9 and 16 of Hadsell's Addition to Glendale. Hadsell's Addition was platted in 1892, the same year as the original town plat of Glendale. The district consists of a single row of homes along the west side of 59<sup>th</sup> Avenue that are platted on lands that were split from the original Hadsell's Addition blocks. Only one property was subsequently re-subdivided, 7508 N. 59<sup>th</sup> Avenue, which is platted on lots 1 thru 3 of the Sexton-Smith Subdivision. Sexton-Smith was a re-subdivision of the east half of Block 16 and was platted in 1951.

The district occupies the west side of 59<sup>th</sup> Avenue, one of Glendale's busiest automobile thoroughfares, for about one quarter mile. The most distinctive visual feature of the historic district is a long line of mature California Fan Palms (*Washingtonia Filifera*) planted along the street. These trees serve to unify and link together a number of properties with distinct architectural styles. The palm row includes 37 trees, most of them more or less evenly spaced at about 20-foot intervals along the south end of the district, about ten feet back from the 59<sup>th</sup> Avenue curb line. They were originally planted adjacent to an open irrigation ditch. The irrigation water now runs in a pipe underground and is not apparent on the surface. The palms were planted sometime after 1895. In 2006, at an age of approximately 110 years, they have achieved a height of about 80 feet. The row was partially extended with four additional trees in front of the three lots at the northern end of its original extent. These trees are a little smaller and less regularly spaced than the originals. The row apparently never extended to the three additional lots at the north end of the district. Nevertheless, the streetscape view with the line of palms is important in defining the district character, by unifying an eclectic group of homes.

The character of the district is decidedly rural in comparison with its later, urban surroundings. Because the area developed outside the typical suburban subdivision patterns, it has more of an irregular, ad-hoc appearance. The lots are generally well landscaped, with mature trees and shrubs. Homes are typically set back from the street thirty to fifty feet and are spaced out as opposed to being close together.

The homes represent a cross section of styles popular between 1923 and 1955, including examples of the Bungalow Style, Spanish Colonial Revival, Tudor Revival, Colonial Revival, and Ranch styles. These examples do not occur in any particular pattern or concentration.

The south end of the district is anchored by a large Ranch style home constructed in 1952. At the time of its construction, newspapers hailed it as the most expensive in Glendale. The home is presented with the broad side to 59<sup>th</sup> Avenue, typical of the Ranch style. Other particularly notable homes include the Truesdale House at 7550 N. 59<sup>th</sup> Avenue, an unusual (for Arizona) Colonial Revival home; the Sobey House at 7614 N. 59<sup>th</sup> Avenue, an outstanding example of the Spanish Colonial Revival style; and the Bungalow-inspired Link Colvin house at 7714 N. 59<sup>th</sup> Avenue, a distinctive home built of river cobbles and volcanic stone that terminates the north end of the district.

Two cobblestone piers are found along the street near the north end of the district, in front of 7706 N. 59<sup>th</sup> Avenue. The piers are each about eight feet high and four feet square in plan. They are placed approximately twenty feet apart

(8-86)

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

59th Avenue Residential Historic District  
Maricopa County, AZ

Section Number 7 Page 2

and flank the entry drive to the lot. They are perceived as a single structure composed of two parts and so have been counted as one structure. The home presently on the site was built in 1971. The piers, constructed in 1941, represent an earlier development of the site and despite the intrusive modern house remain an important visual feature of the historic district.

CONTRIBUTING ELEMENTS	Year Built	Style or Description
7508 N. 59 <sup>th</sup> Ave.	1952	Ranch
7520 N. 59 <sup>th</sup> Ave.	1955	Ranch
7528 N. 59 <sup>th</sup> Ave.	1930	English Cottage Revival
7534 N. 59 <sup>th</sup> Ave.	1923	Bungalow influence
7550 N. 59 <sup>th</sup> Ave.	1935	Colonial Revival
7602 N. 59 <sup>th</sup> Ave.	1943	National Folk
7614 N. 59 <sup>th</sup> Ave.	1930	Spanish Colonial Revival
7714 N. 59 <sup>th</sup> Ave.	c. 1925	Bungalow
Stone Piers (structure)	1941	Cobblestone Piers
Palm Row (site)	c. 1895-1935*	California Fan Palms

NONCONTRIBUTING ELEMENTS	Year Built	Reason for Status
7540 N. 59 <sup>th</sup> Ave.	1963	Outside period of significance
7604 N. 59 <sup>th</sup> Ave.	1929	Loss of integrity
7706 N. 59 <sup>th</sup> Ave.	1971	Outside period of significance

\* The palms were planted over a span of time starting in 1895.

(8-86)

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

59th Avenue Residential Historic District  
Maricopa County, AZ

Section Number 8 Page 3

## NARRATIVE STATEMENT OF SIGNIFICANCE

### SUMMARY

The 59th Avenue Residential Historic District is considered significant under National Register criterion "A" for its association with community development in Glendale. Community development significance is described by the historic context "Residential Development in Glendale, 1895-1955." The historic district is also considered significant under National Register criterion "C" as being representative of architectural styles dominant in Glendale. These styles start with bungalow styles during the twenties and extend to ranch styles in the post-WWII era. Architectural significance is described by the historic context "Residential Architecture in Glendale, 1910-1955." The period of significance for the 59th Avenue Residential Historic District starts in 1895 when Isaac Eyer planted the distinctive row of palm trees and ends in 1955 when the last home on an available space was constructed.

