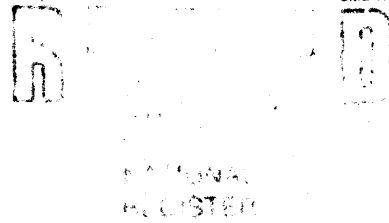


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name OAKLAND HISTORIC DISTRICT  
other names/site number \_\_\_\_\_

2. Location Roughly bounded by Fillmore St., 19th Ave., Van Buren St., and Grand Ave.

street & number \_\_\_\_\_  not for publication  
city, town Phoenix  vicinity  
state Arizona code AZ county Maricopa code 013 zip code 85007

3. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing	
<u>245</u>	<u>88</u>	buildings
<u>1</u>	<u>0</u>	sites
		structures
		objects
<u>246</u>	<u>88</u>	Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 1

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.  See continuation sheet.

Signature of certifying official [Signature]  
State or Federal agency and bureau Acting SHPO

Date 6-29-92

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official \_\_\_\_\_  
State or Federal agency and bureau \_\_\_\_\_

Date \_\_\_\_\_

5. 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]  
Entered in the National Register

7/10/92

Signature of the Keeper

Date of Action

## 6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC: Single Dwelling  
COMMERCE/TRADE: Business  
RECREATION AND CULTURE: Outdoor  
Recreation

Current Functions (enter categories from instructions)

DOMESTIC: Single Dwelling  
COMMERCE/TRADE: Business  
RECREATION AND CULTURE: Outdoor  
Recreation

## 7. Description

Architectural Classification  
(enter categories from instructions)

Bungalow/Craftsman  
Mission/Spanish Colonial Revival  
Tudor Revival

Materials (enter categories from instructions)

foundation Concrete  
walls Brick  
Stucco  
roof Asphalt Shingles  
other \_\_\_\_\_

Describe present and historic physical appearance.

### SUMMARY

The Oakland Historic District is a residential area composed predominantly of Bungalow Style single-family houses of modest size. The district is within an area bounded by Van Buren Street to the south, Pierce Street to the north, Grand Avenue to the east, and Nineteenth Avenue to the west. Located immediately to the northwest of the original Phoenix townsite, the district maintains the setting and character of its period of historic significance. University Park with its recreational facilities and the Arizona Museum are major architectural elements of the district and are of city-wide historic significance.

### DESCRIPTION

The street layout is rational and rectilinear, following the precedent set by earlier subdivisions and additions to Phoenix. Within the district, Polk, Taylor, and Fillmore Streets run east-west. Between Seventeenth Avenue and Grand Avenue, north of Polk, the blocks are oriented east-west, while in the remainder of the district they are oriented north-south. Throughout the district, lot sizes are typical "suburban" residential lots typical of other early Phoenix neighborhoods, being 50 to 75 feet wide and 120 to 160 feet deep. Most blocks are provided with rear-yard alleys. Building setbacks are relatively uniform, and sidewalks are separated from the streets by tree lawns which lend cohesiveness to the streetscape. The cohesiveness of the district is strengthened by repetition and proximity of small, predominately bungalow style houses. There is, however, diversity within this framework. There is quite a range of stylistic variation among the bungalows. Toward the east end of the district the bungalows mix with early folk houses and a regular mixture of Spanish Colonial Revival styles. Toward the west end of the district Spanish Colonial Revival houses become more frequent, with curvilinear parapets becoming a noticeable stylistic detail.

University Park is found in the southeast corner of the district,

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fronting on Van Buren Street. The park includes a pool and a Pueblo Revival style poolhouse and Art Moderne Style pumphouse(GM-137.1) in its center, as well as the Arizona Museum, another Pueblo Revival building, on the Van Buren Street frontage. With baseball fields comprising most of the park, open grassy fields with palm trees at the perimeter typify most of the park.

At the center of the northern edge of the district is found the Judge Tweed House(GM-403), a landmark residence in the neighborhood. The structure is one of the oldest remaining homes in Phoenix, and a rare Arizona example of a Second Empire style influenced farmhouse.

Along the east edge of the district, fronting on Grand Avenue, are several historic red brick commercial buildings interspersed with intrusive but nondescript modern structures, reflecting the historic commercial development pattern along Grand Avenue.

Of the 333 properties in the district, 88 are considered noncontributors, producing a ratio of about 1 to 3. Noncontributors are mainly historic homes which have been altered. Modern intrusions also occur within the district, but are not numerous. Noncontributing properties are scattered evenly throughout the district and do not affect its visual integrity.

The district is well-defined by industrial areas and low-integrity residential areas to the north, commercial development, modern residential development, and major streets on the south and east, and commercial/industrial development abutting the district on the west. Within the district a recognizable and cohesive character is maintained.

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OAKLAND HISTORIC DISTRICT  
 Contributing Properties

145.1	412 N. 13th Avenue	187	1042 W. Taylor Street
146	1309 W. Taylor Street	188	1046 W. Taylor Street
146.1	1314 W. Taylor Street	189	1048 W. Taylor Street
147	1317 W. Taylor	196	1061 W. Taylor Street
148	1321 W. Taylor Street	197	1059 W. Taylor Street
150.1	1329 W. Taylor Street	198	1053 W. Taylor Street
150.2	1333 W. Taylor Street	199	1049 W. Taylor Street
150.3	1335 W. Taylor Street	200	1047 W. Taylor Street
150.4	1339 W. Taylor Street	202	1029 W. Taylor Street
150.5	1341 W. Taylor Street	203	1027 W. Taylor Street
150.5	1347 W. Taylor Street	205	918 W. Polk Street
151	1418 W. Polk Street	206	1002 W. Polk Street
153	1412 W. Polk Street	207	1006 W. Polk Street
154	1406 W. Polk Street	208	1010-12 W. Polk Street
155	1322 W. Polk Street	209	1014 W. Polk Street
156	1318 W. Polk Street	212	1034 W. Polk Street
158	1310 W. Polk Street	213	1038 W. Polk Street
159	1306 W. Polk Street	214	1202 W. Polk Street
160.1	1337 W. Fillmore Street	215	1206 W. Polk Street
161	1329 W. Fillmore Street	235	905 Grand Avenue
163	1321 W. Fillmore Street	235.1	1007 Grand Avenue
164	1317 W. Fillmore Street	236	901 Grand Avenue
165	1313 W. Fillmore Street	237	1002 W. Van Buren
169	1306 W. Taylor Street	237.1	1001 W. Polk Street
170	1310 W. Taylor Street	240	338-40 N. 18th Drive
171	1318 W. Taylor Street	241	334 N. 18th Drive
174	1330 W. Taylor Street	242	330 N. 18th Drive
175	1336 W. Taylor Street	243	326 N. 18th Drive
176	1344 W. Taylor Street	244	322 N. 18th Drive
177	1346 W. Taylor Street	245	318 N. 18th Drive
178	1145-47 W. Fillmore Street	247	321 N. 18th Drive
180	1129 W. Fillmore Street	248	325 N. 18th Drive
181	1115 W. Fillmore Street	249	329 N. 18th Drive
182	1111 W. Fillmore Street	250	333 N. 18th Drive
182.1	1109 W. Fillmore Street	251	337 N. 18th Drive
183	1105 W. Fillmore Street	252	401 N. 18th Drive
185	1034 W. Taylor Street	253	405 N. 18th Drive
186	1038 W. Taylor Street	254	409 N. 18th Drive
		255	413 N. 18th Drive

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256	417 N. 18th Drive	304	1714-18 W. Van Buren
257	421-23 N. 18th Drive	304.1	1702 W. Van Buren
258	425-27 N. 18th Drive	305	317 N. 17th Drive
259	429-31 N. 18th Drive	306	325 N. 17th Drive
262	438 N. 18th Avenue	307	329 N. 17th Drive
263	434 N. 18th Avenue	308	333 N. 17th Drive
264	426 N. 18th Avenue	309	337 N. 17th Drive
264.1	422 N. 18th Avenue	310	401 N. 17th Drive
265	418 N. 18th Avenue	311	405 N. 17th Drive
266	414 N. 18th Avenue	312	409 N. 17th Drive
267	410 N. 18th Avenue	313	415 N. 17th Drive
268	406 N. 18th Avenue	314	417 N. 17th Drive
269	404 N. 18th Avenue	315	425 N. 17th Drive
270	340 N. 18th Avenue	316	433 N. 17th Drive
271	334 N. 18th Avenue	320	430-32 N. 17th Avenue
272	330 N. 18th Avenue	321	422 N. 17th Avenue
273	326 N. 18th Avenue	325	410 N. 17th Avenue
274	324 N. 18th Avenue	326	410 N. 17th Avenue
276	311 N. 18th Avenue	327	402 N. 17th Avenue
277	315 N. 18th Avenue	328	340 N. 17th Avenue
278	317 N. 18th Avenue	329	330 N. 17th Avenue
280	325 N. 18th Avenue	330	326 N. 17th Avenue
281	325 N. 18th Avenue	332	1708 W. Van Buren
282	333-35 N. 18th Avenue	334	344 N. 16th Avenue
283	339 N. 18th Avenue	337	332 N. 16th Avenue
284	401-3 N. 18th Avenue	338	328 N. 16th Avenue
286	413 N. 18th Avenue	339	324 N. 16th Avenue
287	417 N. 18th Avenue	340	320 N. 16th Avenue
288	421 N. 18th Avenue	341	316 N. 16th Avenue
289	425 N. 18th Avenue	342	312 N. 16th Avenue
290	429 N. 18th Avenue	343	323 N. 16th Avenue
291	433 N. 18th Avenue	344	327 N. 16th Avenue
292	437-9 N. 18th Avenue	345	331 N. 16th Avenue
293	426 N. 17th Drive	346	335-7 N. 16th Avenue
295	406 N. 17th Drive	347	341 N. 16th Avenue
296	402 N. 17th Drive	348	343 N. 16th Avenue
296.1	338 N. 17th Drive	350	350 N. Laurel Avenue
297	330 N. 17th Drive	351	346-8 N. Laurel Avenue
298.1	322 N. 17th Drive	353	330 N. Laurel Avenue
299	318-20 N. 17th Drive	356	311 N. Laurel Avenue
300	314 N. 17th Drive	357	315 N. Laurel Avenue
303	1722 W. Van Buren	358	319 N. Laurel Avenue

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359	325 N. Laurel Avenue	404	1646 W. Taylor Street
360	327 N. Laurel Avenue	405	1642 W. Taylor Street
364	343 N. Laurel Avenue	406	1538 W. Taylor Street
365	1512 W. Polk Street	407.1	1634 W. Taylor Street
366	1514 W. Polk Street	408	1626 W. Taylor Street
367	1518 W. Polk Street	409	1622 W. Taylor Street
368	1522 W. Polk Street	410	1618 W. Taylor Street
368.1	1526 W. Polk Street	412	1610 W. Taylor Street
368.2	1534 W. Polk Street	423.1	409 N. 16th Avenue
368.3	1538 W. Polk Street	500	436 N. 17th Drive
368.4	1530 W. Polk Street	501	434 N. 17th Drive
369	1542 W. Polk Street	506	1609 W. Polk Street
370	1546 W. Polk Street	514	1506 W. Fillmore
371	1533 W. Taylor Street	515	1502 W. Fillmore
372	1529 W. Taylor Street	516	1346 W. Fillmore
377	1521 W. Taylor Street	517	1342 W. Fillmore
378	1517 W. Taylor Street	520	1322 W. Fillmore
379	1513-15 W. Taylor Street	521	1320 W. Fillmore
380	1509 W. Taylor Street	522	1314 W. Fillmore
381	1504 W. Taylor Street	523	1310 W. Fillmore
382	1508 W. Taylor Street	525	1302 W. Fillmore
383	1510 W. Taylor Street	528	1132 W. Fillmore
384	1415 W. Taylor Street	534	1131-35 W. Fillmore
385	1520 W. Taylor Street	538	1015 Grand Avenue
386	1522 W. Taylor Street	544	1007 W. Taylor Street
387	1526 W. Taylor Street		1309 W. Polk Street
389	1534 W. Taylor Street		1213 W. Polk Street
390	1538 W. Taylor Street		1211 W. Polk Street
391	1542 W. Taylor Street		
392	1546 W. Taylor Street		
393.5	315-17 N. 16th Avenue		
393	1545 W. Fillmore		
394	1541 W. Fillmore		
396	1537 W. Fillmore		
397	1533 W. Fillmore		
397.1	1529 W. Fillmore		
398	1527 W. Fillmore		
399	1521-23 W. Fillmore		
399.1	1517 W. Fillmore		
400	1515 W. Fillmore		
401	1505 W. Fillmore		
403	1611 W. Fillmore		

