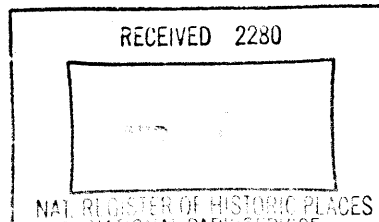


United States Department of the Interior  
National Park Service



# 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 Earl Place Historic District

other name/site number N/A

### 2. Location

street & number: 1620-1722 E. Pinchot Ave., 1617-1731 and 1736 E. Earl Dr.  not for publication  
city/town: Phoenix  vicinity  
state: Arizona code: AZ county: Maricopa code: 013 zip code: 85015

### 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. Gramici AZSHPD 24 APRIL 2006  
Signature of certifying official Date

ARIZONA STATE PARKS  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

### 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register  
 See continuation sheet.

determined eligible for the National Register  
 See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other (explain): \_\_\_\_\_

Signature of the Keeper

Date of Action

James McCallard

6/19/06

**Earl Place Historic District**

Name of Property

**Maricopa County, Arizona**

County and State

**5. Classification**

**Ownership of Property Category of Property**

(Check as many boxes as apply)

(Check only one box)

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

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

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
39	2	buildings
		sites
		structures
		objects
39	2	Total

**Name of related multiple property listing**

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

N/A

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

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

**Current Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

**7. Description**

**Architectural Classification**

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

Other: Ranch

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements:

Bungalow/Craftsman

**Materials**

(Enter categories from instructions)

foundation

Concrete

walls

Brick

roof

Asphalt

other

Wood

Stucco

**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**

1927-1949  
 \_\_\_\_\_  
 \_\_\_\_\_

**Significant Dates**

1927  
 \_\_\_\_\_  
 \_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A  
 \_\_\_\_\_  
 \_\_\_\_\_

**Architect/Builder**

N/A  
 \_\_\_\_\_  
 \_\_\_\_\_

**Primary Location of Additional Data:**

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

Name of Repository:

\_\_\_\_\_

**Earl Place Historic District**

Name of Property

**Maricopa County, Arizona**

County and State

**10. Geographical Data**Acreage of Property 11**UTM References**

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	
1	<u>12</u>	<u>402800</u>	<u>3705290</u>	3	<u>12</u>	<u>403020</u>	<u>3705090</u>
2	<u>12</u>	<u>403075</u>	<u>3705290</u>	4	<u>12</u>	<u>402800</u>	<u>3705090</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 G. Graham, AIAorganization Metropolis Design Group, LLC date November, 2002street & number 2601 N. 3<sup>rd</sup> St. #308 telephone (602) 274-9777city 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 &amp; 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.

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# National Register of Historic Places Continuation Sheet

Earl Place Historic District  
Maricopa County, AZ

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## NARRATIVE DESCRIPTION

### SUMMARY

The Earl Place Historic District is a central Phoenix residential neighborhood that developed predominantly between 1927 and 1930, with a spate of post World War II development in the late 1940s. The district lies two miles north and one mile east of the historic city center, an area that was on the fringe of the core development of Phoenix in 1927. The district is comprised of homes fronting on two adjacent, parallel east-west streets, Pinchot Avenue and Earl Drive, and is one block in length on both streets. Because most development occurred within the first three years of the beginning of the subdivision, most of the homes in the area represent the styles popular in the late 1920's, including late examples of the Bungalow Style and various types of Period Revival dwellings. Later development included homes from the Ranch stylistic era. By 1949, the neighborhood is considered to have been "built out," with only one house constructed after the period of significance, in 1979. As a whole, the neighborhood retains its historic appearance from its period of development.

### DESCRIPTION

The Earl Place Historic District is located northeast of the major intersection at Thomas Road and 16<sup>th</sup> Street in central Phoenix. At the time of its development, this area was on the edge of the developed core of Phoenix, in an area dominated by agriculture but which was rapidly becoming developed.

The Earl Place subdivision as recorded with Maricopa County in 1927 stretched from 16<sup>th</sup> Street to 18<sup>th</sup> street, and was bounded by the alley north of Earl Drive on the north and by Pinchot Avenue on the south. The subdivision was laid out with house lots 175 feet deep by 50 or 65 feet wide, oriented mostly toward Earl Drive and Pinchot Avenue. The exception was that lots along 16<sup>th</sup> Street (excluded from the district) were oriented to that thoroughfare. Alleys were included to provide city services at the rear of each lot. Following the typical practice of the day, the lots are narrow but deep; these were considered "standard city lots".

The district is populated by 41 one-story single-family residential properties, many of which have guest houses, detached rental units, garages, or other outbuildings. With few exceptions, the street front setback is uniform at 25 to 35 feet from the property line, usually providing a landscaped front yard. The yards consist of grass lawns and a variety of vegetation and trees including mature pecan, palms, pines and citrus. 60-foot street rights-of-way include space for planting strips and sidewalks on either side of asphalt-paved traffic lanes were provided with concrete curbs and gutters.

