

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received **OCT 18 1983**

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Portland Street Historic District

and/or common

**2. Location**

street & number West Portland Street between <sup>3rd</sup> and <sup>7th</sup> Avenues, not for publication

city, town Phoenix N/A vicinity of

state Arizona code 04 county Maricopa code 013

**3. Classification**

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: Social Services

**4. Owner of Property**

name Multiple - see attached individual sheets

street & number

city, town N/A vicinity of state

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Maricopa County Recorder's Office

street & number 111 South Third Avenue

city, town Phoenix state Arizona

**6. Representation in Existing Surveys**

title Roosevelt Neighborhood Historic Buildings Survey has this property been determined eligible?  yes  no

date September 1982  federal  state  county  local

depository for survey records State Historic Preservation Office

city, town Phoenix state Arizona

## 7. Description

### Condition

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

### Check one

unaltered  
 altered

### Check one

original site  
 moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

#### Summary/Context

The Portland Street Historic District is located in central Phoenix and encompasses that part of Portland Street bounded on the east and west by Third and Seventh Avenues. The district includes 35 buildings and their associated outbuildings. Visible from within the district are the historic sixteen-story Hotel Westward Ho (listed on the National Register) and the modern commercial skyscrapers of adjacent downtown Phoenix.

The Portland Street Historic District exhibits an aura of early twentieth century grandeur unique in the City of Phoenix. Houses in the district are generally sited on 70-foot-wide lots, although a few lots are as large as 87-feet wide and one is a 145-foot double lot. Tree lawns,<sup>1</sup> which give the illusion of a setback deeper than the actual twenty feet, provide a graceful ambiance. A significant visual element is the rows of California fan palm trees, which line the street today as they did during the period of significance (1911-1930), and provide visual continuity.

#### Description

The Portland Street Historic District, part of the Kenilworth Addition to the original Phoenix townsite, developed between 1911 and 1927. As a result, the primary architectural style in the district is the Bungalow (70 percent), which was the most popular style in Phoenix during the period. Many of these are not true Bungalows (which are, by definition, one-story houses), since they are one-and-one-half-stories in height; rather, they are bungaloid in character. Indeed, a wide variety of eclectic interpretations of the Bungalow idea are present. Period Revival houses are the second most prevalent (15 percent). Included within this general category are a localized expression of Italian Villa Revival (KA-184), Spanish Colonial Revival (KA-188, KA-195, and KA-208), and Mission Revival (KA-193). The district also includes a local interpretation of the Prairie School (KA-192), and two buildings exhibit a Southwestern vernacular expression of Art Deco combined with Spanish-inspired details (KA-210 and KA-212). Additionally, 6 percent of the historic buildings have no prominent stylistic characteristics. A mix of one-story, one-and-one-half-story, and two-story houses is present.

The Portland Street Historic District has changed little since the period of significance. Although many of the large, elegant homes in the district have been subdivided into apartments, their exteriors remain intact, for the most part. Only two intrusions (both constructed in the early 1940s) are present in the district (KA-180 and KA-191). Both of these were erected on historically vacant lots and are compatible in terms of scale and materials. Consequently they do not have much impact on the integrity of the district. Additionally, one house was destroyed by fire, leaving only the garage (now converted into a single-family dwelling) on a visually vacant lot (KA-200).

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<sup>1</sup>Tree lawns consist of the landscaped right-of-way between the street and the sidewalk.

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During its period of significance, the Portland Street Historic District was primarily a single-family residential neighborhood, with some multi-family residences (20 percent). Today, the district remains primarily residential, but more than 65 percent are multi-family residences. Four of these are social service half-way houses. Additionally, one house (KA-177) on the edge of the district has been converted for office use.

The condition of the historic buildings in the district is generally good: almost 90 percent are in good to excellent condition, and fewer than 5 percent are in poor condition.

Delineation of District Boundaries

The Portland Street Historic District encompasses Portland Street within the Kenilworth Addition. The relatively massive proportions of the houses, the variety of Bungalow interpretations coupled with Period Revival expressions, the wide lots, and the palm-lined street combine to create a distinctive sense of time and place. To the north of the district is the Moreland Corridor, a vacant strip created for the planned Papago Freeway, which separates the district from the remainder of the Kenilworth Addition. To the south and east lies the proposed Roosevelt Historic District, which is less residential in character: its strong orientation toward commercial use and the variety of lot sizes and building types (in terms of scale) create an atmosphere that contrasts with the grandeur of the Portland Street Historic District.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) Association with significant individuals
<b>Specific dates</b>	1911-1930	<b>Builder/Architect</b>	Various	

### Statement of Significance (in one paragraph)

#### Summary

The Portland Street Historic District is significant for its association with a number of significant persons in the development of Phoenix and the Salt River Valley, for its assemblage of locally outstanding examples of architectural styles, and as one of the streetcar suburb developments that fostered the growth of the Roosevelt Neighborhood.

Historical Significance

The Kenilworth Addition, of which the Portland Street Historic District is a part, was known as the Hubbard Tract until February 1910, when A.G. Hubbard sold the land to H.I. Latham, a local realtor and developer. Two weeks later, Latham sold the land to W.G. Hartranft and Gordon Tweed, of the Hartranft-Tweed Company, a local real estate firm. The plat for the addition was filed in December 1910, and in February 1911 the Kenilworth Addition was annexed to the City of Phoenix. By November 1912, a group of financiers (among them were prominent Phoenixians Herman P. DeMund and L.L. Steward) formed the Southwestern Building and Investment Company to develop subdivisions and construct houses. Later that month, the firm acquired the Kenilworth Addition from Hartranft-Tweed Company. In 1916, the addition was acquired by Greene & Griffin, fiscal agents for Home Builders, a major development company in Phoenix.