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**OAKLAND HISTORIC NEIGHBORHOOD**

**Non-Contributing Properties**

145	414-16 N. 13th Avenue	349	1557 W. Polk Street
146.1	1313 W. Taylor Street	352	336 N. Laurel Avenue
152	1414 W. Polk Street	361	331 N. Laurel Avenue
162	1325 W. Fillmore	362	335 N. Laurel Avenue
167	1307 W. Fillmore	363	339 N. Laurel Avenue
168	1302 W. Taylor Street	388	1530 W. Taylor Street
172	1322 W. Taylor Street	407	1630 W. Taylor Street
173	1326 W. Taylor Street	411	1614 W. Taylor Street
179	1139 W. Fillmore	412.1	1606 W. Taylor Street
184	1028 W. Taylor Street	412.2	1602 W. Taylor Street
190	1056 W. Taylor Street	412.3	1601 W. Taylor Street
191	1056 W. Taylor Street	417.1	1629 W. Taylor Street
192	1060-64 W. Taylor Street	430	1614 W. Polk Street
193	501 W. Taylor Street	432.1	1602 W. Polk Street
194	505 W. Taylor Street	502	430 N. 17th Drive
195	1069 W. Taylor Street	504	313 N. 17th Drive
201	1041 W. Taylor Street	505	318 N. 17th Avenue
201.1	1039 W. Taylor Street	507	336 N 16th Avenue
204	912 W. Polk Street	509	1539-53 W. Taylor Street
210	1018 W. Polk Street	512	1525 W. Taylor Street
264.2	430 N. 18th Avenue	513	420 W. Taylor Street
279	323 N. 18th Avenue	518	1334 W. Fillmore
284.1	405 N. 18th Avenue	519	1330 W. Fillmore
285	409 N. 18th Avenue	524	1306 W. Fillmore
293.1	422 N. 17th Drive	527	1140 W. Fillmore
293.2	418 N. 17th Drive	529	535 N. 15th Avenue
294	414 N. 17th Drive	531	1333 W. Fillmore
294.1	410-12 N. 17th Drive	533	511 N. 13th Avenue
296.2	334 N. 17th Drive	535	1119-23 W. Fillmore
298	326 N. 17th Drive	536	1025 Grand Avenue
314.1	421 N. 17th Drive	537	1023 Grand Avenue
315.1	429 N. 17th Drive	539	1325 W. Taylor Street
320.1	426 N. 17th Avenue	542	1021 W. Taylor Street
322	418 N. 17th Avenue	543	1017 W. Taylor Street
324	414 N. 17th Avenue	545	923 Grand Avenue
328.1	334 N. 17th Avenue	546	1402 W. Polk Street
333	1611 W. Polk Street	547	1314 W. Polk Street
335	340 N. 16th Avenue	548	1210 W. Polk Street

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549	1042-46 W. Polk Street
550	1030 W. Polk Street
551	1020 W. Polk Street



**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

Period of Significance

Significant Dates

Community Planning and Development

1885-1941

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

N/A

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

**SUMMARY**

The working-class residential neighborhoods created in Phoenix at the turn-of-the century are well-represented in the Oakland Historic District. This neighborhood with a gridiron street plan contains a mixture of Bungalow Style and Spanish Colonial Revival homes as well as a number of Panel Brick Commercial buildings along the northwestern alignment of Grand Avenue. The several subdivisions included within the district are connected by the east-west alignment of Polk Street which is the common route to University Park at the east end. The district's development resulted from patterns and influences unique to Phoenix during the city's early growth. The resulting neighborhood environment reflects growth influenced primarily by real estate speculation and market demand rather than by formal urban planning.

The Oakland Historic District's subdivision and development history demonstrates the evolution of real estate speculation strategies from low-density agricultural subdivisions of the 1880s to higher-density suburban neighborhoods of the 1910s and 1920s. The speed and scale of Phoenix' growth at the turn-of-the-century increased so dramatically that real estate speculators, developers, and homebuilders were forced to react with new subdivision patterns and construction methods. Also, architectural diversity demonstrates the rapid shift in stylistic popularity and marketability during the development period.

The Oakland Historic District is eligible for listing on the National Register under Criterion A within the context of planning and development in Phoenix, 1886-1938. Its period of significance begins with the platting of Bryan Place and Homestead Place in 1886, includes the subsequent subdivision and development of large agricultural parcels and ends with the completion of University Park improvements in 1938.

See continuation sheet

**9. Major Bibliographical References**

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

See continuation sheet

**Primary location of additional data:**

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

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of property 84

**UTM References**

A 1,2 | 39,78,4,0 | 3,70,20,7,0  
 Zone Easting Northing

C 1,2 | 39,92,5,0 | 3,70,18,7,0

B 1,2 | 39,90,4,0 | 3,70,20,8,0  
 Zone Easting Northing

D 1,2 | 39,91,0,5 | 3,70,16,7,5

See continuation sheet

**Verbal Boundary Description**

See attached map.

See continuation sheet

**Boundary Justification**

See continuation sheet

**11. Form Prepared By**

name/title Robert G. Graham

organization Don W. Ryden, AIA/Architects, Inc. date October 1991

street & number 645 N. 4th Ave., Suite A telephone 602/253-5381

city or town Phoenix state Arizona zip code 85003

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Associated with the platting of Homestead Place is the property's owner Judge Charles A. Tweed and the Second Empire Style homestead house he built there in 1881. Tweed's house (GM-403), often reputed to be the oldest surviving house in Phoenix, is individually listed on the National Register of Historic Places.

### BACKGROUND OF EARLY PHOENIX RESIDENTIAL DEVELOPMENT

Subdivision development and speculation of real estate was a major economic activity in early Phoenix. In the rapidly growing city of the 1880s and of the 1900s through 1920s there was much profit to be made from the purchase, holding, resale, subdivision, and parceling out of land. Agricultural land was bought and held, and resold as the city grew toward it; when an area became easily accessible to the business district, through walking, streetcar lines, and later, automobiles, the area could be subdivided and replatted into denser residential lots.

Residential land was sold both to speculative builders and directly to homeowners. The key selling points for residential lots were location, size, and building restrictions. In the era before the automobile, the most desirable properties clustered around the central business district, or close to the streetcar lines that tied them to the downtown area. In neighborhoods catering to wealthier clients, deed restrictions required houses of a certain cost to be built, thus ensuring a minimum quality for the residences in the area. Subdivisions marketed toward speculative builders and landlords commonly had no such restrictions.

The typical layout of a residential subdivision in Phoenix in the years between 1890 and 1930 was quite simple. Most residential lots in Phoenix had a 50-foot frontage, while normal lot depths varied from 120 to 200 feet. The streets, as a rule, were laid out in a rectangular grid system oriented to the cardinal compass points and in alignment with the streets of adjacent subdivisions.

The development of Phoenix' earliest additions and subsequent subdivisions followed the natural growth patterns of the city from its origin in 1870, when the Phoenix Townsite was platted where downtown is today. The townsite was the nucleus of a community formed as a result of the restoration of a prehistoric Hohokam Indian canal system, which made farming possible in this arid Sonoran Desert region. In the

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years that followed, virtually all the lands surrounding the townsite were homesteaded by pioneers to the area. These homesteads would one day be platted as additions to the townsite and then be further subdivided as suburban residential lots.

The original Phoenix Townsite plan clearly set the precedent for the design and layout of the adjacent subdivisions that were platted before 1900. The townsite was based on the cadastral survey system with its north, east, and west boundaries at section lines, and its southern boundary and central north-south road at half section lines.

The Townsite plan was a rectangular shape, completely symmetrical in its street and block layout. Its design was intended to allow for equally advantageous expansion of the townsite on all four sides. Major thoroughfares (100 feet wide) included two east-west avenues and four north-south avenues.

The pattern of square blocks and the designation of certain roads as thoroughfares was repeated in early adjacent subdivisions, therefore reinforcing the planning concept of the Phoenix Townsite. That pattern can be seen in additions extending nearly a mile in each direction from the townsite.

As Phoenix grew around its downtown core, new residential subdivisions were added to the city. The quarter-sections adjacent to the townsite were the first additions to the City of Phoenix. Some of the additions were originally subdivided before there was pressure for dense residential development in the immediate area. The large size of the lots was such that a more rural lifestyle was possible than in the center of the city. A plentiful supply of water was close at hand from the Salt River Valley Canal and Grand Canal. The introduction in 1893 of electric streetcars to the 1887 Phoenix Street Railway Company lines added to the desirability of owning a "garden lot" outside the original townsite.

Although Phoenix' canal system made it possible to farm the desert, the cycle of flood and drought slowed the city's development until 1911, just before statehood, when the completion of Roosevelt Dam ensured a constant and steady water supply to the entire Salt River Valley. A building boom followed, as more subdivisions were added to the city to meet a seemingly unending demand for single-family houses. During this period of growth based on reclamation projects, various parts of the earliest large-lot additions were being replatted for a

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Continuation Sheet**

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denser residential use. The large multi-acre parcels were subdivided into lots of a size comfortable for houses, typically 50 x 135 feet.

With the advent of the automobile and the movement from owner-built to developer-built housing, the patterns of land subdivision changed significantly. Residential lots became somewhat standardized and slightly larger in response to the market demands of a substantial middle-class population. Housing lot designs incorporated space for automobiles. Parks and public space planning shifted from passive, central plazas to recreation oriented neighborhood parks. Local retail stores, corner markets, gasoline stations and schools became integral parts of twentieth-century subdivision planning. In addition, adequate, modern utilities were prerequisites for any growing urban center such as Phoenix. Allowances for utilities in the form of public rights-of-way and alleys became typical components of subdivision planning.

THE SUBDIVISION HISTORY OF OAKLAND HISTORIC DISTRICT

Bryan Place

The earliest platting of a subdivision now part of the Oakland Historic District was that of Bryan Place in 1886. This quarter section of former homestead land is located at the northwest corner of the Phoenix Townsite and as such is not in direct alignment with the original gridiron street pattern. Without the influence of the formal urban street pattern, Mrs. Vina Brown decided to subdivide her property into five-, ten-, and forty-acre agricultural parcels to sell as suburban subsistence farms.

Mrs. Brown's vision of agricultural development immediately adjacent to the Phoenix Townsite proved to be short-sighted. Bryan Place was caught up in the suburban speculation boom which accompanied the construction of the Arizona Canal by the Arizona Improvement Company. This visionary company, controlled by William J. Murphy, Moses H. Sherman, and W.D. Fulwiler, imagined more profitable development of Bryan Place in a new residential and commercial subdivision to be known as University Addition.

University Addition

The University Addition is located in the southeast quarter of Section 6 and is bounded by Van Buren and Roosevelt Streets from seventh to

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fifteenth Avenues. The subdivision was surveyed, platted and recorded in March 1887. Ownership of the addition was controlled by the Arizona Improvement Company, and the plat was filed with the County Recorder at the request of M.H. Sherman, then president of the company. In February 1889 a replat of the northwest quarter of University Addition was filed by W.D. Fulwiler. Fulwiler was a close associate of W.J. Murphy who held controlling interest in the Arizona Improvement Company. Both original plat maps were drawn by C.J. Dyer.