### HISTORICAL CONTEXT STATEMENTS

#### Residential Development in Glendale, Arizona, 1895-1955

The official founding of Glendale begins in November of 1892, when the community got its start with the platting of Hadsell's Addition to Glendale. This land, almost a full section subdivided into twenty acre lots, was planned by B.A. Hadsell, founder of the Glendale Temperance Colony. The 59th Avenue Residential Historic District is located in Blocks 9 and 16 of Hadsell's Addition. The significance for the district begins in 1895 when Isaac Eyer purchased his property and planted the row of palm trees. The 59th Avenue Residential Historic District contains several examples of properties that were developed from the original 20-acre blocks of the Hadsell's Addition as a result of lot splits. As such, the district is significant as an example of this form of community development.

The completion of the Arizona Canal in 1885 opened many thousands of acres in the northern Salt River Valley to homesteading. In order to develop these lands, local pioneer W.J. Murphy, along with William Christy and Clark Churchill, organized the Arizona Improvement Company in 1887. The improvement company provided water and land to the settlers. Some of the early homesteaders in the Glendale area included Sam Stout, John Issacs, A.J. Straw, W.T. Hanna, James McMillan, William H. Bartlett and Samuel C. Bartlett. The Arizona Improvement Company owned and controlled many more thousands of acres.

Murphy realized that the success of the Arizona Improvement Company depended on more than just a handful of large landowners. As early as 1884, Murphy encouraged Chicago temperance colonizer B.A. Hadsell to visit the Salt River Valley and investigate the possibilities for settlement. Murphy offered Hadsell generous terms to found a colony, to be called Glendale. Hadsell visited the area, but found it a bit too desolate for his liking. He went on to California instead, establishing the colony of Covina near Los Angeles.

Glendale still needed some additional amenities to make it attractive to settlers. The first of these came in 1887, when Murphy announced the construction of Grand Avenue. This eighteen mile road, constructed at a diagonal against the grid pattern of township and range lines in the Valley, originated in downtown Phoenix and extended to the northwest. Murphy completed Grand Avenue in 1888. He planned the highway to accommodate a second amenity for Glendale, a railroad. In 1891, prominent businessman Frank Murphy organized the Santa Fe, Prescott & Phoenix Railway (SF, P&P) to link the territorial capitol at Phoenix with northern Arizona's transcontinental railroad at Ash Fork, passing through Prescott along the way. W.J. Murphy, familiar with Frank Murphy's plans (no relation), constructed Grand Avenue with a sufficient width to accommodate the railroad right-of-way.

With the transportation improvements in place, Murphy resumed courting potential townsite developers. In 1891 he renewed discussions with Hadsell. Hadsell had returned to Chicago after his California colonizing expedition seven years earlier, and now felt the time was right to launch a new colony. Hadsell arrived in Phoenix in November of 1891, and this time the lure of Murphy's improvements made a lasting impression on him. Hadsell selected almost an entire section of land for the colony, with the junction of today's Northern Avenue and 67th Avenue at its northwest corner. In February of 1892, Hadsell filed the plat of Hadsell's Addition to Glendale with the Maricopa County Recorder. Hadsell

(8-86)

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

59th Avenue Residential Historic District  
Maricopa County, AZ

Section Number 8 Page 4

received help with his subdivision plan from the Arizona Improvement Company and its associated New England Land Company, as well as wealthy Chicago investor George W. Kretzinger.

The official founding of Glendale is listed as 1892 because of the platting of Hadsell's Addition. Murphy had actually prepared a townsite plat for Glendale earlier, but hesitated to file it without a firm market. Hadsell's arrival with his colony of German Reformed Baptists of the River Brethren branch eliminated the need for caution. In November of 1892, the New England Land Company, an Arizona Improvement Company affiliate, platted the Glendale Townsite south and east of Hadsell's Addition.

The first families arrived in the spring of 1892 and quickly settled on the large twenty-acre lots of Hadsell's Addition. Early colonists included Newton D. Hadsell, S.B. Stoner, N.T. Franklin, M.M. and J.J. Byers, and O.A. Pennoyer. Second and third waves of colonists arrived in 1893 and 1894. These included Peter Forney, J.W. Forney, J.L. Betz, Isaac E. Thayer, A.B. Laughlin, and J.B. Doner. By 1895, approximately seventy families joined the temperance colony at Glendale. Their religious beliefs precluded the sale of intoxicating liquors in the community. These ideals attracted others to a peaceful and orderly community.

The completion of the SF, P&P railroad through Glendale opened up the colony to the larger community of the Salt River Valley. The railroad constructed an ice house and depot in Glendale. The completion of the railroad necessitated some changes in the original townsite plat, and in February of 1895 Chicago investor and large Glendale land owner George W. Kretzinger re-platted a portion of the original townsite. The Amended Plat of Glendale included a central park with small business lots surrounding it and a Market Street to accommodate businesses associated with the railroad.

The completion of the railroad and the associated re-platting of the central portion of the town led to new development in the community. The focus of the business community shifted to Washington Street in the vicinity of the park. By 1895 the population of Glendale reached 300. Its residents opened the Glendale elementary school in that year, giving the community a sense of stability and permanence. In 1896, the New England Land Company platted the Woodford Addition to Glendale, further evidence of the need to provide housing for new residents.

A typical example of the River Brethren that came to Glendale was the Eyer family. Patriarch of the clan was Johnson Eyer, a native of Holland born about 1826. He eventually settled in Toronto, Canada, after coming to North America. Johnson and wife Catherine Eyer (born ca. 1828) had several children in Canada in the 1850s. A farmer, Johnson Eyer moved his family to Brown County, Kansas, to the town of Hamlin in 1873.

By 1880 the older Eyer children had begun to leave the nest. One of these was Jesse Eyer (born in Canada in 1858), who had met and married Ina Elizabeth Kirk in Kansas. Ina was a native of Illinois, born in 1860. The couple traveled to Arizona and settled in Tempe. A number of the other Eyer boys also married Kirk sisters, daughters of William H. Kirk and wife Ann who settled Hamlin, Kansas.