In the Fall of 1910, the Phoenix Railway Company extended the trolley line north along Fifth Avenue through the Kenilworth Addition as a result of a \$3,500 subsidy bonus from Hartranft and Tweed. The streetcar made the addition easily accessible to the business district, an amenity that was heavily promoted in advertisements for the residential tract.

Early development in Kenilworth focused on Portland Street, which became the showcase area of the addition. In 1911, the first house was constructed, for John A. Moore (KA-181). Moore was a prominent Phoenix realtor, who helped found the Maricopa County Real Estate Board and served briefly as County Superintendent of Schools. That same year, a second house was erected (KA-192), built for M.A. Drane, who was in the hardware business.

Portland Street quickly became the neighborhood of choice for many of the city's leaders. Between 1912 and 1930, residents of the area included Austin Winfield Morrill, Franklin T. Alkire, F.A. Reid, John R. Norton, James Angus Cashion, M.C. McDougall, George A. Mintz, Robert R. Brownfield, J.A.R. Irvine, and Frank H. Lyman. Many of these men were active in the development of water resources in the Salt River Valley; others were prominent in the city's commercial development; and still others were leaders in the public arena.

## 9. Major Bibliographical References

See continuation sheet.

## 10. Geographical Data

Acreage of nominated property Approximately 15 acres

Quadrangle name Phoenix Quad

Quadrangle scale 1:24000

UTM References UTM References given on Continuation Sheet 8, Item No. 10, Page 2.

A 

Zone	Easting	Northing

B 

Zone	Easting	Northing

C 

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D 

--	--	--

E 

--	--	--

F 

--	--	--

G 

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H 

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**Verbal boundary description and justification** The boundary of the Portland Street Historic District is as shown by the bold line on the attached map at a scale of 1 inch = 150 feet and includes all the individual properties as defined by their tax assessor numbers and legal descriptions listed on the inventory forms. The boundaries are drawn at the (See continuation sheet.)

List all states and counties for properties overlapping state or county boundaries

state N/A code   county N/A code  

state N/A code   county N/A code  

## 11. Form Prepared By

name/title Marsha Weisiger/Architectural Historian, Don Ryden/Historical Architect

organization Gerald A. Doyle & Associates

date March 1983

street & number 4331 North 12th Street

telephone (602) 264-3082

city or town Phoenix

state Arizona

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *Donna J. Schuber*

title *State Historic Preservation Officer*

date *September 29, 1983*

For NPS use only

I hereby certify that this property is included in the National Register

*See continuation sheet for listing*

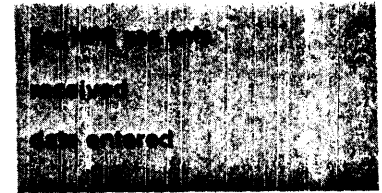
date

Keeper of the National Register

Attest:

date

Chief of Registration

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Austin Winfield Morrill (KA-187) was Entomologist of the Arizona Horticultural Commission and of the Arizona Agricultural Experiment Station. Before coming to Arizona, he had patented a simplified system of fumigating citrus trees, a system that was widely used in the state when citrus developed as an important cash crop. He contributed greatly to the Salt River Valley's agricultural growth not only as the State Entomologist but also as the associate editor of the Southwestern Stockman and the Progressive Farmer and Home Builder, both published in Phoenix.

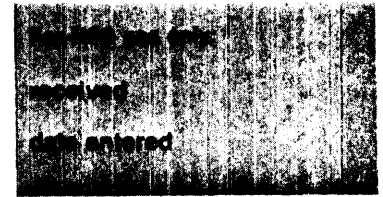
Franklin T. Alkire (KA-192) was an Arizona pioneer who contributed extensively to the agricultural development of Phoenix and the Salt River Valley. A merchant and owner of an ostrich farm, Alkire helped write the constitution and by-laws of the Salt River Valley Water Users' Association and was one of the original directors, serving on the board from 1903 until his death in 1963. The Salt River Valley Water Users' Association played a major role in the development of Arizona's water resources by contracting with the federal government for constructing Roosevelt Dam and repaying its costs. Roosevelt Dam, dedicated in 1911, was the first major federal irrigation project under the National Reclamation Act and proved vital to the settlement and growth of the Salt River Valley. Alkire was also one of the organizers of the Sisters' Hospital (now St. Joseph's Hospital), Vice President of the Arizona Historical Society, and Captain of the Arizona Volunteer Regiment of the Spanish-American War. He also owned the H.H. McNeil Printing Company, reorganized as Manufacturing Stationers.

Another prominent person in the Salt River Valley Water Users' Association was F.A. Reid (KA-193), who served as the organization's president for ten years. An active land developer, he was president of Salt River Lands, Inc., and of the Reid Development Company. He was, furthermore, a partner in the Reid-Cashion Land and Cattle Company.

John R. Norton (KA-203) also played a major role in the development of central Arizona's water resources. He was foreman on the construction of the Arizona Canal, a turning point in the development of modern water distribution systems in the Salt River Valley; served seven years as superintendent of the Arizona, Grand, Maricopa, and Salt River Valley canals; and served five years as superintendent of the Arizona Improvement Company's Works. The Arizona Improvement Company revolutionized water rights in the Valley by attaching them to land deeds rather than selling them to individual stockholders. Norton was also a prominent cattle rancher and founded the Phoenix Hay and Grain Company. He served on the Maricopa County Board of Supervisors from 1896 until 1902.