W.J. Murphy conceived of University Addition as the gateway to the real estate empire he created northwest of Phoenix based upon the irrigation of 100,000 acres of desert by his Arizona Canal. Murphy not only dreamed big, but also acted big. His Arizona Improvement Company established two agricultural colonies, Glendale and Peoria, in the newly irrigated area. Colonists from Illinois were the initial farmer/settlers there. To connect the new farm communities to the railroad and distribution markets in Phoenix, Murphy's company constructed Grand Avenue, a broad boulevard envisioned to be lined with businesses and fine homes. This major market road originated at the northwest corner of the townsite, cut through the University Addition in a northwesterly alignment, passed through miles of fields, and reached Glendale and Peoria at its terminus. In addition to road building, the Arizona Improvement Company was granted by the Town Council the franchises to install and operate the municipal waterworks and the mule-drawn street railway system.

The University Addition's proximity to the original Phoenix Townsite, its location at the beginning of Grand Avenue, and its accessibility by the street railway line provided a good location for residential homesites. The addition was also intended to be the location of the Methodist Episcopal University, and a block facing Van Buren Street (the Yuma Road) was reserved for that purpose. A university was never established; University Park was established in 1921 and in 1927 the Arizona Museum (GM-237.1) was also constructed on that site.

Large residences were constructed before 1900 in parts of the addition, primarily fronting Seventh Avenue or Van Buren Street. By 1901, there were approximately 50 buildings located in the subdivision. In 1911 the number of buildings had increased to about 80, including the West End School (later called the Fillmore Street School). By 1915, the number of buildings had jumped to over 300.

Commercial development along the Grand Avenue frontage was slow; by

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1915 no commercial buildings had been developed north of Polk Street. Increased automobile traffic along Grand Avenue in the 1920s and 1930s was the incentive for additional commercial development for most of the length of the Avenue located within the subdivision. Three historic commercial buildings still exist which symbolize this trend. They are the Village Shoe Repair/Kelley Cleaners (GM-235), built in 1929, 1007 Grand Avenue (GM-235.1), built between 1925 and 1934, and the Durand Grocery (GM-236), built in 1915.

### Homestead Place

Homestead Place, also known as Tweed's Subdivision of the Southwest Quarter of Section 6, was recorded in 1886. The property was owned by Judge Charles A. Tweed, who occupied a large frame dwelling near the center of the quarter section. The 1881 house (GM-403) exists as the oldest building in the Oakland Historic District. Homestead Place was surveyed by William A. Hancock, who also platted the original Phoenix Townsite. Tweed and Hancock were partners in a law practice in Phoenix until Tweed's death in 1887.

The addition consisted of four square blocks, each divided into eight five-acre small farm lots. The blocks were separated by seventeenth Avenue and Fillmore Street, and bounded on the west by nineteenth Avenue and the east by fifteenth Avenue. The southern half of the addition was replatted into four subdivisions beginning in 1909.

### Westlawn

The first subdivision of agricultural lots in Homestead Place as suburban residential lots occurred in 1887 with the replatting of Lots 7 and 8 as Harbert's Subdivision. (Harbert's is not a portion of the Oakland Historic District). Not until 1909 did a quick succession of subdivisions appear following the suburban pattern of residential lots, streets, and alleys. The earliest such subdivision represented in the district was Westlawn, recorded by Lewis Raffe on June 7, 1909. Forty-eight residential lots faced north or south on McKinley, Pierce, and Fillmore Streets. The area was surveyed by Herbert R. Patrick.

### Capitola Place

Capitola Place was the subdivision of Lots 2 and 3 in Block I of Homestead Place. It was recorded in 1909 by Charles B. Christy. Omar A. Turney provided the survey and plat map. The subdivision included

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49 lots fronting on two new streets, sixteenth Avenue and Laurel Avenue. Most of the lots were built upon between 1921 and 1935. The slow pace is attributed to the availability of more desirable lots in other parts of Phoenix, coupled with the continual flooding of the west Phoenix area by Cave Creek.

### Oakland

In 1910, the Phoenix Realty Company and J.C. Wright, owners of all of Block II, recorded the Oakland Subdivision. It included eight blocks bounded by seventeenth Avenue and nineteenth Avenue north of Van Buren Street. The rectangular blocks were separated by dedicated streets called Willow Avenue (seventeenth Drive), eighteenth Avenue, and Oakland Drive (eighteenth Drive). Polk Street extends east-west midway through the subdivision. The plat provided for 133 residential lots facing east or west along the new streets. No substantial development of the lots occurred until after 1923 when Cave Creek Dam was completed. By 1938 almost all of the lots had been built upon with small Bungalow and Period Revival Style homes. The Oakland Subdivision forms the core of the Oakland Historic Residential District.

### Westlawn Annex

Westlawn Annex was surveyed in 1911 by Herbert R. Patrick. It was recorded by the U.S. Land, Title and Legacy Company and by R.M. Gates, who were joint owners of the property. Westlawn Annex was a subdivision of Lots 7 and 8 in Block I and is composed of two rectangular blocks with 24 lots each. The lots face Polk, Taylor or Fillmore Streets. Most homes were built between 1911 and 1926.

### East Oakland

The East Oakland Subdivision was recorded in 1925 at the peak of a residential construction boom. It is located between sixteenth and seventeenth Avenues south of Fillmore Street. As the Phoenix Realty Company, Isaac Forney and Landon Woodmansee were the joint owners of what were Lots 5 and 6 of Block I, Homestead Place. At the time, Woodmansee was the owner of the Judge Tweed house, and the land was commonly known as the Woodmansee Farm. Although the name "East Oakland" implies that it was an extension of its namesake, its street and lot layout relates identically with Westlawn Annex to the east. It provided lots on two blocks sufficient for an additional 46 residences. Nearly all lots were built upon by 1937.



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DEVELOPMENTAL INFLUENCES IN THE OAKLAND HISTORIC DISTRICT

The history of local growth and change within the historic district can be closely linked to forces of change which affected the city, state, and nation. The reactions of real estate developers and speculators to the changing economic, social, and political climate are reflected in the physical manifestation of the residential neighborhood.

An optimistic outlook pervaded the young community of Phoenix in the "boom years" of 1880 through 1892. During this period vast opportunities for agricultural development appeared with completion of the Arizona Canal in 1884 by William J. Murphy's Arizona Improvement Company. Agriculture was the economic base of the town. More arable land meant more available jobs in farming and, even more important, in related services of support, marketing, and shipping. In 1888 Phoenix was linked by rail for the first time to the Southern Pacific transcontinental line by the Maricopa and Phoenix Railroad. This portal to the nation opened a regional market for agricultural products and a source of processed building materials previously unavailable.

In 1889 Phoenix was made the Territorial capital, thus solidifying the town's position as the political as well as commercial focus of Arizona. Phoenix's infrastructure of roads, utilities, and public transit also began at this time. M.A. Sherman's Phoenix Street Railway Company established mule-drawn streetcars in 1887 and converted to electric trolleys in 1893, extending service far beyond the townsite. The alignment of the new streetcar lines was not only a reaction to the existing patterns of homes and businesses but also a catalyst for development in areas previously unserved. Just as the canal builders invested in the farmland to be irrigated, so too the street railway builders speculated in the residential property to be served.

The creation of Bryan Place and Homestead Place in 1886 northwest of the original townsite is a significant demonstration of a nineteenth-century conservative approach to real estate development. The subdividers of quarter section homesteads into suburban subsistence farm parcels did not recognize the rapid growth of the urban core in response to increased irrigated agriculture and commerce.

In dramatic contrast, the purchase and replatting in total of agricultural Bryan Place as residential University Addition in 1887 by valley

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boosters demonstrated a very early expression of speculator confidence in the future of the young farm town. Homestead Place did not begin to be replatted significantly as suburban neighborhood subdivisions until 1909. Its transformation was later than Bryan Place for several reasons. Homestead Place was a half-mile further west of the town-site's urban development; it was not served by the street railway nor was it on the market road to Glendale and Peoria; it was more susceptible to flooding by the Cave Creek floodway; and its owners were not inclined toward risk or able to develop infrastructure. Thus Homestead Place was quietly held for speculation and sold in blocks to small-scale neighborhood developers in the early decades of the twentieth century.

The boom years were not destined to last in Phoenix, for like the nation, the local economy suffered due to the Financial Panic of 1893. Furthermore local farmers were devastated by a series of natural disasters; the Salt River flood of 1891 which destroyed the earthen dams and canal heads, and two droughts in 1894 through 1898 and 1901 through 1904 which destroyed two-thirds of the valley's fields. Additionally, the Cave Creek flood in 1905 inundated most of Phoenix west of Seventh Avenue including the recently completed Capitol building (1901). The few bright spots during these "years of uncertainty" were the completion in 1895 of the Santa Fe, Prescott and Phoenix Railroad which connected Phoenix to the Atlantic & Pacific transcontinental rail line and the passage of the 1902 National Reclamation Act plus the organization of the Salt River Valley Water Users Association which led to the construction of Roosevelt Dam.

As a result of the tightening of loan requirements very little house construction or lot sales occurred in the Oakland District between 1893 and 1906. For speculators and developers, this was an unsettled time of reflection and repositioning in hopes of better times ahead as foreshadowed by the movement for major reclamation projects.

The construction of Roosevelt Dam brought vital stability to the water supply and hence, growth to Phoenix. The dedication of the dam in 1911 was symbolic of the beginning of Phoenix's emergence as a formidable western city. It was the cornerstone of the first significant building boom in the city's history. Furthermore, Arizona's admission to the United States in 1912 increased the city's political importance and created the need for many more governmental workers and support services.

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The progress toward assuring a reliable water supply stirred the entrenched landholders into action. The construction of Roosevelt Dam (1906-11) was the signal that better economic times were on the horizon. Block-holding speculators began selling residential lots in existing subdivisions west of Seventh Avenue. By 1909 sixteen new subdivisions were opened around the city. By 1914 the number grew to 37. From 1905 to 1913 the number of real estate companies doubled. By 1920 Phoenix boasted eighty real estate offices. Among the most prominent were E.J. Bennitt, Greene and Griffin, Dwight B. Heard, Hill and Claflin, and N.A. Morford.

It was during Phoenix's "reclamation years" that the first general contracting companies appeared consolidating the individual construction tradesmen. Until this time individual lot owners usually would contract with each trade separately to construct a house which was either architect-designed or copied from a pattern book. Now the aspiring homeowner could rely upon a single contractor to be responsible for coordination of trades.

Growth in the construction industry was dramatic during this period. Many burgeoning businesses were small operations or specialized trades such as concrete, cement, and brick contractors. Building companies also appeared for the first time in Phoenix history and undertook speculative residential construction in the expanding subdivisions.

Homebuilders, Inc. was the earliest and most prominent of these businesses. It was established in 1910 by realtors Greene and Griffin, with R.H. Greene as president. Homebuilders Inc. constructed modern houses on lots owned by Greene and Griffin or by the Phoenix Realty Company, who then sold the improved lots on the easy payment plan. To offset the housing shortage brought on by Phoenix's increased population, speculative duplexes, or "double houses", were also built by Homebuilders Inc. For the first time rental houses became a popular, profitable investment opportunity in the Phoenix market.

Greene and Griffin in association with Homebuilders Inc. were actively marketing speculative housing throughout the city in the 1910s. They catered to a wide variety of homebuyers: upper-class in the Roosevelt neighborhood; middle-class in F.Q. Story and Woodland neighborhoods; and the working-class of Oakland.

During this period the popular, economic use of concrete for buildings as well as street paving led to the establishment of the Maricopa

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Concrete Company, and J.C. Steele and Company. Steele's business was the most prolific and long-lasting of the concrete construction firms.