Architectural styles represented in the Earl Place Historic District are predominantly those popular during the 1927-1930 development period, although secondary development between 1935 and 1949 also occurred. Styles represented in the first developmental period include the Bungalow Style and Period Revival variants including the Spanish Colonial Revival, English Tudor Revival, and the Southwest Style. Thirty-four of the homes in the district represent the first period of development. Styles of the secondary development include primarily California Ranch and subtypes including the Transitional Ranch and French Provincial Ranch. Three homes were built in the late Depression years prior to 1942. Four homes were built beginning after World War II through 1959. One property in the district was redeveloped in 1979.

The overall condition of the properties in the neighborhood is good. Most homes are well-maintained. The majority of the homes are unaltered or have minor alterations such as window replacements, or in some cases exterior sheathing such as stucco applied over earlier brick.

The district is distinguished from its surroundings on all sides. The area to the west, which includes all of the lots of the original subdivision fronting on 16<sup>th</sup> Street, has been redeveloped as commercial property and no longer has a historic character. More modern residential developments border the site on the north, east, and south. Immediately abutting the east side of the historic district, original lots of the Earl Place subdivision are occupied by vacant land, parking lots, a modern church, and several properties of both historic and modern age which have poor integrity.

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Earl Place Historic District  
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## PROPERTY LISTING

Site reference numbers below refer to the inventory numbers assigned during a comprehensive survey of the area prepared for the City of Phoenix and the Arizona State Historic Preservation Office.

## CONTRIBUTING ELEMENTS

Site	Street Address	Construction Date	Style
EP-1-4	1620 E. Earll Dr.	1929	English Tudor Revival
EP-1-5	1626 E. Earll Dr.	1930	English Tudor Revival
EP-1-7	1636 E. Earll Dr.	1929	California Bungalow
EP-1-8	1640 E. Earll Dr.	1928	Bungalow
EP-1-9	1644 E. Earll Dr.	1928	Southwest Style
EP-1-10	1646 E. Earll Dr.	1939	Transitional Early Ranch
EP-1-11	1702 E. Earll Dr.	1929	English Tudor Revival
EP-1-12	1708 E. Earll Dr.	1927	California Bungalow
EP-1-13	1712 E. Earll Dr.	1929	English Tudor Revival
EP-1-14	1716 E. Earll Dr.	1929	English Tudor Revival
EP-1-15	1720 E. Earll Dr.	1948	Transitional Early Ranch
EP-1-16	1724 E. Earll Dr.	1927	California Bungalow
EP-1-17	1726 E. Earll Dr.	1948	French Provincial Ranch
EP-1-18	1730 E. Earll Dr.	1928	California Bungalow
EP-1-19	1736 E. Earll Dr.	1929	Spanish Colonial Revival
EP-2-7	1617 E. Earll Dr.	1940	Minimal Traditional / Early Ranch
EP-2-8	1627 E. Earll Dr.	1928	English Tudor Revival
EP-2-9	1631 E. Earll Dr.	1929	California Bungalow
EP-2-10	1635 E. Earll Dr.	1929	California Bungalow
EP-2-11	1637 E. Earll Dr.	1929	Period Revival Bungalow
EP-2-12	1645 E. Earll Dr.	1937	Transitional Early Ranch
EP-2-13	1647 E. Earll Dr.	1929	English Tudor Revival
EP-2-14	1701E. Earll Dr.	1930	Monterey Revival
EP-2-15	1707 E. Earll Dr.	1928	Southwest Style
EP-2-16	1711 E. Earll Dr.	1929	Southwest Style
EP-2-17	1715 E. Earll Dr.	1929	Southwest Style
EP-2-18	1717 E. Earll Dr.	1930	Spanish Colonial Revival
EP-2-19	1723 E. Earll Dr.	1929	English Tudor Revival
EP-2-20	1725 E. Earll Dr.	1949	Transitional Early Ranch
EP-2-21	1731 E. Earll Dr.	1928	California Bungalow
EP-2-25	1620 E. Pinchot Av.	1929	English Tudor Revival
EP-2-26	1626 E. Pinchot Av.	1928	Period Revival
EP-2-27	1630 E. Pinchot Av.	1929	California Bungalow
EP-2-28	1636 E. Pinchot Av.	1928	California Bungalow
EP-2-29	1642 E. Pinchot Av.	1929	Southwest Style
EP-2-31	1646 E. Pinchot Av.	1930	Southwest Style

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Earl Place Historic District  
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Site	Street Address	Construction Date	Style
EP-2-33	1708 E. Pinchot Av.	1929	English Tudor Revival
EP-2-35	1716 + 1718 E. Pinchot Av.	1929	California Bungalow
EP-2-36	1720 E. Pinchot Av.	1929	English Tudor Revival

## NONCONTRIBUTING ELEMENTS

Site	Street Address	Construction Date	Style	Reason
EP-1-6	1634 E. Earll Dr.	1979	Southwest Contemporary	Age
EP-2-32	1702 E. Pinchot Av.	1947	Ranch	Integrity Loss

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### NARRATIVE STATEMENT OF SIGNIFICANCE

#### Summary

The Earl Place Historic District is significant under Criterion A in the area of Community Planning and Development as an excellent example of the northeastern expansion of Phoenix in the 1920s and 30s and the speculative development model that it implemented. The District is additionally significant under Criterion C in the area of Architecture as a neighborhood predominantly displaying home styles popular between 1927 and 1930, mostly Bungalows and Period Revival homes, as well as later infill development in the Ranch style.