James Angus Cashion (KA-203) was a major landowner and cattle rancher in central Arizona. He formed the Reid-Cashion Land and Cattle Company with F.A. Reid and J.W. Sullivan. Most importantly, he founded the town of Cashion, Arizona.

Several residents of Portland Street were important members of the financial, real estate, and professional communities. Malcolm C. McDougall (KA-193) was vice-president and director of the Phoenix National Bank and the Phoenix Savings Bank and Trust. He also owned an exclusive men's haberdashery, McDougall and Cassou. George A. Mintz (KA-195) organized the Arizona Title, Guarantee, and Trust Company and served as president and general manager. And according to contemporary accounts, Robert R. Brownfield

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(KA-204) had a national reputation as an eye, ear, nose, and throat specialist. He was the inventor of several medical instruments in general use during his day.

Two residents of Portland Street, J.A.R. Irvine and Frank H. Lyman, were prominent public figures in the state. J.A.R. Irvine (KA-196), an important Phoenix pioneer, was identified with the city's growth almost from the beginning. He arrived in Phoenix in 1872, only two years after the Phoenix townsite was established, and became a prominent merchant. In 1897, he erected a business block (now demolished) on East Washington Street, which bore his name. Irvine was active in politics, serving as a member of the First Legislature (House of Representatives) of the State of Arizona and as Phoenix City Commissioner from 1918 until 1926. He was a trustee of the Methodist Episcopal Church South, an early member of the Phoenix Board of Trade, and one of the promoters of Arizona Deaconess Hospital.

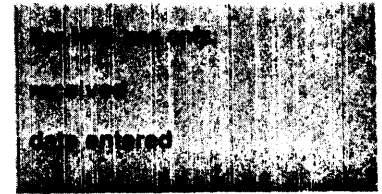
Frank H. Lyman (KA-188) served as Maricopa County Attorney from 1911 until 1915. He resigned that post to accept an appointment as judge of the Superior Court. In 1922, he reached the pinnacle of his career with an appointment as Arizona State Supreme Court Justice. In addition to his legal accomplishments, Lyman served as secretary of the Phoenix Waterworks Commission.

### Architectural Significance

The Portland Street Historic District developed as a showcase residential area. The street was lined with California fan palms, which continue to be an important visual element unifying the eclectic assemblage of architecture.

The Portland Street Historic District is noteworthy for a number of locally outstanding examples of architectural styles, including the Bungalow, various Period Revival styles, and a variation of the Prairie School. One of the best examples of the California Bungalow in the City of Phoenix is the Cashion/Norton House (KA-203). The California Bungalow was popularized by Greene & Greene of Pasadena, California. Bungalows were popular in Phoenix from about 1912 until 1930 because they were economical to build and often did not require an architect, since a profusion of plans were available in builders' books. They were generally one-story in elevation with a lively interplay of gables and simple in plan. Coincident with the popularity of bungalows was the Arts and Crafts movement in the decorative arts. Popularized by Gustav Stickley in the Craftsman magazine, the Arts and Crafts ideal dictated the use of naturalistic materials, such as natural and dark-stained wood, red brick, and natural stone; decorative carpentry details; built-in cabinetry; and leaded glass. Another excellent, but quite different, example of a bungalow with Craftsman details is the Portland Apartments building (KA-202).

Concurrent with the Bungalow style was the popularity of Period Revival houses, which lasted through the late-1930s in Phoenix. The fascination with Period Revival architecture was, in part, a result of nostalgia for the pre-industrial age past. Between 1910 and 1930, architects drew upon historical precedent, often without concern for

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accuracy. Rather, they combined modern plans, to accommodate twentieth century life-styles, with an "artistic effect." Styles were suggested by massing, proportions, materials, and a few well-chosen details. Several locally outstanding Period Revival houses are in the Portland Street Historic District, including the Marcellin L. Vieux House and the McDougall/Reid House.

The Marcellin L. Vieux House (KA-184) is the only example of a revival of the Italian Villa style extant in Phoenix. The Italian Villa style was originally a development of the Picturesque Movement in architecture, popular from 1820 through 1860. When re-interpreted in the early twentieth century, as in this example, motifs were used to suggest the style, without concern for historical accuracy. The square towers (here represented by large hipped dormers), Palladian and triple round-headed windows, loggia, Classical columns, gable returns suggesting a pediment, and asymmetrical plan all typify the style. The pronounced horizontality of the house reflects the influences of the modern styles of the period, the Prairie and Bungalow styles, successfully integrated with the period motif.

The McDougall/Reid House (KA-193) is a unique early example of Mission Revival residential architecture in Phoenix. The Mission Revival style was first introduced to the United States in 1893 by A. Page Brown at the Columbian Exposition in Chicago, but was not imported to Phoenix until about 1910. Because few Mission Revival residences were constructed in Phoenix, the McDougall/Reid house is a rare example. Further, the curved bay window and use of rectilinear rather than round-arch openings make this house an unusual expression of the idiom.