With a renewal of economic vigor in Phoenix based upon reclamation projects and statehood, sluggish real estate speculation turned to frantic residential development in the Oakland area during the second decade of the century. The development of the Atcheson, Topeka, and Santa Fe Railroad maintenance yard at Nineteenth Avenue and Fillmore Street provided many jobs for blue-collar workers. Additionally, expanded employment opportunities accompanied the new industrial zone which sprang up along the Nineteenth Avenue alignment of the rail line. The first major industrial development in the vicinity was Standard Oil Company, followed by businesses such as Valley Lumber and Capitol Foundry. Subdivisions within Homestead Place developed in response to the new demand in the Teens and Twenties for working-class housing near the industrial zone. A significant number of railroad workers have been documented as residents in the Oakland Historic District.

Increased activity in newly formed state government agencies also contributed to the expanding work force which needed housing near the Capitol after 1912. An unusual example of housing for government "workers" is the Oakland Apartments (GM-305) in the Oakland Subdivision. This two-story apartment house contained eight suites which were rented primarily to legislators from outlying regions of the state. This building was home away from home to many lawmakers during annual legislative sessions.

The reclamation years saw the most significant development of suburban residential subdivisions in the Oakland Historic District with the platting of Westlawn and Capitola Place in 1909, Oakland in 1910 and Westlawn Annex in 1911. These subdivisions as well as a great portion of University Addition, were nearly built out prior to World War I with bungalows. Many of their tree-lined streets were paved with concrete rather than asphalt. Several concrete streets have survived including: Seventeenth Drive, from Van Buren to Fillmore; Seventeenth Avenue from Van Buren to Polk; and Taylor from Grand Avenue to Seventeenth Avenue.

The third decade of the twentieth century is significant as a period in which Phoenix was transformed from a town into a metropolitan city and a major Southwest distributing center. At the close of World War

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I, Phoenix endured a short-lived depression, brought on in part by the national economic trends and locally by a dramatic slump in cotton prices.

The latter factor had a significant effect on Phoenix's growth, and the years between 1919 and 1921 were slow ones for building. The local shortage of new homes, at a time when the city's population was growing to nearly 30,000 persons, led to an "orgy of rent profiteering".

When the economy began to stabilize in the early 1920s, new residential construction reached all time highs. In 1920 Phoenix building developers began to make rapid strides toward the solution of the housing problem. That year 813 new houses, valued at \$1,500,000 were constructed in Phoenix. Many were multi-family dwellings providing homes for over 1000 families. by the end of 1925 building permits totaled \$3,183,000 in construction value.

The growth of Phoenix immediately after World War I and through the 1920s was also measured by the number of public services and institutions, schools, churches, and parks which were built. In 1923 there were seventeen grammar schools within the City of Phoenix. In 1916 the city's modest inventory of parks and recreation facilities included only Eastlake Park, Library Park, Riverside Park, and Woodland Park.

The development of city parks became a major issue in the 1920s, due in part to the rapidly expanding residential districts and the limited number of existing parks. The planning for expansion during this period was realized in the parks construction and development program of the 1920s.

University Park, an eight-acre park purchased by the City in 1921. The park was intended to be a district athletic area for the west side of Phoenix. A swimming pool was built in 1927, a bathhouse constructed in 1934 and a pumphouse was built in 1936. Also in 1936, two tennis courts were built to augment two existing courts (the first public tennis courts in Phoenix, ca. 1928), in addition to three softball diamonds, a baseball diamond, badminton, basketball; and volleyball courts, eight horseshoe pits, and children's playground equipment. Additions completed the bathhouse design in 1938.

The park site was originally intended (in 1886) as the location for a Methodist Episcopal university, but the school never materialized.

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Thus when the city bought the property the facility became known as University Park. It has the distinction of being the first Phoenix park to be initially designed as an active recreation park rather than as a passive public plaza.

A significant civic amenity located in University Park is the Arizona Museum (GM-237.1), the first privately developed history museum in Phoenix. Built in 1927 of adobe and detailed in the Craftsman manner, the Pueblo Revival style museum was designed by prominent Phoenix architects Fitzhugh and Byron. Although the initial building was never expanded further, it was originally planned for phased growth, forming a courtyard with additions to the rear.

With the elimination of the Cave Creek flood hazard and with the building boom in the mid-1920s, construction of Period Revival Style homes practically completed the vacant parcels of land within the Oakland Historic District. In addition, the popularity of the automobile had a district effect on residential site planning and on the commercial development of arterial streets like Grand Avenue. Representative neighborhood retail stores on Grand Avenue include: the Village Shoe Repair/Kelly Cleaner (GM-235), the Durand Grocery (GM-236), and the store at 1007 Grand Avenue (GM-235.1). Two neighborhood grocery stores along Fifteenth Avenue still stand in the heart of the district at 1346 W. Fillmore (GM-516) and 1346 W. Taylor Street.

The building boom in Phoenix came to an abrupt halt in about 1930 following the Stock Market Crash of October 1929. The Great Depression was most severe in Phoenix from 1931 to 1933. Although the local economy rebounded quickly from the Depression and the population count remained on the increase, development was limited to low-rise commercial infill, auto-oriented businesses along the primary highways and major intersections, and some residences. Work projects of the New Deal had a profound effect on the economy and image of Phoenix beginning in about 1933. Furthermore, in 1938 a major addition was constructed on the rear of the State Capitol to accommodate a growing number of agencies and workers.

**INTEGRITY**

The evolution of residential development and real estate speculation within the former agricultural areas of Bryan Place and Homestead Place is represented by the architecture, street layout, and public spaces of the Oakland Historic District. This area is characterized

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as having a varying density of houses with high integrity in fair to good condition. The district exhibits three distinct character areas defined by age and architectural style and by later infill development. As expected the oldest area, east of Fifteenth Avenue contains Victorian and Neo-Colonial houses with scattered bungalows and modern intrusions. These historic buildings have also received some alterations and additions.

The central portion of the district, between Fifteenth and Seventeenth Avenues, contains the latest development primarily existing of bungalows with some Period Revival houses. In fact, it appears that the block on the southside of Taylor Street between Sixteenth and Seventeenth Avenues was developed as a complete row of bungalows by a single homebuilder. The similarity and integrity of this block of houses projects a very "strong sense of place."

The west end of the district, Oakland Subdivision itself, displays great continuity of bungalows and Period Revival style houses having the greatest integrity and best condition. Its larger lots, its more expensive houses, and its isolation from the central and east portions based on street orientation, are the principal reasons for the high integrity of the west end of the district.

Taken as a whole the three portions of the district demonstrate well the influences upon real estate speculation and housing development in early Phoenix.

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UTM References

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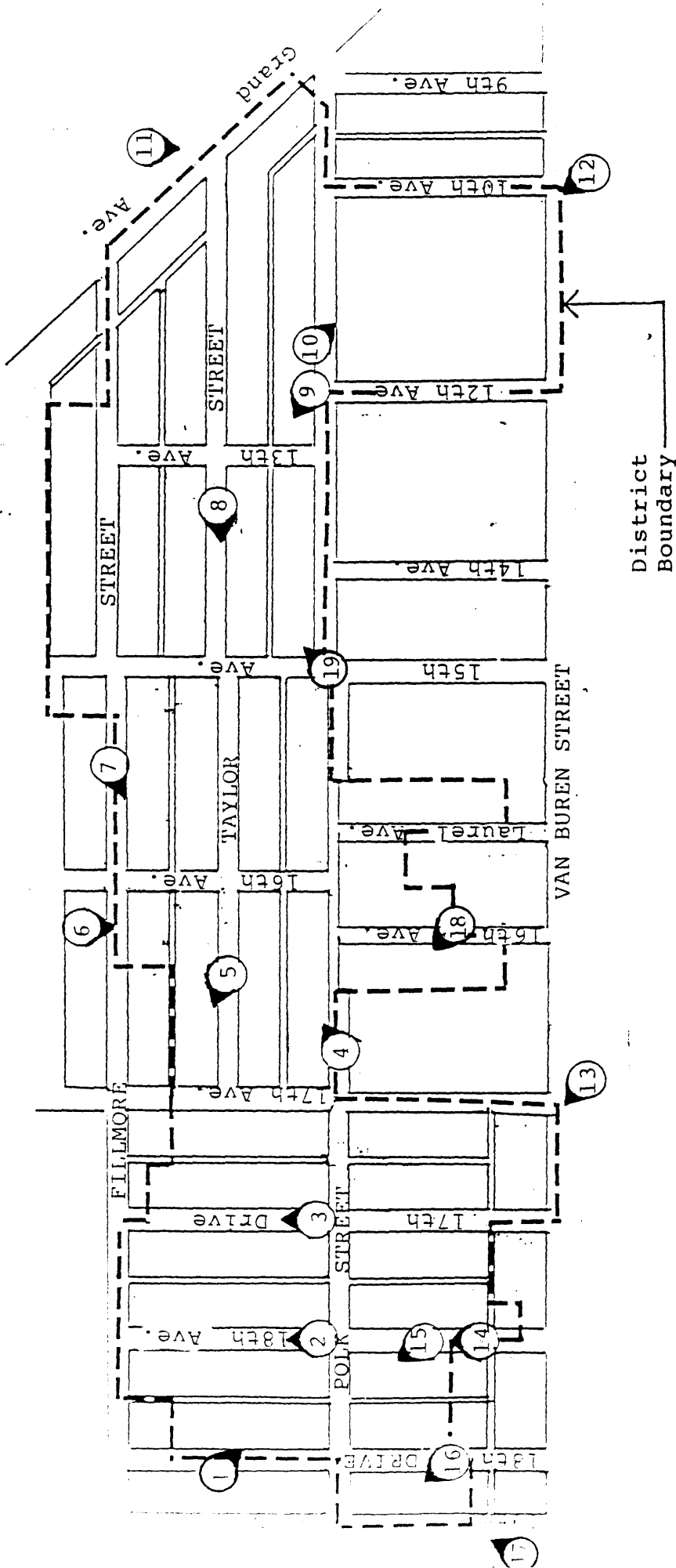
Section number PHOTOS Page 1

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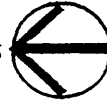
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Phoenix, Arizona  
D. Hartin, G. Miller  
July 1991  
Ryden Architects