With the founding of Glendale after 1892, several members of the Eyer family passed through the town, some staying longer than others. These were sons and daughters of John Eyer and thus were brothers and sisters to Jesse Eyer, first of the family to Arizona. The Eyers were members of the River Brethren Church.

Most significant among these was Isaac Eyer, who had married Ella May Stauffer in Kansas. Ella was the oldest daughter of John and Mary Stauffer. John Wesley Stauffer was the patriarch of another River Brethren family that had come with the original wave of colonists in 1892. Son Charles Albert Stauffer went on to prominence as the owner of the *Arizona Republic* and *Phoenix Gazette* newspapers. Isaac and Ella Eyer arrived in Glendale in 1891, preparing for the rest of the family to join them. John and Mary Stauffer arrived in Arizona in February of 1892. On January 29, 1897, the Stauffers purchased a forty-acre parcel from the New England Land Company just to the north of Hadsell's Addition. The Stauffers constructed a home on this parcel, located at what is today the northwest corner of Northern and 59<sup>th</sup> Avenue.

Isaac and Ella May Eyer had several children in Arizona, including Harold Raymond (b. 1894), John Paul (b. 1899), Kathryn (b. 1903), and Lewis (unk.). The Isaac Eyer family did not stay in Arizona long. They joined the exodus of other River Brethren families that moved to Upland, California, in the wake of the great drought in Arizona around the



(8-86)

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

59th Avenue Residential Historic District  
Maricopa County, AZ

Section Number 8 Page 5

turn of the twentieth century. Ella May died in 1927 and Isaac died in 1938, both in Upland, California.

Isaac Eyer is significant to the 59th Avenue Residential Historic District because he planted the row of fan palms along his property on North Central Avenue. On June 29, 1895, Isaac Eyer purchased all of Block 16 of Hadsell's Addition from the New England Land Company. Eyer paid \$689.43 for the twenty-acre parcel. Like other purchasers of land in the Hadsell's Addition from the New England Land Company, Eyer agreed that "no intoxicating liquors of any kind, distilled or fermented, shall be manufactured, sold or otherwise disposed of . . . in or upon the premises." Eyer constructed a house on the northwest corner of what is today Orangewood and 59<sup>th</sup> Avenue. This house was later demolished.

Soon after purchasing the property in 1895 and constructing his home, Eyer planted the line of fan palms along the east lot line of his twenty-acre parcel. This line fronted North Central Avenue in Glendale. Sylvia Laughlin, granddaughter of John Wesley Stauffer, recalled in a 1977 interview that her father, Charles Albert Stauffer, contributed to the tree planting project of his uncle Isaac Eyer. According to the family history, the reason the trees are not precisely spaced was that Charles Stauffer was in too much of a hurry to measure the spaces evenly.

A number of other Eyer family members passed through Arizona, but few remained for long. None left a mark on Glendale as prominent as the line of trees along Isaac Eyer's property. Most members of the Eyer family ended up in California. The only branch of the family to remain in Arizona was that of Jesse and Ina Eyer. Both died in Arizona (1924 and 1925, respectively). One son, Victor (b. 1895) stayed in Arizona and raised a family. Three other children went on to California.

Natural forces tested the staying power of Glendale residents, not just the Eyers. A flood in 1895 washed out the headgates of the Arizona Canal, sending a wave of water down the canal which inundated Glendale. In 1897 a three-year drought began, leaving farmers with insufficient water to irrigate their crops. The drought spurred area farmers to organize the Salt River Valley Water Users Association in 1903, which lobbied for the construction of a dam on the Salt River to store flood water so that it could be saved and released gradually during dry periods for irrigation. The lack of a stable water supply hampered Glendale development efforts during the first few years of the twentieth century.

In 1905, the Federal government began construction of Roosevelt Dam on the Salt River, the first step in returning agricultural prosperity to the Salt River Valley. This massive government investment convinced others that the Glendale area would grow and prosper in the future. In 1903, Murphy and others had organized the Arizona Sugar Company with backing from Michigan investors. They planned to plant sugar beets, which would then be processed in a Glendale factory. Construction of the factory began in 1903, but financial difficulties forced a delay. Reorganized as the Southwestern Sugar and Land Company, the firm completed the factory in 1906.

The completion of the sugar beet factory and the continuing construction of Roosevelt Dam led to a spirit of optimism and energy in Glendale starting in 1907. The community experienced an influx of labor to work in the sugar factory and in the surrounding fields. Investors platted several subdivisions during this period to accommodate the demand for additional residential housing. In July of 1908, the Glendale Land Company platted the Orchard Addition. In December, the same company platted the Park Addition. In April of 1909, the Southwestern Sugar and Land Company platted the Sugar Addition to provide housing for their workers. The Glendale Land Company platted a third subdivision in 1910, Park Place, followed by its Ranch del Higo subdivision in 1911.

The addition of five subdivisions to Glendale in the three year period from 1908 to 1911 provides strong evidence of growth in the community. In order to better manage growth and the problems sometimes associated with it, in 1910 Glendale residents incorporated as the Town of Glendale. Residents selected a sugar beet to grace their municipal seal, underlining the importance of agriculture to the town. An estimated 1,000 individuals resided within the town limits in 1910.

Several other significant developments occurred during this time period. In 1911, the Phoenix Street Railway extended to Glendale from Phoenix, offering another link to the territorial capitol. Glendale voters created the Glendale Union High School District in 1911. The school opened its doors in 1913. The town acquired a newspaper in

(8-86)

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

59th Avenue Residential Historic District  
Maricopa County, AZ

Section Number 8 Page 6

1912, the Glendale News, published by F.L. Woodward and L.S. Yoder. The town purchased the private water works of F.H. Sine in 1915.