A noteworthy example of a one-story Spanish Colonial Revival house (KA-208) is also present in the Portland Street Historic District. The popularity of the Spanish Colonial Revival began in 1915 with Bertram Grosvenor Goodhue's designs at the Panama-California Exposition, which celebrated the opening of the Panama Canal, and continues to the present time in Arizona and the West. The low-pitched, red-tile roof, the chimney reminiscent of a tower, simulated canales, and the arched opening of this example all epitomize the Spanish Colonial Revival style.

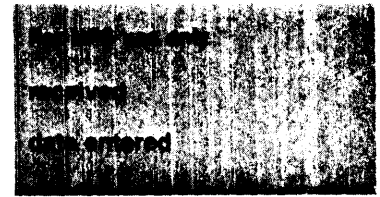
In rebellion against the historical styles, the Prairie School of architecture developed (1900-1930), one of the few styles to originate in the United States. This Midwestern style, whose architects included Frank Lloyd Wright, Robert C. Spencer, George Maher, and the firm of Purcell, Feick, and Elmslie, emphasized horizontality in imitation of the prairie. The Franklin J. Alkire House (KA-192) represents a localized interpretation of the Prairie School, known as the "aeroplane bungalow." This variation was a response to arid region climatic requirements, with its wide covered, wrap-around veranda to shade the walls and windows from the sun and its second-story sleeping loft to take advantage of cooling breezes. Only three other examples of this house-type remain in Phoenix, one of which is the Corpstein Duplex (BP-230) in the adjacent Roosevelt Historic District.

Few of the architects and builders in the Portland Street Historic District have been discerned. One of the principal developers was Southwestern Building and Investment



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Company, which employed architects on its staff. Two houses on Portland Street (KA-177 and KA-206) are known to have been designed and built by the company, and it is probable that many others were as well.

Another developer in the district, Home Builders, incorporated in 1910, was a branch of the Phoenix Building & Loan Association. The company was managed by R.H. Greene, with his company Greene & Griffin Investment Company as fiscal agents. Home Builders was responsible for the development of a number of residential additions in Phoenix, including East Evergreen Place, Chelsea Place, and Las Palmas; additionally the company built houses in East Alvarado Place and Central Place. Two houses on Portland Street were built by Home Builders: the Charles A. Jenner House (KA-178) and the Mary Worley Johnson Duplex (KA-210). The latter building was designed by C. Louis Kelley. Kelley was a locally popular architect in the 1920s and 1930s, who designed houses principally in the Southwestern vernacular and the Spanish Colonial Revival style. An independent architect, he designed houses for Home Builders throughout the 1920s, until he joined the firm in 1930 to head the architectural department.

Two of Phoenix' most significant and prolific architects designed houses on Portland Street: Leighton G. Knipe and Royal Lescher. Leighton G. Knipe, who designed the Marcellin L. Vieux House (KA-184), was a prominent architect from Los Angeles. He designed many important buildings in the Salt River Valley, including the original Tempe City Hall (now demolished), the Tempe National Bank, and the Jefferson Hotel, as well as the community of Litchfield Park.

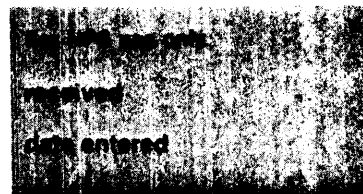
Royal Lescher, a prominent Arizona architect, designed the McDougall/Reid House (KA-193). Lescher was a partner in the firm of Lescher and Kibbey from 1913 until 1923, when he formed a new firm, Lescher and Mahoney. His works in Phoenix included the Woman's Club (now demolished), the Title and Trust Building, St. Mary's High School, Phoenix City Hall, the Arizona State Building, and the Orpheum Theatre (now Palace West); additionally, he was responsible for the design of the courthouses in Kingman and Safford. Lescher often worked with Thomas B. Stewart, who was the contractor for the house on Portland Street. Stewart, a member of the House of Representatives of the 10th Arizona Legislature, was widely known in Phoenix and Arizona. He was responsible for the construction of the liberal arts building at Phoenix Union High School, the employee housing for United Verde Mines in Jerome, and many houses.

Other builders in the Portland Street Historic District include H.C. Thomas (KA-202), Luther A. Walling (KA-203), and C.H. Kunselman (KA-204).

The Portland Street Historic District is a well-preserved example of an early twentieth century residential location for important leaders in the history of Phoenix.

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Verbal Boundary Description and Justification continued

inside curb line of all streets at the edges of the district. The south boundary of the district is at the center line of the alley between Portland and Roosevelt Streets to create a boundary contiguous with that of the Roosevelt Historic District.

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received

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Portland Street Historic District

(All UTM's are keyed to accompanying USGS Quad Map.)

A. Z-12; E-399480; N-3702620

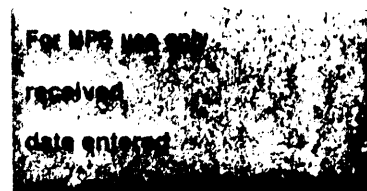
B. Z-12; E-399910; N-3702620

C. Z-12; E-399910; N-3702530

D. Z-12; E-399480; N-3702530

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Title: Historical and Architectural Resources along the Inner Loop Corridor,  
Phoenix, Arizona

Date: July 1981

Depository for

Survey Records: Arizona Department of Transportation, Highways Division

City: Phoenix

State: Arizona

Title: Arizona State Historic Property Inventory

Date: July 1981

Depository for

Survey Records: State Historic Preservation Office

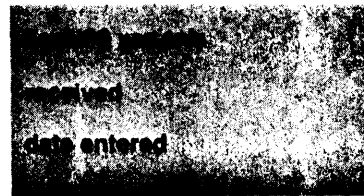
City: Phoenix

State: Arizona

Note: On October 28, 1981, the Keeper of the National Register determined that the Portland Street Historic District (then called the Kenilworth Historic District as defined by the Survey of Historical and Architectural Resources along the Inner Loop Corridor) is eligible for inclusion on the National Register.