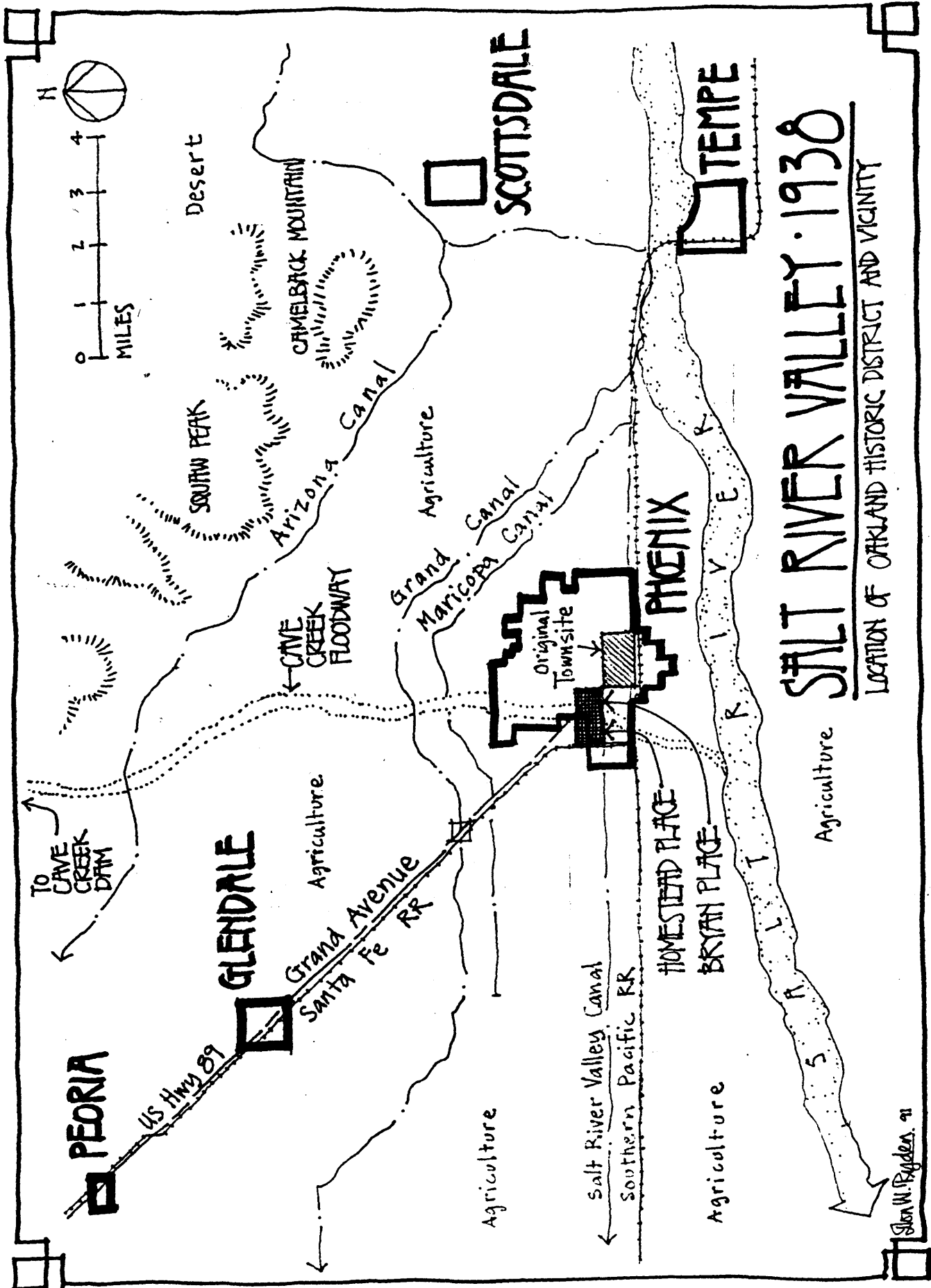
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17	NE



District Boundary

# OAKLAND HISTORIC DISTRICT PHOENIX, ARIZONA

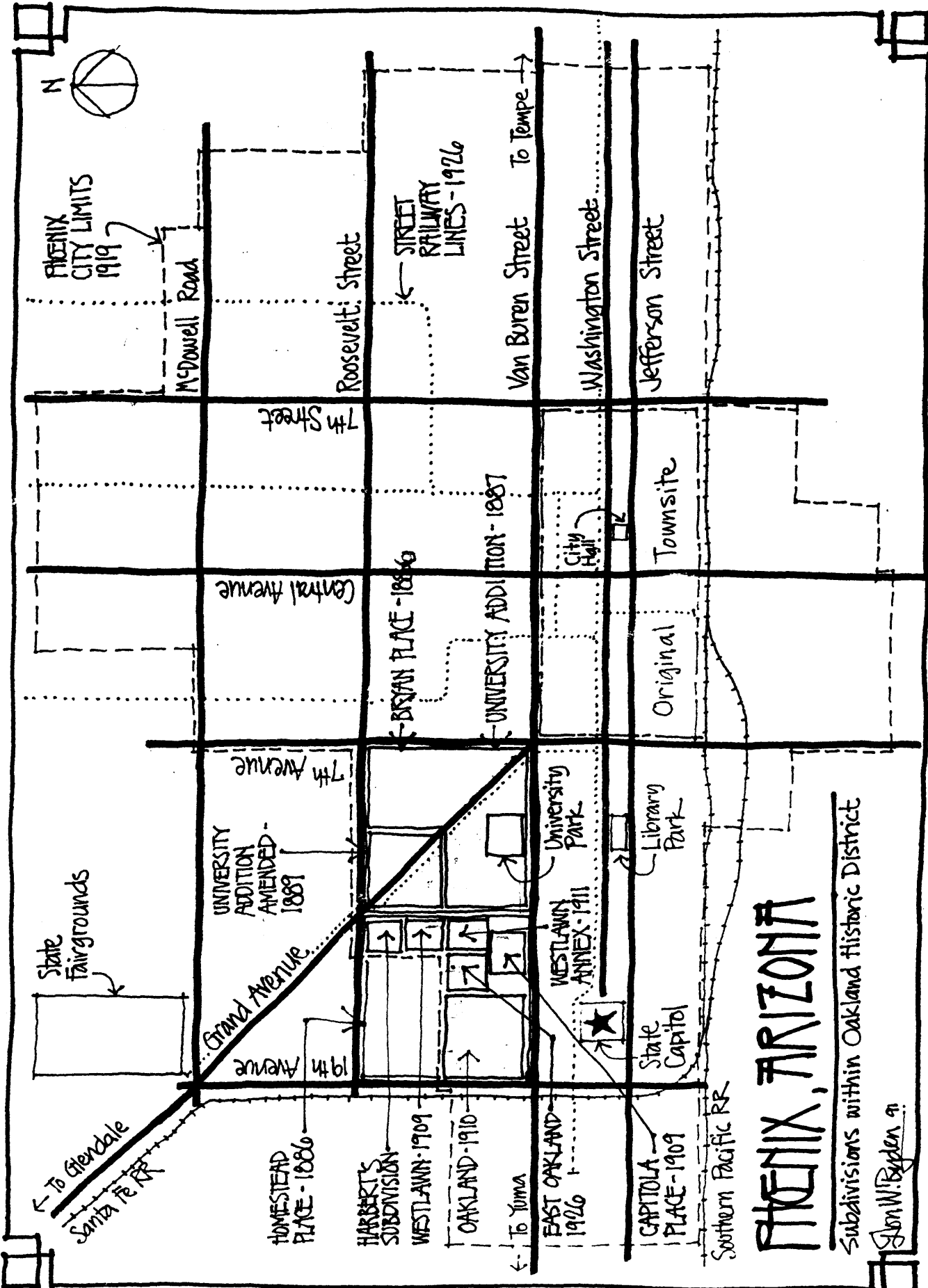




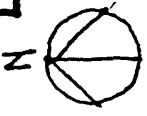
# SALT RIVER VALLEY · 1930

LOCATION OF OAKLAND HISTORIC DISTRICT AND VICINITY

Shon W. Ryden, '91



PHOENIX CITY LIMITS 1919



McDowell Road

Roosevelt Street

STREET RAILWAY LINES - 1926

Van Buren Street To Tempe

Washington Street

Jefferson Street

7th Street

Central Avenue

BRYAN PLACE - 1886

UNIVERSITY ADDITION - 1887

City Hall

Townsite

Original

7th Avenue

UNIVERSITY ADDITION AMENDED 1889

University Park

Library Park

State Fairgrounds

Grand Avenue

WESTLAWN ANNEX - 1911

State Capitol

To Glendale Santa Fe RR

HOMESTEAD PLACE - 1886

HARBERT'S SUBDIVISION

WESTLAWN - 1909

OAKLAND - 1910

EAST OAKLAND 1926

To Yuma

CAPITOLA PLACE - 1909

Southern Pacific RR

# PHOENIX, ARIZONA

Subdivisions within Oakland Historic District

John W. Byden '91

11-20

PLANNING COMMISSION  
CITY OF PHOENIX

I hereby certify that the within subdivision is plotted in accordance with surveys made under my direction by R.C. Perkins, Civil Engineer, during the month of March, 1913.

State of Arizona, ss.  
County of Maricopa, ss.

O.A. TURNEY, C.E.

Know All Men By These Presents;

That the Arizona Wesleyan University, a corporation, by its president, G.H. Adams, and its secretary, Wilbur Fisk, being the owners of lot Three (3) in Bryan Place, a plat whereof is of record in the office of the County Recorder of said County of Maricopa, as follows, in Book One of Maps at page 20 thereof.

And being desirous of improving said property by the creating of sufficient streets on the East and West sides thereof.

Have caused said property to be surveyed and plotted as shown on the accompanying plat, which said property shall hereafter be known as AMENDED PLAT OF LOT 3 BRYAN PLACE.

And hereby declares that said plat sets forth the location and gives the dimensions of the lot, streets and avenues constituting said property, and hereby dedicates said streets and avenues to the public.

In witness whereof, the Arizona Wesleyan University has caused these presents to be executed in its corporate name by its president and its corporate seal to be hereto attached, attested by its Secretary, this 18th day of March, 1913.

Attest:  
(SEAL) ... Wilbur Fisk, Secretary.

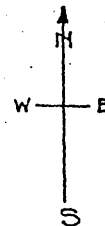
ARIZONA WESLEYAN UNIVERSITY,  
By G.H. Adams, President.

Acknowledged by G.H. Adams and Wilbur Fisk, before Omar A. Turney, H.P. Maricopa County, Arizona, March 18th, 1913.  
(SEAL) Commission expires Feb. 26th, 1916.

Recorded in office of County Recorder, Maricopa County, Arizona, in Book 6 of Maps, at page 20, on June 25, 1913, at 9:30 A.M.

Polk Street

Amended - Plat  
of  
LOT - 3  
BRYAN PLACE  
Scale: 1 Inch = 100 ft.



3

East Side of Block W, University Addition, Page 7, Book 1 of Maps

Twelfth Ave.

Tenth Ave.

West Side of Block X, Hermosa Addition

SEA SEC. 6 T1N R3E

6-28

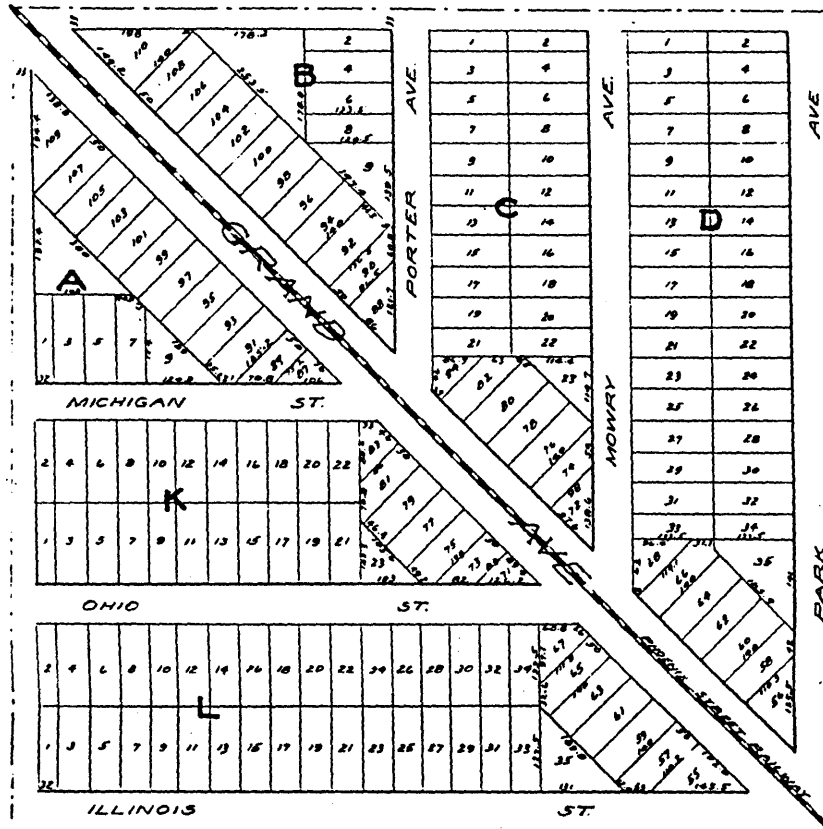
Known as

UNIVERSITY PARK

11-110

AMENDED SURVEY  
OF THE N.W. 1/4 OF THE  
UNIVERSITY ADDITION

Scale 1 in. = 100 Ft.