Partially as a result of continuing growth of communities such as Glendale, Arizona relinquished its long-held territorial status in 1912 and became the 48th state. The completion of Roosevelt Dam in 1911 and statehood status spurred continued development in the Salt River Valley. Glendale shared in the benefits of a prosperous economy.

To meet the need for labor caused by increased agricultural development, the Southwest Sugar and Land Company, in conjunction with the local real estate firm of Greene & Griffin, induced a colony of Russian immigrants to migrate to the Glendale area in 1911. The Russian immigrants joined an increasing number of Hispanic residents of Glendale, also lured by jobs in the factories and fields, to give Glendale a diverse character.

The advent of World War One in Europe in 1914 led to increased demand for the food and fiber of Arizona's agricultural fields. This demand added to an already prosperous economy in Glendale. In February of 1914, Wisconsin investors Otto R. Hansen and May Catlin Hansen platted the Catlin Court subdivision in Glendale. The Hansens designed the 80-acre tract as a desirable residential neighborhood. From 1915 to 1930, Catlin Court developed a reputation as a prestigious location to build a home.

The demand for agricultural goods, particularly the long-staple variety of Pima cotton perfected in Arizona, led to an economic boom associated with World War One. In 1917, a portion of the Sugar Addition was re-platted as the Sugar Addition Amended to provide additional residential housing. In March of 1921, W.G. Tolleson and Althea Tolleson re-platted a portion of the Rancho del Higo subdivision as Del Higo Place. In 1920, the population of Glendale reached 2,727, almost triple the number of residents just ten years earlier.

Typical of the many residents that moved to Glendale around World War One was Samuel N. Pullins, a native of Rensselaer, Indiana. Born in 1875, Samuel married Irma Mae Crosscup in Rensselaer in 1904. The young couple made their way west to Montana before coming to Glendale in 1916. A farmer, Pullins purchased land in 1917 at 51<sup>st</sup> Avenue and Cholla for a farm. On January 22, 1919, Samuel Pullins purchased the old Eyer home and land at 59<sup>th</sup> Avenue and Orangewood. A brother, Tobias Benton Pullins, had arrived earlier in Arizona. Uncle Ben, as he was known to the children of Samuel Pullins, purchased land north of the old Eyer home.

The Pullins family enjoyed farm living near the heart of Glendale on North Central Avenue. Lateral 18, an irrigation ditch from the Arizona Canal to the north, ran along the row of palm trees that flanked the property. In the summertime, son Eddie Pullins would pick watermelons from his uncle's farm to the north, put them in the ditch, and float them down to the Samuel Pullins home at Orangewood. By the time the watermelons made their way to the corner, they were nicely chilled by the cool water.

The subdivision of Del Higo Place in 1921 capped nearly fifteen years of rapid growth for Glendale. It would take seven years before investors once again platted a subdivision in the town. The end of World War One in 1918 led to a post-war depression in prices for the agricultural and mining products of Arizona. By 1921, the depression had reached a low point. Glendale's farmers, who had heavily increased cotton production during the war, now faced extremely low prices when they could find markets for their crops. Associated businesses which catered to the farm trade failed.

The decade of the twenties is often described as "roaring" because of the expansion of the American economy through increased production of consumer goods. However, for agricultural communities such as Glendale, the twenties are remembered as a period of low prices and depressed sales of agricultural goods. It took several years for farmers to diversify their crops to take advantage of changed market conditions.

During the twenties, Louis Sands emerged as one of the leaders in agricultural diversification. At his Manistee Ranch, Sands had avoided the temptation to place all of his fortunes into cotton as many other farmers had done. He diversified his crops to include alfalfa, grains, citrus, and dates. Other farmers in Glendale, taking their cue from Sands, reduced their cotton acreage and began growing melons, lettuce, and alfalfa. As a result of diversification, by the mid-twenties the agricultural economy of Glendale had begun to recover.

By the mid-twenties, farmers found another way to raise money. Many began to subdivide and split their lands into

(8-86)

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

59th Avenue Residential Historic District  
Maricopa County, AZ

Section Number 8 Page 7

smaller parcels for real estate development. Samuel Pullins began to split his property in the twenties. This was not done in formal subdivision plats, but by splitting the lots into smaller parcels. One of the earliest parcels went to O.P. Wheeler (7534 N. 59<sup>th</sup> Ave). Mr. Wheeler constructed a bungalow style house on the property ca. 1923. Local residents recall that this house originally had a second story that was removed at an early date. Mr. Wheeler was the manager for the Glendale Lumber Co. Later residents included D. E. Sell, Al Davis, and the McCardie family.

A second Pullins parcel went to his daughter, Marian. The oldest daughter, Marian married Bishop Patterson and about 1928 purchased this lot from Samuel Pullins to construct their first home (7528 N. 59<sup>th</sup> Ave.). Mr. Patterson owned a cotton gin. In later years, it was owned by the Bliss family. Mr. Bliss was a county agricultural agent and taught agriculture at the high school. Starting in the 1950s, the property was owned by Roger and Olive Mast. Mr. Mast owned the Atkinson Furniture Store.

The revival of the agricultural economy spurred commercial and residential growth in Glendale for others as well. In 1928, Flora Statler reached an agreement with L.W. Coggins of Coggins Title Company to organize the Floralcroft subdivision. Statler, associated with the real estate firm of H.C. Ludden, recorded the plat of Floralcroft with the Maricopa County Recorder on July 18, 1928. Statler restricted construction of homes in the subdivision to those which cost \$3,000.00 or more.