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TITLE: Historical and Architectural Resources along the Inner Loop Corridor,  
Phoenix, Arizona

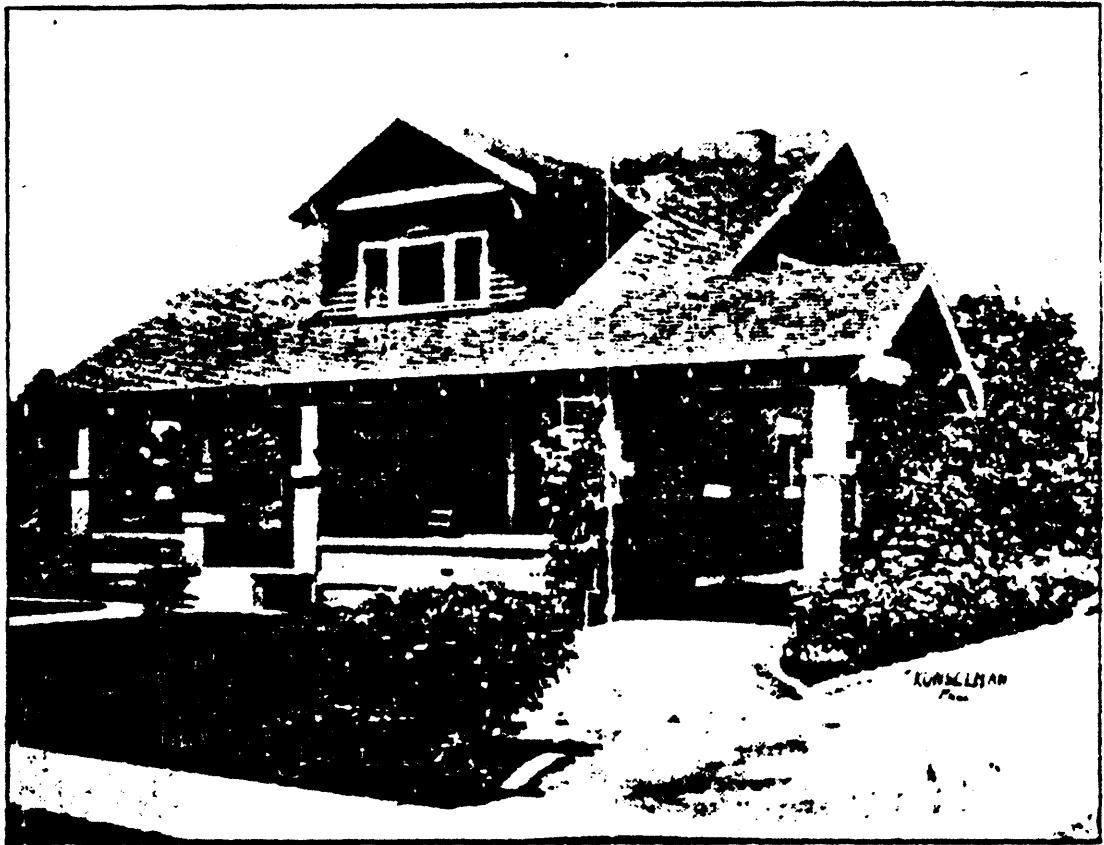
DATE: July 1982

DEPOSITORY FOR

SURVEY RECORDS: Arizona Department of Transportation, Highways Division

CITY: Phoenix

STATE: Arizona

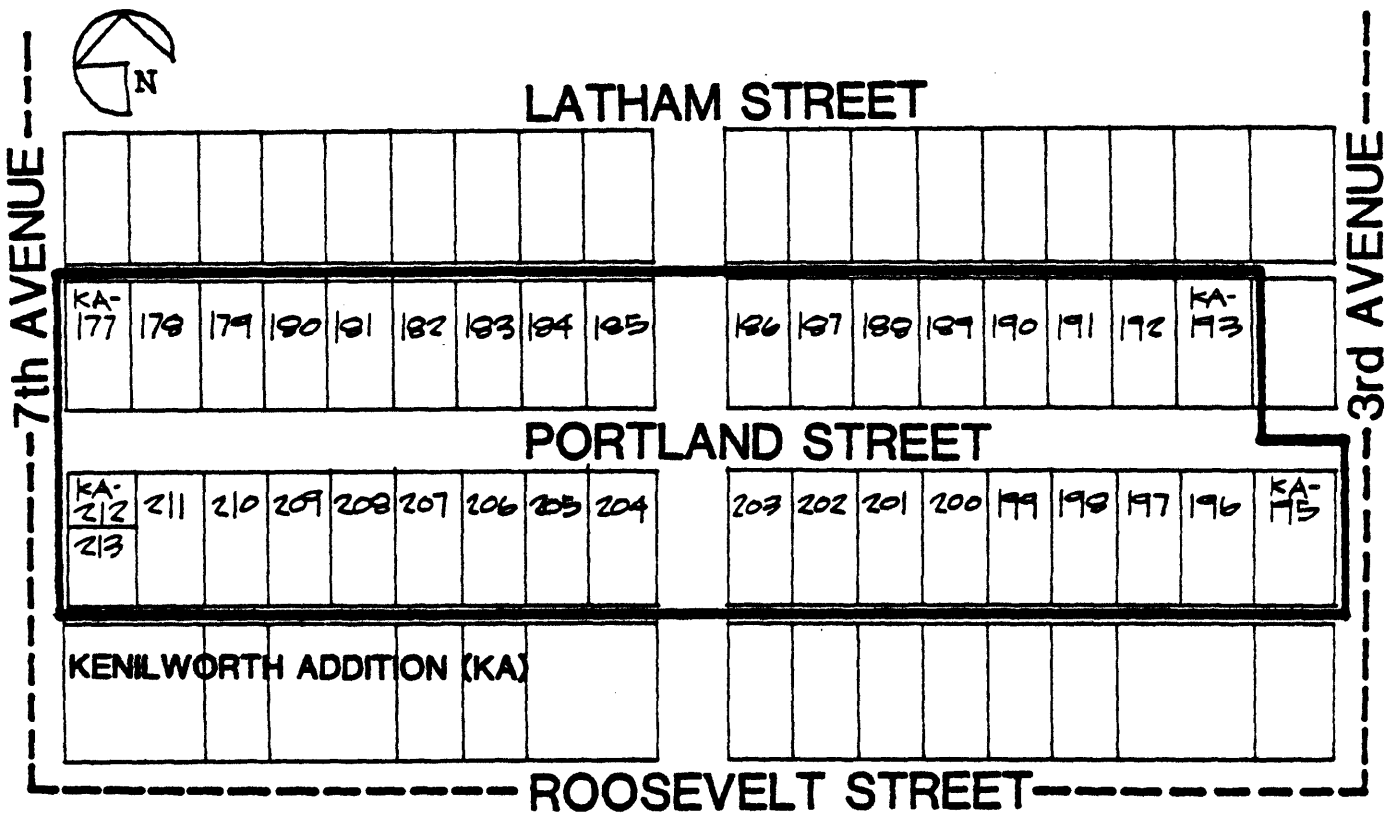


The Attractive Home of J. A. Meers, 624 West Portland, Kenilworth District

## Portland Street Historic District

# Portland Street

▲▲ HISTORIC ▲ DISTRICT ▲▲



GERALD A. DOYLE & ASSOCIATES ▲▲ HISTORICAL ARCHITECTS

10/18/83

## ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME William Hegel House		COUNTY Maricopa	INVENTORY NO. KA-180 (I)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 532 West Portland			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-32-40	
OWNER OF PROPERTY Julie Polaski		PHONE	
STREET & NO./P.O. BOX 532 West Portland			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 North 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Robert Graham		DATE June 1982	
VIEW Toward NW			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/Acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1942			