SE 4  
SEC 6 T1N R3E

This plat of Lots, Streets and Alleys is hereby published as the complete plan and survey thereof, and the said Streets and Alleys upon the recording hereof in the County Recorders office are dedicated to the public for their use, limited as herein set out. The undersigned publisher of said plat and dedicator of said Streets and Alleys in said act of dedication, expressly reserves to himself, his heirs and assigns, the exclusive right of laying and maintaining car tracks for street cars, motor power, or cable railways, pipes and mains for water, pipes and mains for gas, or not using the said privileges, to grant the same to others, and he limits the use of Grand Avenue to light vehicles and such as are drawn by not more than two animals.

Dated and signed by me as such publisher and dedicator this 25th day of February, A.D. 1889  
W.D. Fulwiler  
Filed and recorder at request of W.D. Fulwiler, Feb. 25th. 1889  
at 3 o'clock P.M. in Book I of Maps, Page 25  
Neri Osborn.

1-25





Plat of **WEST LAWN** Subdivision of Lots 1 & 2, Blk 3  
Homestead Place, S.W. 1/4 Sec. 6, T.1N. R.3E. G & S.R.B. & M. Maricopa County, Arizona

Subdivision of Lots 1 & 2, Blk 3 Homestead Place S.W. 1/4 Sec. 6, T.1N. R.3E. G & S.R.B. & M. Maricopa County, Arizona.

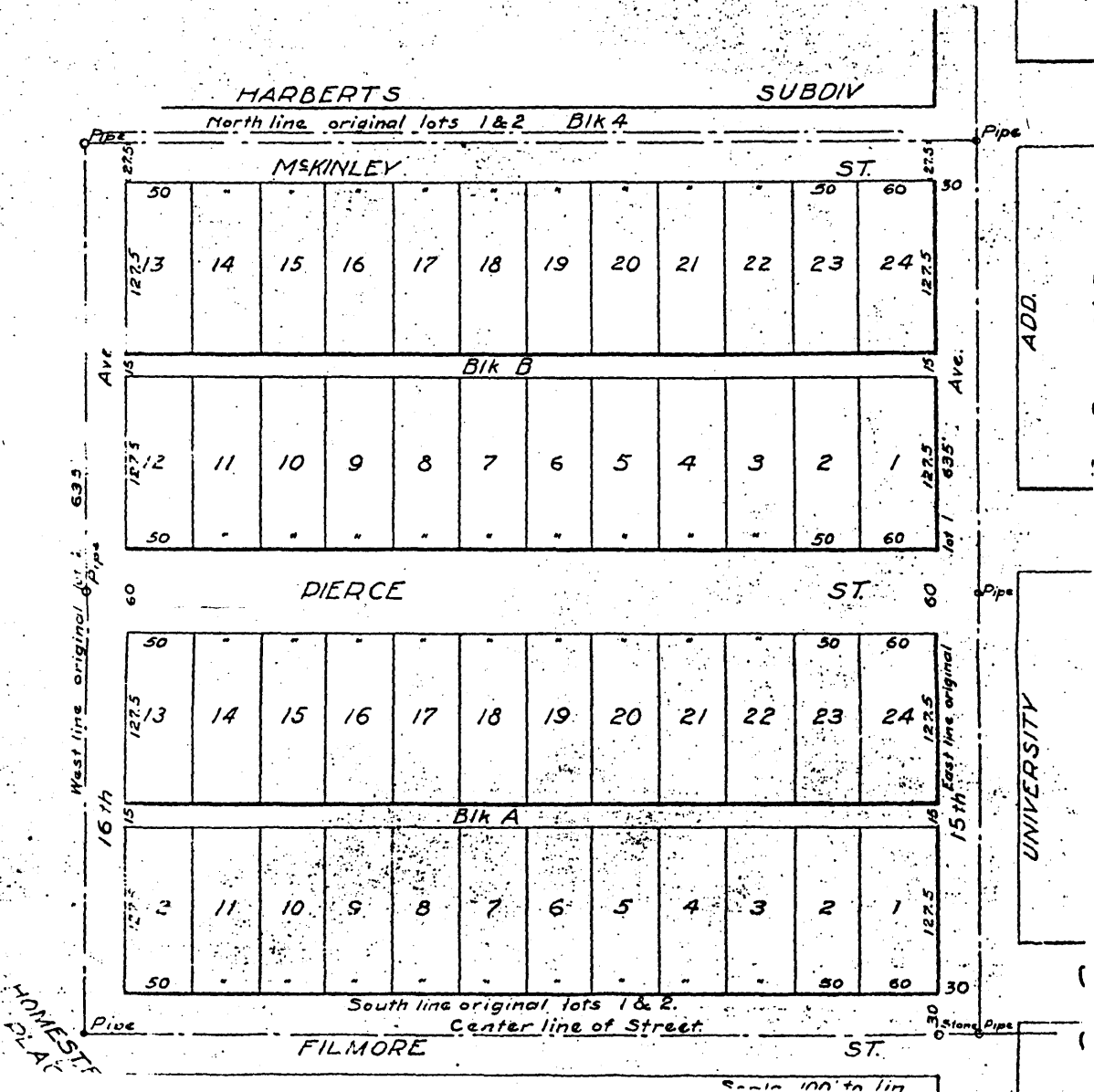
I hereby certify that this is a true and correct plan and plat of the re-survey and subdivision of lots number one and two in Block number four of Homestead Place made by me, May 22nd, 1909 for Lewis Raffe into lots, blocks, streets and alleys, according to the dimensions shown hereon.

Herbert R. Patrick, Surveyor.

I, Lewis Raffe, do hereby certify that I am the owner in fee of Lots number one and two in Block number three of Homestead Place, the plat of which is recorded on page 26, book 1 of maps, in the office of the County Recorder of Maricopa County, Arizona, being part of the S.W. 1/4 of Sec. 6, T.1N. R.3E. G & S.R.B. & M. and that I have caused the survey and re-subdivision of said lots or tracts into lots, blocks, streets and alleys, as shown on this plat, which subdivision is to be hereafter known as "West Lawn" and I hereby publish this plat as the complete plan of said subdivision, and dedicate the streets and alleys for public highways.

Acknowledged by Lewis Raffe before L.S. Thompson, Notary Public, Maricopa County, Arizona, June 3, 1909. Commission expires June 30, 1912. (Seal)

Recorded June 7, 1909 at 9.02 A.M. Book 3 of Maps, page Office of County Recorder, Maricopa County, Arizona.



11-29

STATE OF ARIZONA }  
COUNTY OF MARICOPA }<sup>55</sup>

Know All Men By These Presents: That the Phoenix Realty Company, a corporation; Isaac Forney and Frances M. Forney, his wife; Landon Y. Woodmansee and Nannie J. Woodmansee, his wife; being the several owners of Lots 5 and 6, Block 1, Homestead Place, a plat of which is of record in the office of the County Recorder, Maricopa County, Arizona, in Book 1 of Maps, Page 26, have caused said premises to be surveyed, subdivided and platted as shown on the accompanying plat, which said premises shall hereafter be known as EAST OAKLAND, and hereby declare that said plat sets forth the location and gives the dimensions of all lots, blocks, streets, avenues and alleys constituting said EAST OAKLAND, and that each lot and block shall be known by the number, and each street and avenue by the name therein given to each respectively in said plat, and that the aforesaid parties hereby dedicate to the public for its use, all streets, avenues and alleys constituting said EAST OAKLAND, and that each lot and block shall be known by the number, and each street and avenue by the name therein given to each respectively in said plat, and that the aforesaid parties hereby dedicate to the public for its use, all streets, avenues and alleys thereon shown; and the Board of Trustees of School District No. 1, Maricopa County, Arizona, being the owner of Lot 4, Block 1 of said Homestead Place, hereby dedicates to the public for its use that portion of said Lot 4, Block 1 shown on the accompanying plat as a portion of Polk Street.

In witness whereof the aforesaid parties have hereunto set their hands and seals this \_\_\_\_\_ day of \_\_\_\_\_

PHOENIX REALTY COMPANY  
By John R. Hampton  
President  
Hazel M. Rayburn  
Secretary  
Isaac Forney  
Frances M. Forney  
Landon Y. Woodmansee  
Nannie J. Woodmansee

BOARD OF TRUSTEES OF  
SCHOOL DISTRICT NO. 1  
By W. C. Hornberger  
President  
L. D. Dameron  
Secretary  
W. B. Twitchell  
Member

STATE OF ARIZONA }  
COUNTY OF MARICOPA }<sup>55</sup>

Before me D.V. Mulhern, a Notary Public in and for the County of Maricopa, Arizona, on this day personally appeared John R. Hampton and Hazel M. Rayburn whose names are subscribed to the foregoing instrument as President and Secretary, respectively, of the Phoenix Realty Company, a corporation, named in said instrument, and acknowledged that they as such officers of said corporation executed the same for said corporation for the purpose and consideration therein expressed.

Given under my hand and seal of office this 27th day of April, 1926

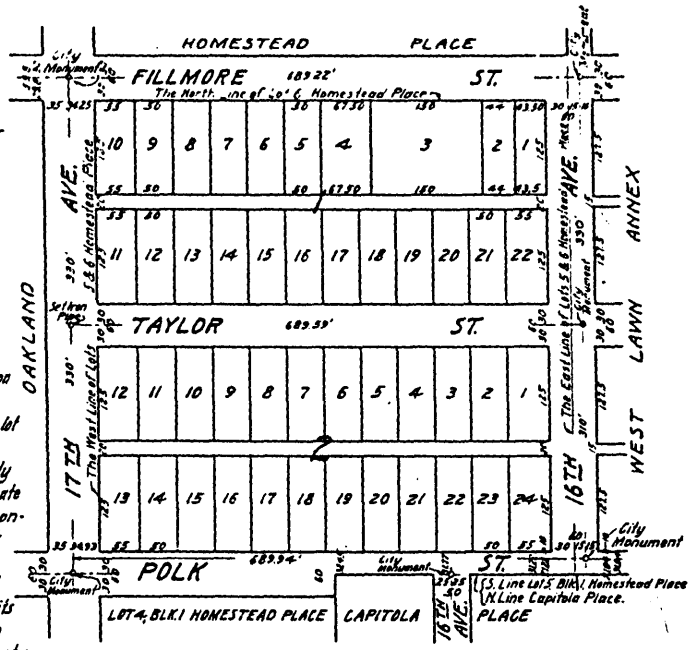
(Seal)

D. V. Mulhern  
Notary Public

My commission expires July 6, 1927

STATE OF ARIZONA }  
COUNTY OF MARICOPA }<sup>55</sup>

Before me D.V. Mulhern, a Notary Public in and for the County of Maricopa, Arizona, on this day personally appeared Isaac Forney and Frances M.



Forney, his wife, and Landon Y. Woodmansee and Nannie J. Woodmansee, his wife, whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 27th day of April 1926

(Seal)

D. V. Mulhern  
Notary Public

My commission expires July 6, 1927

STATE OF ARIZONA }  
COUNTY OF MARICOPA }<sup>55</sup>

Before me Henrietta Dawson a Notary Public in and for the County of Maricopa, Arizona, on this day personally appeared W. B. Twitchell, L. D. Dameron and W. C. Hornberger, whose names are subscribed to the foregoing instrument as President, Secretary and Member, respectively, of the Board of Trustees of School District No. 1, Maricopa County, Arizona, named in said instrument, and acknowledged that they executed the same for said Board of Trustees for the purpose and consideration therein expressed.

Given under my hand and seal of office this 23rd day of April, 1926

(Seal)

Henrietta Dawson  
Notary Public.