Two years later, James A. Jones, Anna Jones, D.R. Jones, and Fio Jene Jones platted the Jones Addition to Glendale. Perhaps reflecting changed economic conditions, the developers specified that homes in the 1930 Jones Addition must cost at least \$2,000.00. Glendale's population reached 3,665 in 1930. The Jones Addition is located just north of the 59th Avenue Residential Historic District, on what was once Block 8 of Hadsell's Addition. Its development was quite different from the 59<sup>th</sup> Avenue district and there is a logical boundary between the two areas along the line between Blocks 8 and 9 of Hadsell's Addition.

Subdivisions such as Floralcroft and Jones represented a transition in Glendale from the bungalow architecture common during the earlier era to the period revival forms common in the twenties and thirties. These subdivisions also represent a transitional era in economics as well, marking a brief period of economic prosperity in Glendale between the post-WWI depression and the Great Depression of the thirties. In part to recognize the growing stature of Glendale, residents dropped town status in 1930 and became the City of Glendale.

The stock market crash in October of 1929 triggered a long period of economic depression in the United States. For many areas in Arizona with diverse economies, such as Glendale, the impact of the depression was not as great as it was in centers of industrial production where large numbers of workers were suddenly unemployed. However, the effects of the depression gradually reached Arizona and Glendale, curtailing economic activities. The years from 1931 to 1933 were the most severe, after which Federal public works programs began to revitalize the economy. Even so, ten years passed after the establishment of the Jones Subdivision until another private investor would create a new subdivision in Glendale.

Although no formal subdivisions were platted in Glendale during this period, informal lot splits continued. The 59th Avenue Residential Historic District contains several examples of properties that were developed in the thirties as a result of lot splits. As such, the district is significant as an example of this form of community development.

A house at 7624 N. 59<sup>th</sup> Ave., demolished in 2004, was constructed in 1930. This property was originally owned by Dewey and Beatrice Kiser. Mr. Kiser operated Kiser Meter Services. Kiser also operated an ice delivery truck in Glendale. The house was later owned by Johnny Tapp.

The property at 7614 N. 59<sup>th</sup> Ave. was also built in 1930. This house was constructed for P.W. "Ma" Sobey. Mrs. Sobey owned a used auto dealership in Glendale. It was later occupied by her son Jack Sobey. It was later owned by Maurice W. Smith. Mr. Smith owned and operated the Maurice Smith Cattle Company. Rod Williams purchased the property in 1981, the fourth owner.

The house at 7604 N. 59<sup>th</sup> Ave. was originally built by the Lane family ca. 1930-32. Mr. Lane was a deputy sheriff. Subsequent to the Lanes it was owned by Homer McKee. In later years it was owned by G. Clint and Eliza White. The Whites owned the Valley Gin Co. In the late fifties, Mr. White served on the Glendale personnel Board. More recently,

(8-86)

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

59th Avenue Residential Historic District  
Maricopa County, AZ

Section Number 8 Page 8

the house was owned by Bobby Fogelsong and was the childhood home of Heidi Fogelsong, once a prominent television news anchor on Channel 3.

The house at 7550 N. 59<sup>th</sup> Ave. was constructed in the mid-thirties by Dr. Roger Trueblood, Sr. He constructed this house soon after he was married (his second) to Florence Felgar, a Glendale High School teacher. Starting in the fifties, the house was owned by Woodrow W. and Norma Wyrick. Mr. Wyrick managed the Glendale office of the Arizona Public Service Company (an electrical utility). In more recent years the property was owned by Mr. Brown, Glendale City Manager.

One additional house was constructed in the 1930s. The original house at 7540 N. 59<sup>th</sup> Ave. was constructed at this time. However, it was moved out of the district in the early sixties. In 1963 Joe and Florence Conway constructed the present house. Mr. Conway was the owner of Conway Sand and Rock Co.

Additional palm trees were planted in the district during the thirties that continued the dominant landscape feature that links the district together. Two additional sets of two trees each were planted in the thirties along the same line as the earlier Eyer trees. The two earliest trees planted in the thirties were planted at the Lane house, 7604 N. 59<sup>th</sup> Ave. A couple of years later, two more trees were planted in front of the Sobey house at 7614 N. 59<sup>th</sup> Ave. Although the newer trees are noticeably smaller, they do serve to extend the line into Block 9 of Hadsell's Addition. They also provide visual and historical continuity for the district.

Home construction in Glendale during the thirties is evidence of the success of government programs created to combat the pernicious effects of the Great Depression. The Federal government embarked on an ambitious program of public works and assistance in the thirties. Arizona received many Federal projects, sponsored by the Works Progress Administration, Public Works Administration, and Civilian Conservation Corps. These programs helped to construct highways, bridges, schools, parks, utilities, and government buildings. By 1935 the Federal government was the largest employer in Maricopa County and by 1937 injected more than ten million dollars per year into the local economy.

While Glendale received its share of Federal public works projects, Federal housing policies had a greater impact on the community. In 1934, Congress adopted the National Housing Act which created the Federal Housing Administration (FHA). The FHA insured private lenders against loss on home mortgages, greatly reducing the risks of such loans. Bankers in the Salt River Valley quickly took advantage of this idea, and emerged as one of the leaders in the program. This program contributed to additional construction in Glendale subdivisions, and in non-subdivision areas such as the 59th Avenue Residential Historic District.

While Federal programs began to have an impact on lessening the effects of the depression by 1937, the gathering clouds of war in Europe signaled the final end of the depression. Nazi Germany invaded Poland in 1939, starting World War Two and placing the United States on a war economy once again. New orders for products began to pour into Arizona as demand for goods increased in Europe. Reflecting the renewed economy, in 1940 Flora Statler platted another subdivision in Glendale, a re-subdivision of Block 15 of the Sugar Addition. In 1940, the population of Glendale reached 4,855.