#### HISTORICAL OVERVIEW

The development of Earl Place can be characterized by two periods. The first period includes both the early development encouraged by the transformation of the desert into agricultural production as well as subdividing agricultural land into large semi-rural residential tracts. In the second developmental period, the increasing physical expansion of Phoenix encouraged the further subdivision of semi-agricultural holdings, and developers experimented with new advertising and marketing strategies. During the Great Depression, development slowed, and federal programs increasingly influenced the style and method of construction in the Valley.

#### Agricultural Development of North-Central Phoenix, 1867-1910

John William (Jack) Swilling developed and promoted the first modern irrigation systems in Phoenix starting in 1867. His system largely followed defunct prehistoric Hohokam agricultural canals, the remains of which were still evident throughout the Salt River Valley. Through the 1880s and 1890s, various canal developers expanded and consolidated the system, opening thousands acres of arable land for cultivation. Promoted by Arizona canal builder and Phoenix booster W. J. Murphy, the Arizona Canal opened up an additional 100,000 acres of desert for cultivation, and brought Phoenix national attention.

With Phoenix at the core of a network of small agricultural communities scattered throughout Maricopa County, the Salt River Valley population grew steadily from about 270 souls in 1870 to over 20,000 people in 1900. However, severe drought seasons in 1893-1898 and again in 1901-1904 brought heavy agricultural losses to farms in the Salt River Valley, the droughts particularly affected citrus farmers. In the 1880s, nearly two-thirds of the land that had been reclaimed for agricultural use fell fallow. Farmers understood that the existing canal system could not guarantee a dependable water source for Valley agriculture.

Encouraged by federal reclamation projects promising dependable water for the Valley, the population of Maricopa County increased to 34,485 people by 1910. The completion of Roosevelt Dam in 1911 by the Bureau of Reclamation brought a new era of agricultural and residential development to the valley. The Salt River Valley Reclamation Project regulated water use and flow, prevented flooding, and provided a dependable water source to commercial agriculture and residential ventures.

A marriage of federal incentives and increased immigration to Phoenix influenced the sale of large tracts of rural land for subdivision into smaller (20-acre) farmsteads.

Records show that the tract of land north of McDowell Road and east of 16<sup>th</sup> Street, that would later become Earl Place, was a large semi-rural tract under private ownership by a J.W. Singleton in 1909. Until the 1920s, the area remained cultivated for agriculture. This area was situated between the Creighton District and the Osborn District, two mini farm districts that influenced commercial, social, civic, and educational patterns in the area. The farms utilized water coming from the nearby Grand Canal. Roosevelt Dam's completion in 1911 brought a dependable source of water to Phoenix, and instigated a population boom. This in turn prompted some small farm owners to subdivide their holdings into smaller residential lots. Phoenix's population growth slowed substantially in 1914 at the onset of World War I, but increased sharply after the war.



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## Suburban and Rural Residential Development in North-Central Phoenix, 1920-1955

In the 1920s, Phoenix saw unprecedented agricultural and commercial production, promoting another population boom. The spiraling population increase also affected the physical dimensions of the city, as residential development rapidly extended the rural-urban interface in all directions from the city center. Meeting the demand for suburban residential land outside the city, landowners platted thirty-six new subdivisions in the six months leading up to March 1927. In fact, in an article from the Arizona Republican on March 6, 1927 it was stated that "Phoenix ranks second only to Denver among cities of mountain area in building", based on the number of building permits that had been issued in January of 1927. This expansion included farm lands to the north and east of the city. A.E. Earll subdivided his land north of McDowell Road and east of 16<sup>th</sup> Street in February of 1927.

Little is known about A.E. (Arthur Edwin) Earll other than the fact that he was born in Kent County England on November 8, 1876 and moved to Arizona in 1905. Per the Phoenix City Directories and his obituary in 1932, he is listed with a number of different types of employment while in Arizona including traveling salesman, stenographer and rancher. His death certificate lists him as a realtor and builder, which is the context that this neighborhood supports.

A.E. Earll offered bare lots for sale, and also built several houses on speculation. Building on speculation became fairly commonplace throughout the nation by 1922, according to an article in the March 6, 1927 edition of the Arizona Republican. The first house offered for sale was an English Tudor-style residence Earll built at 1626 E. Pinchot. By early March 1927, Earll's builder, George McGinnis, started construction on three more Tudor Revival and Bungalow brick homes. The large lots—all measuring a quarter or third of an acre—had soft water pumped to the site. Earll invested in several improvements, including graded gravel roads, service alleys, and electricity available at the "low suburban rate." Children in the district could use the Creighton school district bus.

In February, Earll offered the quarter-acre tracts for \$350 and the third-acre lots for \$385. The homes had many modern conveniences: "wonderful kitchen, containing Lasto skink, Hotpoint automatic range, electric water heater; breakfast nook, etc...Just the place for the discriminating housewife." A buyer could have this home for \$4,750, or a smaller but similar one at 1681 E. Earll Drive for just \$3,900. Homeowners could enjoy "City Conveniences and No City Taxes." By February 1928, Earll had invested \$75,000 worth of improvements in the subdivision, and had sold two homes that he had built on speculation.