My commission expires Feb. 2, 1929

Approved by the City Commission of the City of Phoenix, Arizona this 1st day of May 1926

Attest: Hugh Callahan  
Clerk

Frank A. Jefferson  
Mayor

**EAST OAKLAND**

A SUBDIVISION OF  
LOTS 5 & 6, BLOCK 1, HOMESTEAD PLACE  
SITUATED IN  
SW 1/4 SECTION 6, T. 1 N. R. 3 E., G. & S. R. B. & M.  
MARICOPA COUNTY, ARIZONA  
SCALE: 1 INCH = 100 FEET  
(Reduced)  
HOLMQUIST & BECKER, ENGINEERS  
PHOENIX, ARIZONA OCTOBER 1925

SW 1/4 SEC. 6 T-1N R-3E  
15-29  
15-29

11-25

PLANNING COMMISSION  
CITY OF PHOENIX

CAPITOLA PLACE.

I, the undersigned hereby certify that I surveyed the within subdivision, and that the lots, blocks, streets and alleys are correctly shown hereon. O.A. Turney M.S. City Engineer

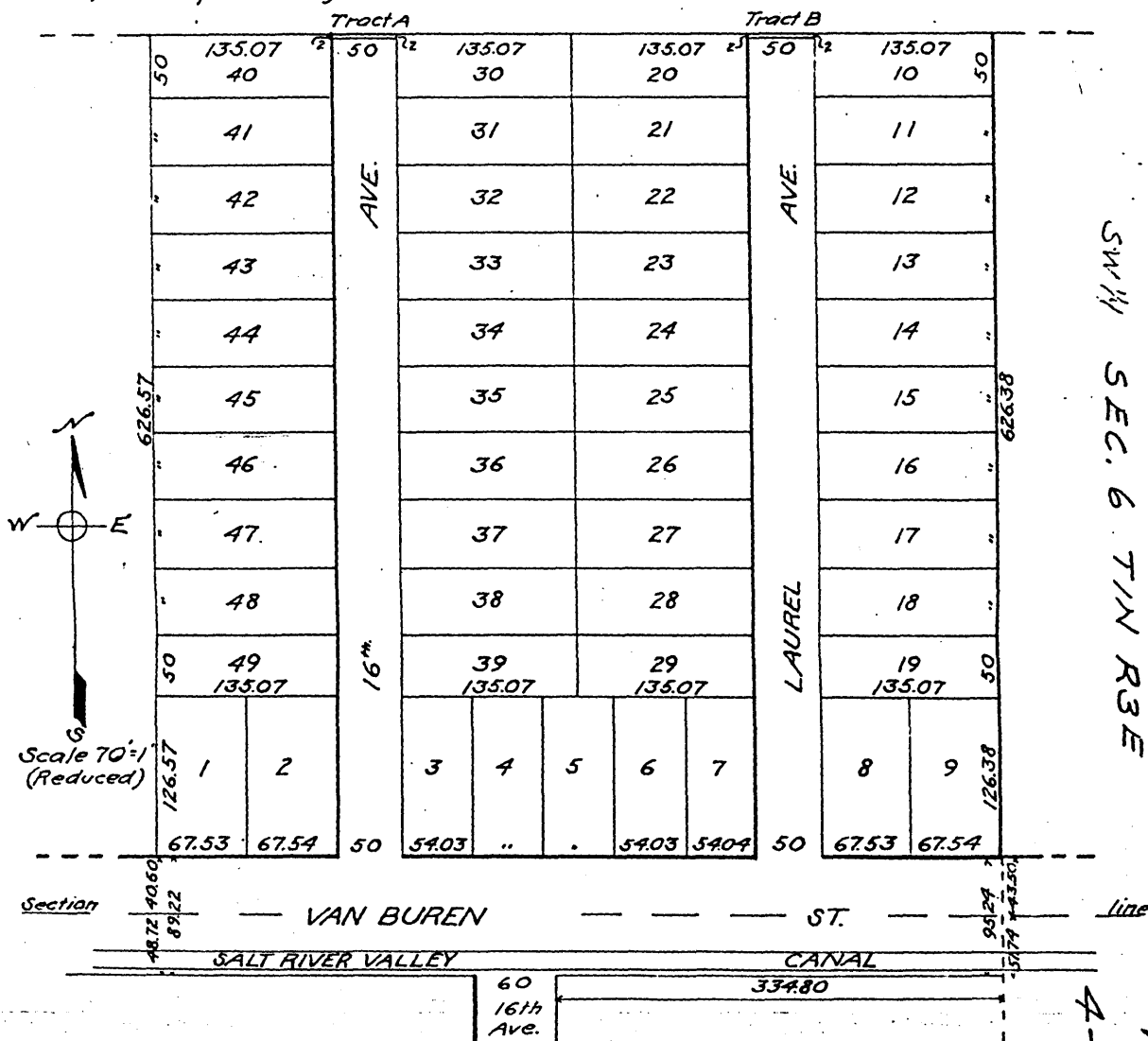
We, the undersigned Charles B. Christy and Ethel B. Christy, his wife, hereby certify that we are the owners in fee of lots Two (2) and Three (3) in Block One (1) in Homestead Place to Phoenix, Maricopa County, Arizona, a plat of which is recorded in Book One (1) at page 26 of Plats of the Recorder's Office of said Maricopa County, and that we have caused the said lots to be resurveyed, subdivided and platted as shown on the accompanying plat, which said premises so subdivided and platted shall hereafter be known

CAPITOLA PLACE

and that the accompanying plat is a true and correct plat of said resurvey and hereby publish this plat as the complete plat and survey of the premises herein shown and dedicate the streets to the use of the public.

In witness whereof we have hereunto set our hands and seals this 22nd day of December, 1909. Charles B. Christy (Seal) Ethel B. Christy (Seal)

Acknowledged by Charles B. Christy and Ethel B. Christy before Elliot Evans N.P., Maricopa County, Ariz. December 22nd, 1909. Commission expires May 27, 1912. (Seal)  
Recorded Dec. 23, 1909 at 3.00 P.M., Book 4 of Maps, page . Office of the County Recorder, Maricopa County, Ariz.



4-7

PLANNING COMMISSION  
CITY OF PHOENIX

11-2  
We, Phoenix Realty Company, a corporation, and J.C. Wright and Eva H. Wright, husband and wife, hereby certify that we are the owners in fee of the S.W. 1/4 of the S.W. 1/4 of Sec. 6, T.1N.R.3E, Maricopa County, Arizona, and that we have caused said property to be surveyed, subdivided and platted as shown on the accompanying plat, which said property shall hereafter be known as OAKLAND, and do hereby certify that the accompanying plat is a true and correct plat of said survey and do publish this plat as a complete plat and survey of the premises shown, and do hereby dedicate the streets and alleys thereon shown to the use of the public.

In witness whereof the said corporation by its president and secretary, has caused its corporate name and seal to be hereunto affixed, and the said J.C. Wright and Eva H. Wright, have hereunto set their hands and seals, this 31st day of December, A.D. 1910.

(SEAL)

PHOENIX REALTY COMPANY  
By JOHN R. HAMPTON  
President.  
Attest J.W. CRENSHAW  
Secretary.  
J.C. WRIGHT (SEAL)  
EVA H. WRIGHT (SEAL)

Acknowledged by John R. Hampton, J.W. Crenshaw, J.C. Wright, and Eva H. Wright, before O.E. Schupp, Notary Public, Maricopa County, Arizona, December 31st, 1910.  
Commission expires April 26, 1914.  
(SEAL)

Recorded in office of County Recorder, Maricopa County, Arizona, in Book 6 of Maps at Page 3, on January 20th, 1913, at 10:15 A.M.

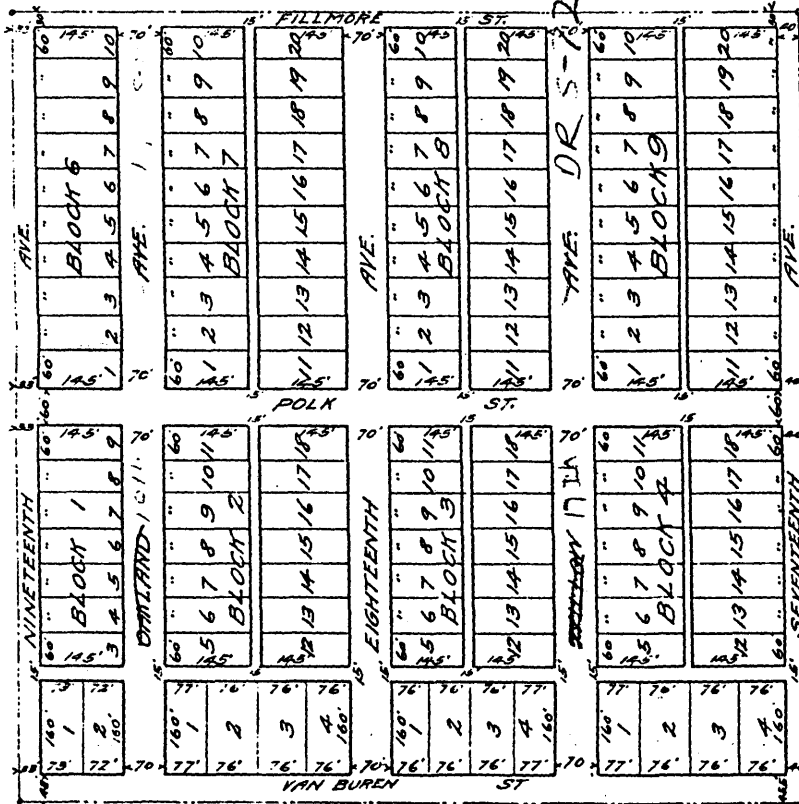
# OAKLAND

comprising  
SW 1/4 SW 1/4 Sec. 6 T.1N. R.3E. G. & S.R.B. & M.  
identical with

BLOCK No. 2 HOMESTEAD PLACE

MARICOPA COUNTY ARIZ.

Scale: 200ft - 1 in. (Reduced)