The expenditure of funds by the Federal government for defense spending dwarfed its economic recovery programs of the depression. Glendale received two major facilities in its vicinity. In January of 1941, the US Army announced it had selected land at today's 59th Avenue and Greenway to establish a Civilian Pilot Training Program. Artist Millard Sheets planned the outline of the facility to resemble the mythical Thunderbird, a Native American deity of thunder. The base became known as Thunderbird Field after its unusual design.

Just one month following the establishment of the Thunderbird civilian pilot school, Glendale residents received news of a second military installation in their vicinity. In February of 1941, the Army Air Corps announced plans to create a large air base ten miles west of Glendale. The City of Phoenix had acquired the property for the Federal government, and leased it to the Army for \$1.00 a year. In March of 1941 Del Webb began construction of Luke Field. Now Luke Air Force base, the facility honors the memory of Arizona's World War One flying ace Frank Luke.

A third facility in the western portion of the Salt River Valley, an aluminum plant constructed by the Defense Plant Corporation at 35th Avenue south of Van Buren, also attracted Glendale residents with jobs. These facilities

(8-86)

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

59th Avenue Residential Historic District  
Maricopa County, AZ

Section Number 8 Page 9

represented a major investment in the Salt River Valley. The arid climate and inland location of Arizona attracted military planners. Placement of the facilities in Arizona protected them from attack, and allowed training to take place year-round under the clear Arizona skies. These investments led to a vast increase in population during the war years, as troops and workers flocked to the Salt River Valley to work in defense facilities.

While government construction increased tremendously during World War Two, restrictions on materials and goods limited residential and commercial construction. Citizens faced rationing and struggled to find housing. Property owners converted outbuildings, screened sleeping porches, and extra rooms into apartments. Where people could, they squeezed new homes onto existing lots or onto smaller lots.

An example of war-time expansion on tight budgets for land and materials is the house at 7602 N. 59<sup>th</sup> Avenue. This house was erected in 1943 on the narrowest lot in the district, carved from a split of the Lane property to the north. This house was originally constructed by the Ramos family. Later owners included Donald and Eloise Ramsey, owners of Ramsey Brothers Farms. Other owners included Mrs. Nancy M. Abel. In 1957, the house was owned by Alvin and Betty Lou Harris. Mr. Harris served in the USAF.

By 1944, with the end of the war in sight, Glendale residents began to make plans to accommodate the pent-up demand for residential housing. In 1944, John R. Sheets platted the Sheets Addition to Glendale in anticipation of the need for more housing. Investors platted three more subdivisions in 1945, two before Germany surrendered in May of 1945. Ernest E. Cook and Elizabeth H. Cook platted the Cook and White subdivision in January of 1945. The Cooks then platted the Northfield subdivision in April of 1945. In November of 1945, after the end of the war, Reinhold and Nora Tiefa platted the Tiefa Court subdivision.

World War Two caused a dramatic change in Arizona and in Glendale. Soldiers and war workers, brought to Arizona for training and to work in defense industries, found the climate and lifestyle of the desert state attractive. After the war, many returned or remained to make Arizona their home. Glendale, ringed on three sides by military facilities and close to the capitol city of Arizona, proved to be a prime location for post-war settlement.

Educational institutions made Glendale attractive to many new residents. The government closed Luke and Thunderbird fields after the war, although a small maintenance crew remained at Luke. At Thunderbird, a group of former Air Force officers seized upon the opportunity to create a first-class educational facility to train Americans for their growing role in world trade. In 1946, Lt. Gen. Barton Kyle Yount founded the American Institute for Foreign Trade at the old Thunderbird Field. Now called the American Graduate School of International Management, the school has provided training to thousands of men and women now working in all parts of the world.

The many individuals who now made Glendale their home demanded additional residential housing. Investors responded by adding twenty-three new subdivisions starting in 1946 and continuing through 1950. In comparison, for the period starting in 1892 with Hadsell's Addition, by the end of 1945 twenty-two subdivisions had been platted in Glendale. With a population of more than 8,000 by 1950, Glendale had emerged a major metropolitan center in Arizona.

While many of the new residents lived in homes that were parts of platted subdivisions, growth also continued in non-subdivision areas such as the 59th Avenue Residential Historic District through the lot split process. In 1948, Link L. Colvin constructed a rock wall house. Link Colvin was a road contractor. His father, John C. Colvin, was an important early contractor and stone mason in Glendale. John Colvin was responsible for constructing the Baptist Church (old rock church) and many irrigation ditches. Link Colvin was an excavation contractor that specialized in constructing house pads in difficult, mountainous areas.

In 1951, Harold and Mamie Smith platted the Sexton-Smith Subdivision where the old Eyer home once stood. It had been demolished after the war. The old line of trees was preserved. This small subdivision, consisting of a total of 15 lots, covered the east half of the south half of Block 16 of Hadsell's Addition. Twelve of the lots measured 53 feet in width, but the three lots fronting North Central Avenue (today's 59<sup>th</sup> Avenue) were each 71 feet in width.

On these three easternmost lots of the Sexton-Smith Subdivision, Jack Shawver constructed a large ranch style home that covered all three lots. Shawver was a partner in the Shawver Brothers tillage company.

(8-86)

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

59th Avenue Residential Historic District  
Maricopa County, AZ

Section Number 8 Page 10

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In 1951, the City of Glendale annexed Block 16 of Hadsell's Addition into the city limits of the town. This included the Sexton-Smith Subdivision and the large Shawver home. Two years later, in 1953, the City of Glendale annexed the remainder of the neighborhood extending all the way to Northern Avenue into the city.