## PHYSICAL DESCRIPTION

This single-story, rectangular house is an early example of the blending of Spanish Colonial Revival and Ranch House styles. The house features a clay tile, gabled roof, typical of Spanish Colonial Revival. The Ranch Style exterior walls are made of common brick with natural finish and running bond below a belt course at window sill height, and white painted and header bond above the belt course. A natural finish, brick corbel (3 courses) delineates the plate height of the painted brick gables. Another innovation that is unique in the neighborhood is that the garage was integrated with the house and prominently expressed by an offset gable at the front facade. The steel casement windows have decorative plank shutters at the street side and nonoriginal wood slat awnings. A large awning serves as a roof at the walled front porch. The structure and grounds are in excellent condition and remain virtually unaltered.



**STATEMENT OF SIGNIFICANCE/HISTORY**

Because the William Hegel House is not yet fifty years old, it does not meet the criteria for "significant" or "contributing." Nevertheless, this early (1942) example of Ranch-Style architecture is compatible with the neighborhood by virtue of its scale and setting.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

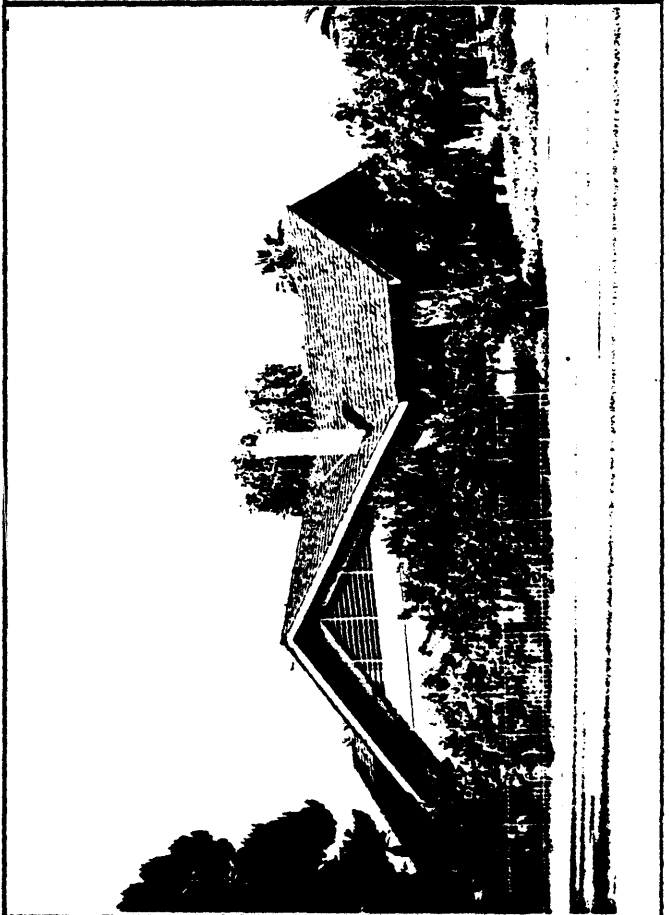
**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