Property values in the suburbs northeast of town had risen significantly after the Biltmore interests announced their plans to build the new two million dollar Biltmore Hotel near Squaw Peak. By March 25, 1928, Earll had increased lot prices to \$395 and up for 50x175 lots and \$500 for 65x175 lots, but he did offer 5% off for cash payment. Builder C. W. Harvey bought a few Earll Place lots as investments and built the "Spanish stucco bungalow" on the double lot at 1642 E. Pinchot on speculation, after moving into his own home at 1636 E. Pinchot. By 1930, Earll had sold all of the lots in Earll Place, although four homes built on speculation remained vacant until 1931.

The stock market crash in 1929 slowed, but did not halt, Phoenix's growth. Unlike cities in the industrial north and east, Phoenix's strong agricultural economy, increasingly diversified business community, and status as the state government center kept the city alive, but still financially shaken. New Deal programs instituted in the 1930s helped many people in need, and established government guidelines and procedures that endured through the twentieth century. However, most of the homes built in Earll Place reflect the style and unique characteristics of the Period Revival and Bungalow styles of the pre-FHA era of building.

## HISTORIC CONTEXTS

### Rural and Suburban Development in Phoenix, 1911-1935

After Roosevelt Dam's construction finished in 1911, Salt River Valley residents were assured a dependable source of water for agricultural and residential use during the federal "Reclamation era." The Creighton and Osborn agricultural

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districts to the northeast of Phoenix had consistent irrigation available from the Grand Canal. However, the demand for residential suburban housing in the area influenced some small farmers' decision to subdivide their land holdings. A.E. Earll subdivided his land north of McDowell road and east of 16<sup>th</sup> Street with the hopes of meeting this need.

Illustrating the dramatic shift from agriculture to residential development outside Phoenix, Earll advertised his neighborhoods as representatives of the modern way of life in the Phoenix area. Earll sold the best of both worlds to his buyers, offering modern conveniences such as electricity and irrigated landscaping, while owners could escape city taxes and pay the lower "suburban" electric rate. Earll developed the large quarter- and third-acre lots either undeveloped for buyers to contract their own builders, and also built at least twenty homes on speculation.

## Community Planning and Development, 1926-1949

### Impact of the Roosevelt Dam and Suburban Growth

Encouraged by federal reclamation projects promising dependable water for the Valley, the population of Maricopa County increased to 34,485 people by 1910. The completion of Roosevelt Dam in 1911 by the Bureau of Reclamation brought a new era of agricultural and residential development to the valley. Local agencies using federal guidelines regulated water use and flow, prevented flooding, and provided a dependable water source to commercial agriculture and residential ventures. A marriage of federal incentives and increased immigration to Phoenix influenced the sale of large tracts of rural land for subdivision into smaller (20-acre) farmsteads.

The dependable source of water secured for agricultural and residential use in greater Phoenix allowed residents the opportunity to live farther from town while having the conveniences of city living. The physical growth of the city also promoted this vision of having the "best of both worlds." Water availability influenced further subdivision of many of the area's "rural estates" for construction of more luxury homes on smaller lots. Phoenix's population growth slowed substantially in 1914 at the onset of World War I, but increased sharply after the war.

A.E. Earll's development in Earll Place reflects these trends in community growth as a result of government programs. Earll promoted the benefits of country living, while also promising city amenities. Technological advances in home electricity, electric appliances, and water dispersal methods made his building campaign possible. The lush landscaping promised with every lot in Earll Place could not have been established without the dependable water sources made possible by Roosevelt Dam.

Further, Earll capitalized on the growing popularity of the automobile as a lifestyle necessity of the new suburbanite. Earll assumed his customers would be driving to see Earll Place, and would need garage space when they moved there. Most of his homes included detached one- or two-car garages. As the Phoenix streetcar system ultimately failed, it is just as well that Earll Place residents had so enthusiastically embraced automobile culture.

## Residential Architectural Styles and Building Technology in Phoenix, 1900-1949

Broadly speaking, the architectural styles used in home construction in Phoenix during the 20<sup>th</sup> Century have been strongly influenced by the fashions of the day. From the turn of the 20<sup>th</sup> century to World War I, the Bungalow Style or variants of it were employed for most middle-class residences in Phoenix. After the war (1917-18) American soldiers returned to the U.S. with a broader perspective on world architecture, and the public began to ask that their homes be built with reference to the old-world styles they had seen – in Phoenix most particularly the Tudor Revival and Spanish Colonial Revival styles. While Bungalows continued to be built, they acquired certain aspects of the newer, Period Revival styles as they gradually were phased out, becoming largely extinct by the Great Depression (1929). All residential building in Phoenix ground to a complete halt after the stock market crash of 1929 and then gradually picked back up as the country fought its way out of the Depression. These years were, not surprisingly, marked by a reduction in house sizes, simplification of details and the growth of cheaper construction technologies such as slab-on-grade foundation systems. This period also saw the rise of the California Ranch house, as the Period Revival lost favor. Homebuilding slowed once

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again on the entrance of the U.S. to World War II in 1941. The few homes built during the war continued to be relatively simple in design, and the rise in popularity of the Ranch House continued. The California Ranch rose into full bloom following the war, as the demand for cheap housing and the availability of VA and FHA loans drove the greatest residential expansion that had ever been seen in Phoenix. Mass-production techniques were applied to Ranch House subdivisions, in a pattern of development that is still seen in today's suburban tracts.