### Residential Architecture in Glendale, 1910-1955

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

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

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

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

The 59<sup>th</sup> Avenue Residential Historic District represents residential architecture in Glendale in the following ways. Because the period of development of the district extends over a broad span, with examples constructed at more or less regular intervals from 1928 through 1955, the district represents something of a microcosm of typical rural development in Glendale. The earliest homes were built in the Bungalow Style. Period Revival homes began to be built in the 1930s, including Spanish Colonial Revival and (American) Colonial Revival examples. The Ranch style is also represented in several homes, with one being particularly notable architecturally.

### The Bungalow Era

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

The California Bungalow, as seen in the majority of homes of this period, was adapted from the expensive custom homes designed by such California architects as Greene & Greene and Bernard Maybeck. The principles that governed these designs included expression of structure; use of exposed natural materials such as cobblestones or wood shingles; a horizontal and informal emphasis in massing with large, shaded porches; and an emphasis on a high level of individual

(8-86)

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

59th Avenue Residential Historic District  
Maricopa County, AZ

Section Number 8 Page 11

craftsmanship reflected in joinery, stained glass, or other special features. In the more-modest Bungalows that were built for middle-income homeowners, these principles were reflected in common details such as exposed rafters at the eaves, wood-shingled gables and roofs, exposed brick, stucco, shingle, or clapboard walls, and detailed joinery of wood timbers.

In Glendale, the Bungalow appears to have held a special place in people's hearts. Most of the homes built between 1914 and 1930, if an identifiable style, are Bungalows. Even the simple vernacular National Folk homes often have Bungalow style influence which shows up in details such as tapered porch columns, decorative knee braces, or exposed rafters at the eaves. Examples in the 59<sup>th</sup> Avenue Residential Historic District include the 1923 Wheeler House (7534 N. 59<sup>th</sup> Ave), the 1931 Lane House (7604 N. 59<sup>th</sup> Ave. - altered) and the 1948 Link Colvin house (7714 N. 59<sup>th</sup> Ave.). The late date of the Colvin House illustrates the tenacity of the Bungalow style in Glendale.

### National Folk Architecture

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

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

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

Homes classified as National Folk are difficult to place within a specific stylistic time period. In general, the types of homes represented in Glendale are denoted "post-railroad," which allows for the importation of materials from distant locations, as opposed to building with what is found at hand. National Folk houses in Glendale were constructed throughout the period of development.

The Ramos house (7602 N. 59<sup>th</sup> Ave.), built in 1943, is an example of National Folk. Built in the post-depression lean years during World War II, the home is illustrative of the inexpensive housing typical of the time.

### The Period Revival Era

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

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

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



(8-86)

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

59th Avenue Residential Historic District  
Maricopa County, AZ

Section Number 8 Page 12

Spanish Eclectic.

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

In the 59<sup>th</sup> Avenue Residential Historic District, there are three Period Revival homes which represent three distinct stylistic approaches. In 1928, the Patterson House (7528 N. 59<sup>th</sup> Ave.) was built in a simplified example of the English Cottage Revival style, identified by its high pitched jerkinhead roofs. The P.W. Sobey house at 7614 N. 59<sup>th</sup> Ave., built 1930, is a particularly large and fine example of the Spanish Colonial Revival style. The Roger Trueblood House (7550 N. 59<sup>th</sup> Ave.), built in 1935, is of the (American) Colonial Revival style. It is marked by its symmetrical massing with a central pedimented entry and classical detailing. Colonial Revival homes are uncommon in Arizona and particularly in Glendale.

#### The Modern Era

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

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

In the western U.S. these influences combined to form in the California Ranch house. The Ranch style once again emphasized horizontality and simplicity in design. Built in subdivisions recognizing the rising importance of the automobile and the decline of pedestrian travel, the houses were generally oriented with the long dimension parallel to the street. This gave the homes a horizontal massing and made them appear larger (hence the "rambling Ranch"). As ultimately executed, the Ranch style homes were sheathed in various materials, including brick, concrete block, and board-and-batten siding. In the Phoenix area the Ranch style also became synonymous with modern materials and construction methods which were not used during the Period Revival era, including concrete block, concrete slab-on-grade floor construction, and steel casement windows. Ranch houses were economical, suburban, and mass-produced. In established neighborhoods such as in Glendale, Ranch style houses were also used as infill homes despite the narrow lots typical of early 20th century subdivisions. Between about 1935 and 1945, houses were built in these areas which, while clearly not Period Revival homes, were not yet archetypal Ranch houses either. These homes often attempted to achieve the Ranch style esthetic while using materials held over from earlier types of construction, or incorporated Period Revival forms or details while using the newer, Ranch house construction methodologies. These half-breed styles have been termed Transitional Ranch houses. They are abundant within downtown Glendale; about half of the Ranch style homes found retain strong Period Revival influences in style or materials.

After World War II, the Ranch style became better defined as a style and purer examples were built. Several subtypes of Ranch houses were developed by combining the basic Ranch form and construction details with other stylistic influences. The most common variant is the French Provincial Ranch, which is identified by its hipped roof form with shallow or no overhangs. The American Colonial Ranch combined Ranch features with symmetrical massing, accentuated entries, and Colonial ornamentation. The Spanish Colonial Ranch added Spanish tile roofs, exposed brick construction, and details such as *rejas* (grilles) over the windows.

At least one example of each of the Ranch subtypes was built within the Glendale downtown area prior to 1948.