BLOCK 3, LOT 4, KENILWORTH ADDITION.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Lucy Kavanaugh Home		COUNTY Maricopa	INVENTORY NO. KA-177 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 550 West Portland			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-32-37	
OWNER OF PROPERTY Luis A. and Sandra A. Salazar		PHONE 253-9260	
STREET & NO./P.O. BOX 550 West Portland			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Robert Graham		DATE June 1982	
VIEW Toward NE			
HISTORIC USE Single family residence			
PRESENT USE Office		ACREAGE Less/acre	
ARCHITECT/BUILDER Southwestern Building and Investment Company			
CONSTRUCTION/MODIFICATION DATES Constructed 1913			



## PHYSICAL DESCRIPTION

The Lucy Kavanaugh house is a single story, stuccoed masonry bungalow, rectangular in plan, with a deep porch extending across its front facade. The intersecting gable roof is now covered with wood shingles and has broad louvered ventilators that virtually fill the gables except for a narrow band of shingles above the plate height. The three tall stuccoed chimneys, without ornamentation, appear to match those shown in a 1916 photograph. Canvas awnings now protect the west windows from the sun. A 1913 newspaper article noted that the "two front rooms are furnished in Mexican oak..." The house, recently rehabilitated as an architect's office, appears to have been faithfully restored to the original character of the exterior. The landscaping, however, has been executed in a more modern fashion. The extensive use of ground cover and densely planted trees will soon hide the house except for the prominent roof and gables. A low wrought iron fence surrounds the west sideyard along Seventh Avenue and the backyard. In 1916 the east sideyard was filled with a rose garden. The integrity of design and detailing which typifies this style of architecture has been preserved and the house is well maintained.

STATEMENT OF SIGNIFICANCE/HISTORY

The Lucy Kavanaugh House, constructed in 1913 by Southwestern Building and Investment Company, is significant as one of the earliest houses constructed in the Kenilworth Addition. Furthermore, between ca. 1914 and ca. 1915, Mrs. Kavanaugh, a widow, rented rooms to the newly married John L. Gust, one of the most prominent attorneys in Phoenix. Gust served as legal advisor for the Salt River Valley Water Users Association (1919-1932), Secretary of the Committee on examinations and admissions to the Arizona State Bar, and attorney and director of the Valley National Bank. Nevertheless, because Gust's association with the house was brief, and because it is not the best example of the bungalow style, the house does not appear to be individually eligible for the National Register at this time. The bungalow does, nonetheless, contribute to the historic district by virtue of its age, style, and architectural integrity.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Arizona Republican, December 15, 1912, Sec. 1, p. 2; February 2, 1913, 17:2.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.  
Wyllys, Rufus Kay. Men & Women of Arizona Past and Present. Phoenix: Pioneer Publishing Company, 1940.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

BLOCK 3, LOT 1 EX W 7', KENILWORTH ADDITION.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Charles A. Jenner House		COUNTY Maricopa	INVENTORY NO. KA-178 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 546 West Portland			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-32-38	
OWNER OF PROPERTY Pamela K. Erickson		PHONE	
STREET & NO./P.O. BOX 26 West Minnezona			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85013
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 North 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Robert Graham		DATE June 1982	
VIEW Toward NW			
HISTORIC USE Single family residence			
PRESENT USE Duplex		ACREAGE Less/Acre	
ARCHITECT/BUILDER Home Builders, builders			
CONSTRUCTION/MODIFICATION DATES Constructed 1913			



## PHYSICAL DESCRIPTION

The Charles A. Jenner House is a single story, stuccoed brick bungalow with a three-bay front porch that extends east beyond the building. This east bay has been enclosed with a variety of salvaged windows (wood casement and jalousie) and clapboard siding. The house is sheltered by a large, sweeping gable roof with a louvered shed dormer, covered with asphalt shingles. A 1913 newspaper article described the house as having "two bathrooms and two large screen sleeping rooms in addition to the six rooms in the house proper. The brick work will be plastered and the front porch will also extend part way along the east and west side of the house. The roof will be of white asbestos. The kitchen will be equipped with a woodstone sink." The windows are generally the one-over-one, double-hung wood sash type with arched masonry lintels. There are also two small windows with paired casement sashes, having diamond muntins. The house has been subdivided as a duplex, and later, the enclosed porch and an addition on the east formed a third apartment. The detached garage also has been converted to an apartment. Although there have been alterations and additions to the structure, the house could be returned to its original historic character.