Earll Place contains mostly English Tudor, Bungalow and Spanish Colonial Revival homes built by A.E. Earll's builders. George McGinnis built most of the English Tudor and Bungalow homes in the neighborhood, and contractor C. W. Harvey built Spanish revival homes on speculation. Earll's speculative efforts were very successful, as all of his homes sold within four years, even during the early years of the Great Depression. Earll's advertising strategy included the appeal of the suburban "country estate," exemplified by the charming cottage exterior and custom wood interior details, while also promoting modern conveniences such as electric light switches and modern kitchen appliances.

## The Bungalow Style

The Bungalow Style rose to national prominence following the turn of the 20<sup>th</sup> Century. Architects such as Greene & Greene and Bernard Maybeck in California led a school of designers that developed the Bungalow style following the precepts of the arts-and-crafts movement. The style emphasized the use of natural materials used in ways that expose their unique characteristics while reducing non-structural ornament to a minimum. As has always been true of most design trends, Phoenix adopted most of its stylistic cues from southern California architecture, and soon most of the homes being built in Phoenix were California Bungalows.

Typical features of the Bungalow Style include single story massing with large, covered front porches; multiple gabled roofs of medium to low pitch with broad eaves and exposed, sometimes decoratively cut rafter tails; the use of massive piers, often tapered, to support porch roofs; and often the use of rustic materials for wall sheathing such as wood shingles, cobblestones, clinker brick, and pebble-dashed stucco. In Phoenix, climatic conditions also dictated the inclusion of one or more sleeping porches, screened outdoor rooms that were positioned to catch what cooling breezes might be available on a hot summer night.

After World War I, Bungalows began a ten-year decline in popularity as the newer Period Revival styles gained favor. Many Bungalows of this period began to assume characteristics of Tudor Revival, Spanish Colonial Revival, or other Period Revival detailing. For example, roofs on late Bungalows often incorporated jerkinhead gables, an English Cottage feature intended to imitate thatched forms, or half-timbering in the gables, borrowed from the Tudor Revival. Floor plans gained similarity to the newer Period Revival plans.

Development of the Earll Place Historic District began at the end of the Bungalow's popularity, and only thirteen of the district's 42 homes were late Bungalows.

## Period Revival Styles

Period Revival homes became wildly popular in the 1920s throughout the nation. The architectural and popular press emphasized implied status of the Period Revival home, a type suited for the increasingly smaller lots available in the suburbs. Post World War I economic prosperity made the revival types, with their costly ornamentation and labor-intensive details, possible for the average home builder. During the Great Depression, government programs, such as the Federal Housing Administration, required standardized construction methods that were easily adapted to Period Revival style architecture. Newspaper advertisements often promoted the popular housing type as an elegant luxurious "country home," while also making FHA terms available and explicit.

Phoenix boosters often published detailed accounts of new construction efforts, emphasizing the quality and expense of techniques used in revival homes, along with the rapid construction of the new suburban neighborhoods. The Arizona Republican regularly featured developers and builders in its pages in a section devoted to "Development".

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# National Register of Historic Places Continuation Sheet

Earl Place Historic District  
Maricopa County, AZ

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The Period Revival era includes a number of variants, but most in the Earl Place Historic District fall into the English or Spanish modes. Represented within the District are English Cottage Revival, English Tudor Revival, Mediterranean Revival, Pueblo Revival, Southwest Style, Spanish Colonial Revival, and (American) Colonial Revival. Characteristics common to Period Revival homes include the use of decorative ornamentation, materials, and roof forms to evoke the architecture of another time and place; and floor plans usually incorporating an open front terrace, often enclosed on two or three sides by the walls of the home, in place of the earlier covered porch.

The English Tudor Revival style is marked by high pitched gables, usually front-facing, and stylistic details such as half-timbering in the gables, arched entryways, arcaded wing walls, and sweeping eaves. 12 of the homes in Earl Place employed the English Tudor Revival style.

Spanish Colonial Revival homes employ forms and details to evoke early Spanish architecture in the new world. Roofs are usually gabled, with tile roofs, and walls are stuccoed. Other details may include round arched openings, arcaded wing walls, and a combination of flat roofs and pitched roofs. There are two Spanish Colonial Revival homes in Earl Place.

The Southwest Style is a blend of Spanish Colonial and Pueblo elements. Wall surfaces are stuccoed, and the roof has predominantly flat roofed forms with occasional tile accents as awnings, porch roofs, or parapet caps. Porch and door openings have arched details. Six homes in Earl Place are categorized as Southwest Style.

## Ranch-style house

After the Second World War, the marriage rate skyrocketed, followed shortly thereafter by the baby boom. The heightened demand for housing and an unprecedented mechanism for funding housing development and financial incentives for home ownership promoted the dramatic urban and suburban growth characterized in the post-war period. Suburban growth was a result of these demands, coupled with the use of the automobile for family commuting. The Ranch-style home is a reflection of both of these themes; a building type that was quickly and inexpensively constructed, and which emphasized the increasing status of the automobile.