SW 1/4 SEC. 6 T.1N R.3E  
6-3

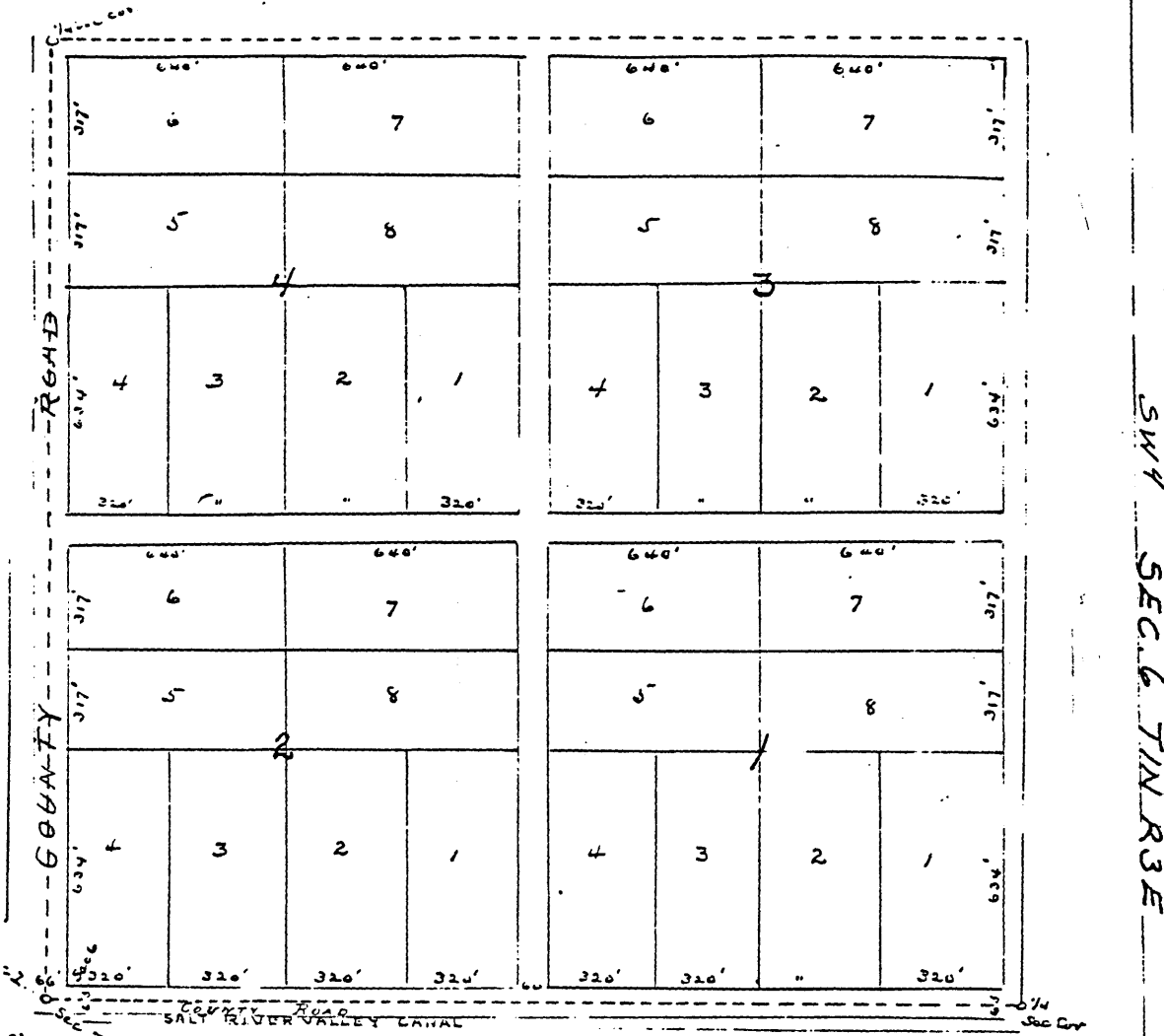
Plan of  
**HOMESTEAD PLACE**

Tracts Subdivision of the S.W. 1/4 Sec. 6 T.1.N.R.3.E.

Location: Corners to N.W. Corner of Phoenix

Wm A Hancock  
 Surv.

Filed 24 day of Nov. 1886  
 at 3:40 P.M.

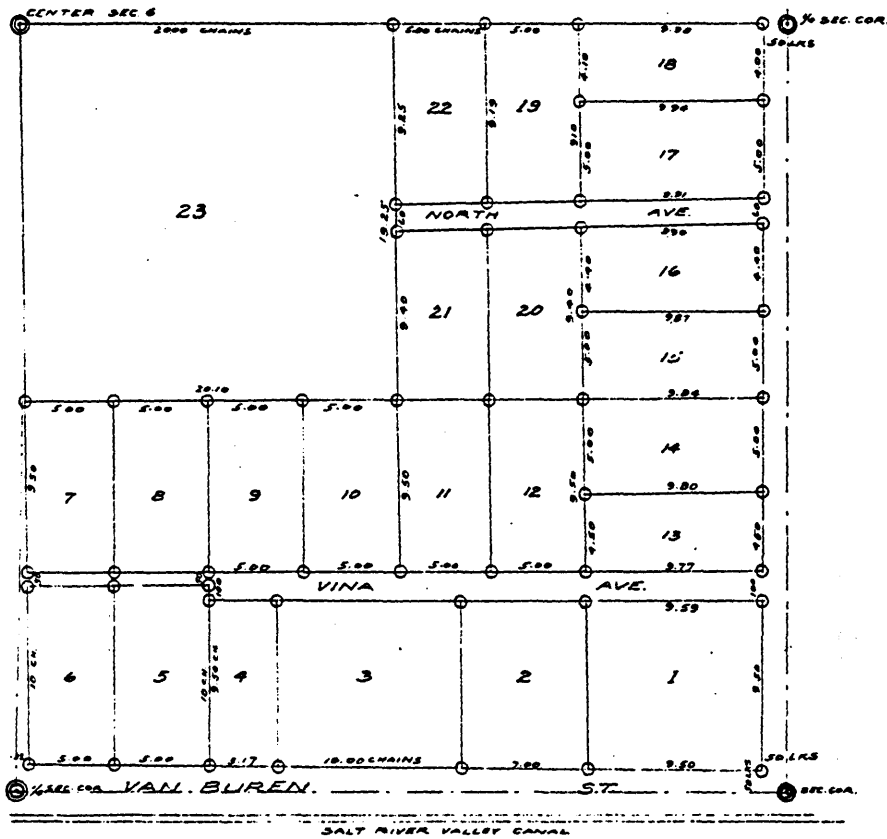


11

1-

# BRYAN PLACE

SUBDIVISION OF THE  
S.E. 1/4 SEC. 6 T. 1 N. R. 3 E.  
G. & S. R. M.

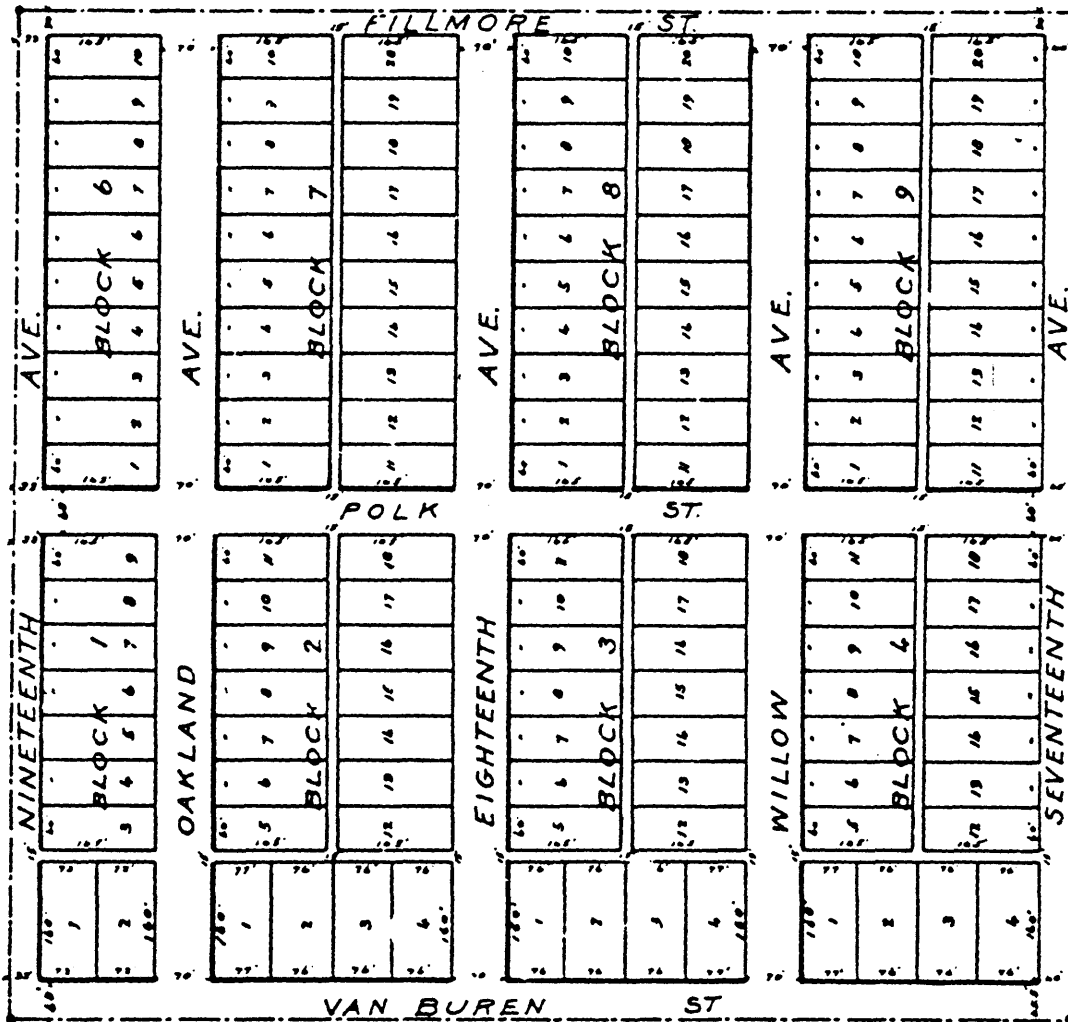


S.E. 1/4 SEC. 6 T. 1 N. R. 3 E.

Surveyed and Plotted by H. R. PATRICK, SURVEYOR  
Jan. 30, 1886. Distances in Chains and Links  
Scale 1 inch = 4 chains = 400 links  
Filed in the office of the County Recorder of Maricopa  
County, at the request of Mrs. Vina Brown, February 11th  
A. D. 1886, at 5:25 o'clock P. M. in Book 1 of Maps, Page 20  
W. R. Morris  
County Recorder.

1-20

6-3



OAKLAND

COMPRISING

SW 1/4 SW 1/4 SEC. 6 T. 1 N. R. 9 E. CO. 8 R. D. & 17.

IDENTICAL WITH

BLOCK NO 2, HOMESTEAD PLACE

MARICOPA COUNTY ARIZ.

Scale 1/4 inch = 10 feet

Oakland Plat was recorded in 1910 by the Phoenix Realty Company. It was a re-subdivision of Block II of Homestead Place. The subdivision forms the core of the Oakland Historic Residential District.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Oakland Historic District

MULTIPLE NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 5/29/02 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 7/13/02  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 92000847

NOMINATOR: STATE

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

\_\_\_ACCEPT \_\_\_RETURN \_\_\_REJECT \_\_\_\_\_DATE

ABSTRACT/SUMMARY COMMENTS:

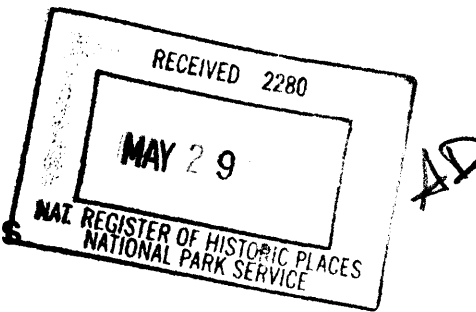
*Additional Documentation*

RECOM. / CRITERIA Accept  
REVIEWER Edouard Beall  
TELEPHONE \_\_\_\_\_

DISCIPLINE Historian  
DATE 7/13/02

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

**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 Oakland Historic District (Amendment)

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

=====

2. Location

=====

street & number 1302 W. Polk Street not for publication \_\_\_\_\_  
city or town Phoenix vicinity \_\_\_\_\_  
state Arizona code AZ county Maricopa code 013 zip code 85007

=====

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 \_\_\_\_\_ meets X does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_\_\_ nationally \_\_\_\_\_ statewide \_\_\_\_\_ locally. ( \_\_\_\_\_ See continuation sheet for additional comments.)

William J Collins 15 April 2002  
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

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Amendment Page 1

Oakland Historic District  
name of property  
Maricopa, Arizona  
county and State

=====

The Oakland Historic District was listed in the National Register of Historic Places on 10 July 1992 and amended on 9 March 2001.

The property at **1302 W. Polk Street**, is a new, single-family home completed in 2002. It was constructed by a public-private partnership as part of a larger revitalization program for the central Phoenix area that includes several historic districts. The house is a stuccoed wood-frame building and has a side-gabled roof with a dormer. It is compatible with the character of the existing historic buildings in the neighborhood and imposes no adverse effects on the historic character of the neighborhood. It is an infill project on the lot of a house that was demolished sometime between 1991 and 1999.

The Arizona State Historic Preservation Office requests that the house at 1302 W. Polk Street be included in the Oakland Historic District as a **noncontributing** property. This addition will increase the number of noncontributing properties in the district to 81.