(8-86)

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

59th Avenue Residential Historic District  
Maricopa County, AZ

Section Number 8 Page 13

Ranch houses continued to be built until all lots were built out. During the same time period that the Ranch style gained in prominence, the influence of the International Style in modern architecture was also being felt in the residential market. The International Style was developed in Europe beginning in the 1930s and 40s, led by influential ateliers such as Germany's Bauhaus, led by Walter Gropius and Mies Van de Rohe among others. With the coming of the war, many of these influential architects fled to the U.S. and helped to popularize the style. The International Style was founded on principles of using modern materials to their best advantage, that structure was in itself beautiful, and that all references to historical styles should be eschewed. In practice, when the principles of the International Style were translated to middle-class American housing, only certain elements of the esthetic were implemented. These elements were manifested as boxy forms, flat roofs, corner steel windows, steel pipe columns and a general lack of ornament. When these features are combined with an overhanging flat roof, the resulting house style has been termed "American International." Only a few examples of these are found in Glendale.

The Ranch style is represented in the 59<sup>th</sup> Avenue Residential Historic District by the Jack Shawver House (1952) at 7508 N. 59<sup>th</sup> Avenue and by the Leonard House (1955) at 7520 N. 59<sup>th</sup> Avenue. The Shawver house is particularly notable. The home was designed by architect Max Dorne. At the time of its construction in 1952, it was described as the most expensive house ever built in Glendale at a cost of \$32,000. Dorne designed a number of high-priced homes for clients in Arizona and California, including the home of Phoenix businessman (later Senator and presidential candidate) Barry Goldwater.

#### INTEGRITY

There have been few changes to the 59th Avenue Residential Historic District since the end of the period of significance. None are considered to have had a negative impact on the integrity of the district. With respect to the line of palm trees, the three most northern trees located in front of 7550 N. 59<sup>th</sup> Avenue were removed in about 1995. Because these three were at the end of the long row, their absence is not noticeable. The tree stumps still remain.

The property at 7624 N. 59<sup>th</sup> Avenue was demolished in 2004. This has left a vacant lot in the district. However, the loss of this property has not had a negative impact on the district. The house that was demolished was in poor condition and likely would have been considered a non-contributor if it had survived until the district nomination was prepared. As it stands now, this vacant lot provides a potential for compatible in-fill construction.

The house at 7706 N. 59<sup>th</sup> Avenue was constructed by Link Colvin in 1971. As such, it is a non-contributor due to age and is an infill property. The family lived in the original house to the north (7714 N. 59<sup>th</sup> Ave.) and later moved into this new house. Its stone construction is in keeping with the earlier home. However, the stone construction on the more recent home is distinctive enough that it does not mimic the earlier style. This property at 7706 N. 59<sup>th</sup> has two stone entry markers that predate the house. The entry markers were constructed ca. 1941 by John C. Colvin as part of his work on irrigation ditch lateral 18.

#### Period of Significance

The period of significance for the 59th Avenue Residential Historic District extends over a considerable range of time. It starts in 1895 when Isaac Eyer purchased block 16 and planted a row of palm trees along the west side of North Central Avenue. This row of palms is the unifying element that links the properties together. The properties were built at different times and represent separate periods in Glendale's history and the various architectural styles associated with those eras. By 1955, all of the properties had been constructed and the neighborhood was essentially "built out." Later homes, built in 1960 and 1971, replaced earlier homes that have been lost.

(8-86)

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

59th Avenue Residential Historic District  
Maricopa County, AZ

Section Number 9 Page 14

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(8-86)

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

59th Avenue Residential Historic District  
Maricopa County, AZ

Section Number 9 Page 15

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(8-86)

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

59th Avenue Residential Historic District  
Maricopa County, AZ

Section Number 9 Page 16

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(8-86)

**United States Department of the Interior**  
**National Park Service**  
**National Register of Historic Places**  
**Continuation Sheet**

59th Avenue Residential Historic District  
Maricopa County, AZ

Section Number 10 Page 17

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**VERBAL BOUNDARY DESCRIPTION**

As shown on the attached map.

**BOUNDARY JUSTIFICATION**

Boundary follows lot lines of properties along the perimeter of the district, coinciding with current and historic ownership.

(8-86)

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

59th Avenue Residential Historic District  
Maricopa County, AZ

Section Number PHOTOS Page 18

Photographer: Roberta Graham

Date: June, 2005

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

Photo #	View to	
1	SW	Overview of district along 59 <sup>th</sup> Avenue
2	SW	Northern end of palm row, 7604 N. 59 <sup>th</sup> Ave. (Lane House) visible at center
3	NW	7508 N. 59 <sup>th</sup> Ave. (Shawver House)
4	SW	7614 N. 59 <sup>th</sup> Ave. (Sobey House)
5	NW	7550 N. 59 <sup>th</sup> Ave. (Trueblood House)
6	NW	7706 N. 59 <sup>th</sup> Ave. (later Colvin House) with stone pier monuments
7	NW	7714 N. 59 <sup>th</sup> Ave. (Link Colvin House)

# 59th AVENUE

3

1

6

7

4

5

7714

7706

7614

7604

7602

7550

7540

7534

7528

7520

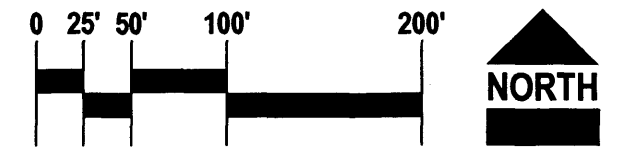
7508

Palm Row

Stone Piers

Orangewood Ave.

## Legend



- 999 ← Street Address
- ← Property Line
- ← Building Footprint

- Contributor to District
- NON-Contributor to District
- National Register District Boundary
- Ⓛ Keyed Photo - view direction

## 59th Avenue Residential Historic District Glendale, Maricopa County, Arizona