The Ranch Era (1935-1960) departed from earlier architectural periods in many respects. Speculative housing development became more popular nationally and in the Phoenix area. Construction styles reflected the immediate demand for housing combined with technological innovations available during the post-war period. Ranch style architecture did not require a basement or sub-floor foundation, rather, builders footed the house on a concrete slab. This revolution in design speeded construction and was cost-efficient. Construction materials included traditional wood frame or brick, and often incorporated the new building technology of the slump block or concrete block wall.

Ranch-style designs emphasized the status of the homeowner by highlighting the length of the building across the lot, and with the façade directly facing the street. Moreover, the role of the automobile was enshrined in Ranch-style construction, with one- or two-car carports extending the linear of the house even further across the lot. This design emphasized vehicle ownership to passer-by, and reiterated the suburban reliance upon the automobile. This feature characterizes the Ranch Era as a period in which family transportation shifted significantly from city-based mass transit to a necessary self-reliance upon the automobile for transportation in the far-flung suburb. As one humorist noted, motherhood on wheels defined a woman's life in the suburbs: moms delivered children obstetrically first and by car forever after.

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## Earl Place - 41 House Style Distribution

Style	Number	Percentage
English Tudor Revival	11	26.8%
California Bungalow	10	24.4%
Bungalow	1	2.4%
Southwest Style	6	14.6%
Transitional - Early Ranch	4	9.8%
Spanish Colonial Revival	2	4.9%
Minimal Traditional	1	2.4%
Period Revival Bungalow	1	2.4%
Period Revival	1	2.4%
Monterey Revival	1	2.4%
French Provincial Ranch	1	2.4%
Ranch	1	2.4%
Southwest Contemporary	1	2.4%

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National Park Service

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Continuation Sheet**

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Earl Place Historic District  
Maricopa County, AZ

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**National Park Service**

# **National Register of Historic Places**

## **Continuation Sheet**

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Earll Place Historic District  
Maricopa County, AZ

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### **VERBAL BOUNDARY DESCRIPTION**

See attached map.

### **BOUNDARY JUSTIFICATION**

Boundaries correspond to the original plat boundaries of the Earll Place subdivision, with two areas removed. An area on the west end, along 16<sup>th</sup> Street, has been removed to exclude modern commercial redevelopment. An area on the east has been removed to exclude modern development, vacant parcels, and a group of homes with poor integrity.

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## National Register of Historic Places Continuation Sheet

Earl Place Historic District  
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Section Number PHOTOS Page 12

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Photographer: Roberta Graham

Date: January 12, 2004

Location of Original Negatives:

Metropolis Design Group, LLC  
2601 N. 3<sup>rd</sup> St. #308  
Phoenix, Arizona 85004

The following photography numbers correspond to negative frame numbers and thus do not start at "1".

Photo #	View to	Description
27	SW	Earll Drive Streetscape
28	NW	Earll Drive Streetscape
29	W	Earll Drive Streetscape
30	NE	Earll Drive Streetscape
31	SE	Earll Drive Streetscape
32	NE	Earll Drive Streetscape
33	NW	Pinchot Avenue Streetscape
34	NW	Pinchot Avenue Streetscape
35	NW	Pinchot Avenue Streetscape
36	NW	Pinchot Avenue Streetscape



Know All Men By These Presents:

That the Phoenix Title and Trust Company, Trustee, this 26th day of Jan. 1929 has subdivided under the name of Earll Place, that portion of the Southwest quarter of Section 27, T. 2 N. R. 3 E., G. & S. R. B. & M., described as follows:

Beginning at a point 902.5 feet North and 33 feet East of the Southwest corner of said Section 27, running thence East 1185.21 feet; thence North 64.5 feet; thence West 1185.21 feet; thence South 645.9 feet to the place of beginning.

And hereby declares that the accompanying plat sets forth the lots, blocks, streets, avenues, alleys and ways constituting said Earll Place, and gives the measurements and dimensions of each lot, block, street, avenue and alley therein, and that each lot and block shall be designated by the number, and such streets and alleys shall be known by the name that is given to each respectively in said plat, and all streets, highways and alleys in said plat are hereby dedicated to the public, for the use and benefit of the public.

In Witness Whereof: The Phoenix Title and Trust Company, as Trustee, has caused its corporate name to be signed and its corporate seal to be affixed, and the same to be attested by the signatures of M. B. Wilkinson, its President and G. H. Clark, its Secretary.

PHOENIX TITLE AND TRUST COMPANY TRUSTEE

M. B. Wilkinson, President  
G. H. Clark, Secretary

Seal

State of Arizona  
County of Maricopa

This instrument was acknowledged before me this 26th day of January 1929 by M. B. Wilkinson and G. H. Clark, President and Secretary respectively, of the Phoenix Title and Trust Company.

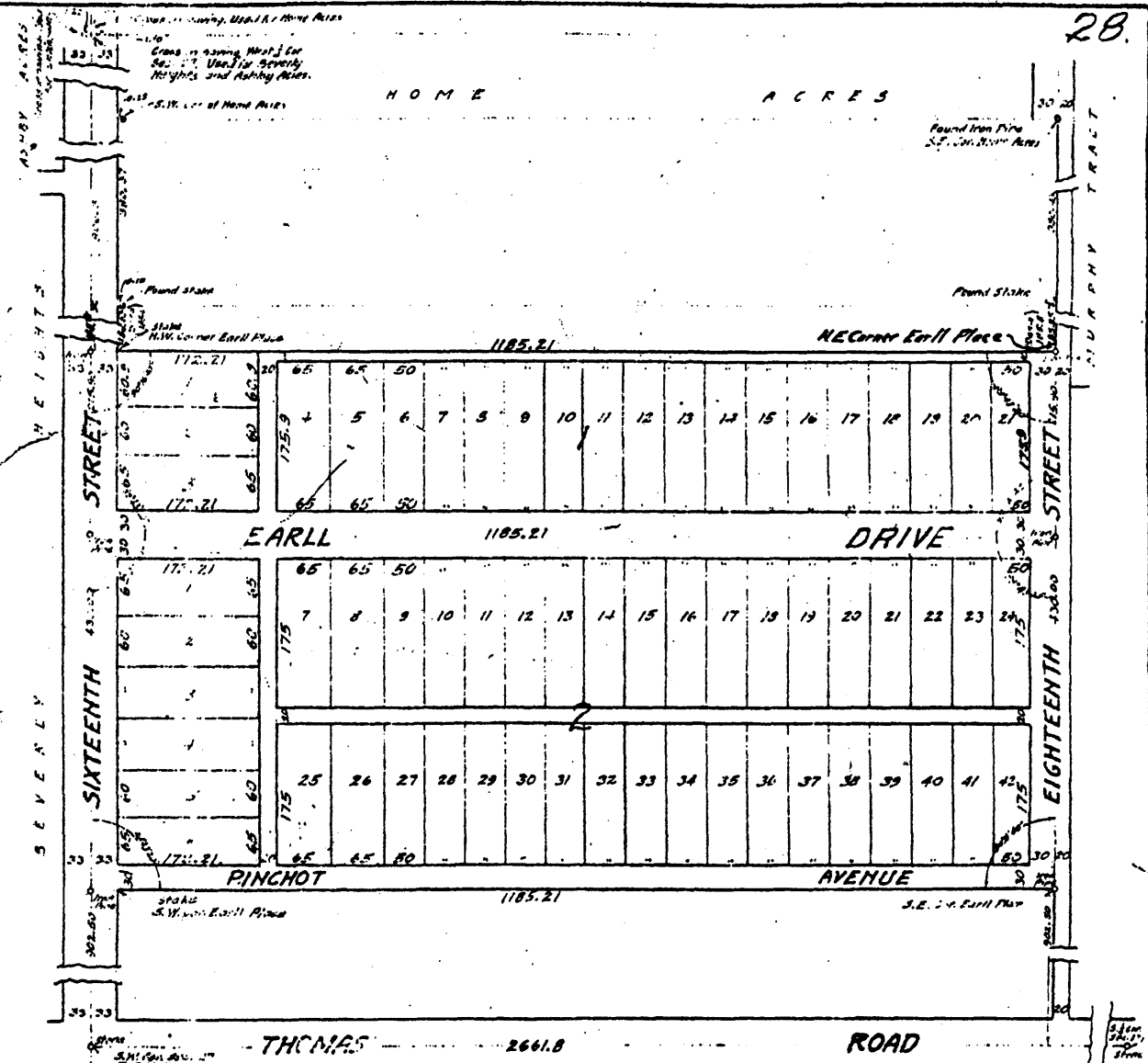
See May Kinkead (Taylor), Notary Public

My commission expires Jan. 29, 1929.

Approved by the Board of Supervisors of Maricopa County, Arizona, this 26th day of January 1929

S. H. Phillips, Chairman  
Jno. B. White, Clerk

Seal



Additional Survey information

RECORDED OFFICE  
Phoenix, Maricopa County, Ariz.  
Filed and recorded at request of  
Phoenix Title and Trust Company  
FEB 3 1929  
at Phoenix, Arizona  
Book 14, Page 124  
J. H. Smith, Recorder

EARLL PLACE  
A SUBDIVISION OF A PORTION OF  
S.W. 1/4 SECTION 27, T. 2 N. R. 3 E.

G. & S. R. B. & M.  
MARICOPA COUNTY, ARIZONA  
WM. H. BEGNER, CIVIL ENGINEER  
SEPTEMBER 1926

I hereby certify that the subdivision of the property described hereon was surveyed under my direction.  
Wm. H. Begner, Registered Professional Engineer.

SCALE  
1 INCH = 100 FEET

NORTH



: CONTRIBUTING PROPERTY



: NON-CONTRIBUTING PROPERTY

N. 16th St.

N. 18th St.

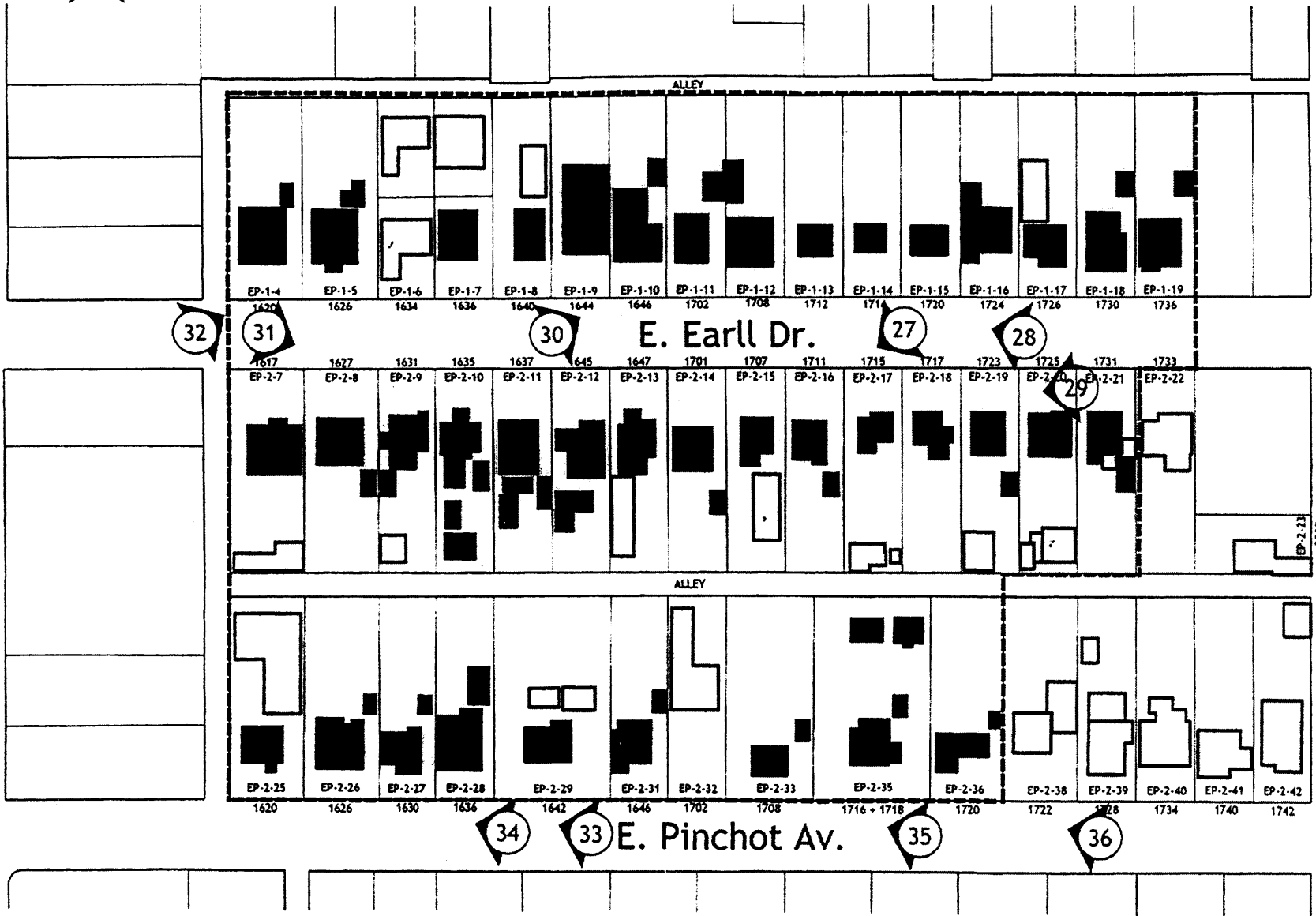


Photo Exposure Number / View Direction

# Earll Place - Photo Key

scale  
1 inch = 130 feet

06000758

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

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

1. Name of Property

historic name Earl Place Historic District (reclassification of resources)

other names/site number \_\_\_\_\_

2. Location

street & number 1642 E Pinchot  not for publication

city or town Phoenix  vicinity

state Arizona code AZ county Maricopa code 013 zip code 85016

3. State/Federal Agency Certification

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

James W. Gammie AFSHPD  
Signature of certifying official  
ARIZONA STATE PARKS  
State or Federal agency and bureau

22 FEBRUARY 2007  
Date

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  
\_\_\_\_\_  
State or Federal agency and bureau

\_\_\_\_\_  
Date

4. National Park Service Certification

Signature of Keeper

Date of Action

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): Additional Documentation Accepted

Edson H. Beall 5-21-07

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section	Addl	Page	1	Name of Property	Earll Place Historic District (reclassification of resources)
				County	Maricopa
				State	Arizona

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During the initial survey for this historic district, the outbuilding associated with the contributing property located at 1642 E Pinchot was mistakenly identified as a non-contributor to the property. Since this time, the owner of the property has presented the State Historic Preservation Office with documentation that indicates that the associated outbuilding was constructed at the same time as the main building. Originally a garage, the outbuilding now functions as a guest house.

The map originally filed as part of the Earll Place historic district also mistakenly indicates that the outbuilding is a non-contributor.

As the building was constructed within the period of significance for the district and possesses the required integrity for listing, the State Historic Preservation Office requests that the Keeper of the National Register reclassify **the outbuilding located at 1642 E. Pinchot** from non-contributor to **contributor** status.