**STATEMENT OF SIGNIFICANCE/HISTORY**

The Charles A. Jenner House contributes to the historic district by virtue of its age and bungalow style. Constructed in 1913 by Home Builders for Charles A. Jenner, a pressman with the Phoenix Gazette, the house was one of the first built in the Kenilworth Addition. Jenner lived in the house for approximately four years, until ca. 1917.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Arizona Republican, August 31, 1913, 10:3.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

BLOCK 3, LOT 2, KENILWORTH ADDITION.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME L.B. Lodwick House	
COMMON PROPERTY NAME	
PROPERTY LOCATION-STREET & NO. 540-542 West Portland	
CITY, TOWN/VICINITY OF Phoenix	ASSESSOR'S PARCEL NO. 111-32-39
OWNER OF PROPERTY Lawrence & Josette Denman	PHONE
STREET & NO./P.O. BOX 1310 East Orange	
CITY, TOWN Tempe	STATE Arizona
ZIP 85281	
FORM PREPARED BY Gerald A. Doyle & Associates	DATE August 1982
STREET & NO./P.O. BOX 4331 N. 12th Street	PHONE 264-3082
CITY, TOWN Phoenix	STATE Arizona
ZIP 85014	
PHOTO BY Robert Graham	DATE June 1982
VIEW Toward NW	
HISTORIC USE Duplex	
PRESENT USE Duplex	ACREAGE Less/acre
ARCHITECT/BUILDER	
CONSTRUCTION/MODIFICATION DATES Constructed 1919	

COUNTY Maricopa	INVENTORY NO. KA-179 (C)
QUAD/COUNTY MAP Phoenix Quad	



## PHYSICAL DESCRIPTION

The plastered brick, one story bungalow duplex is symmetrical in plan; it is rectangular with a projecting wing at each corner and a three-bay, raised front porch that shelters both front doors. The main mass of the building has a wide gabled roof whose asphalt shingled planes extend over the wings. The front porch gable roof intersects the main roof. The gables feature slatted ventilators above stuccoed walls. The porch roof is supported by four square masonry columns with plain bands at the top and middle. A belt course at the floor line surrounds the house. The one-over-one, double-hung windows have segmented arches and projecting sills. The various trim elements of the house, i.e. belt course, column caps, sills, fascia and ventilators, are emphasized by dark paint. The grounds, garage and house are well maintained. The structure and exterior features are in good condition and appear virtually unaltered from the original design. This house contributes an unaltered facade to the neighborhood's streetscape.

**STATEMENT OF SIGNIFICANCE/HISTORY**

Although this duplex, constructed in 1919 for L. B. Lodwick, is not significant, it contributes to the historic district as a result of its age, style, and architectural integrity.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

BLOCK 3, LOT 3, KENILWORTH ADDITION.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME John A. Moore House		COUNTY Maricopa	INVENTORY NO. KA-181 (S)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 524 West Portland			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-32-41	
OWNER OF PROPERTY Manor Partnership c/o Clyde Wilkes		PHONE 994-9830	
STREET & NO./P.O. BOX 8655 East Plaza			
CITY, TOWN Scottsdale		STATE Arizona	ZIP 85253
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Marsha Weisiger		DATE Sept. 1982	
VIEW Toward NE			
HISTORIC USE Single family residence			
PRESENT USE Half-way house		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca 1911			



**PHYSICAL DESCRIPTION**

The John A. Moore House is a one-and-a-half story dwelling with bungalow features. The plan is essentially square, with a porch that extends across the front and projects beyond the house to form a porte-cochere on the east. The porch roof is an integral part of the broad, sweeping medium gable of the main house. The most prominent feature of the facade is the gabled dormer that intersects the main roof. The upper floor is lighted by double-hung windows in the dormer and the shingle-covered main gables. The gable overhangs are supported by decorative knee-braces, and the eaves have plumb-cut rafter tails without fascia. The original wood shingles have been covered with various layers of rolled roofing and asphalt shingles. The porch is supported by columns typical of the bungalow style -- stuccoed masonry with a concrete cap and wood column above. Masonry walls, covered with rough textured stucco, are pierced by one-over-one, double-hung wood windows that are variously arranged alone, in pairs, or in threes and detailed with plain, flat masonry lintels and sills. The short chimneys are simple, topped with only a plain smooth band.

The Moore house still retains the original form seen in a 1916 newspaper photo but has lost some texture, tone, and detail due to the present monochromatic paint scheme and light asphalt shingles. The only addition visible on the exterior is the partial enclosure of the front porch. The tiny detached garage in the back yard has been converted to an apartment. It shares a common wall on the property line with the

(See Continuation Sheet)



**STATEMENT OF SIGNIFICANCE/HISTORY**

The John A. Moore House is significant as the first house constructed in the Kenilworth Addition and as the home of John A. Moore.

Constructed ca. 1911, it is a good example of the one-and-one-half story bungaloid houses in the Kenilworth Addition. John A. Moore, who owned the house from ca. 1911 until his death about 1920, was a prominent Phoenix realtor. In 1918, he was elected vice president of the newly formed Maricopa County Real Estate Board, which he helped found. Moore also was briefly the County Superintendent of Schools. Moore's widow, Blanche, remained in the house, taking in boarders to supplement her income, until the mid-1940s.

Because of its early age, its association with John A. Moore, and its architectural integrity, the house may be eligible for individual listing on the National Register.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Arizona Republican, April 29, 1916, 7:5; January 4, 1918, 12:3.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

BLOCK 3, LOT 5, KENILWORTH ADDITION.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

524 West Portland  
John A. Moore House  
KA-181 (S)

PHYSICAL DESCRIPTION (Continued)

garage to the east. The neighbors share a common driveway. Considering that this is the first house built in the Kenilworth addition it is surprising that it has sustained so few external changes. The house appears to be readily restorable.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY	INVENTORY NO.
COMMON PROPERTY NAME		Maricopa	KA-182 (C)
PROPERTY LOCATION-STREET & NO. 520 West Portland		QUAD/COUNTY MAP Phoenix Quad	
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-32-42	
OWNER OF PROPERTY Manor Part- nership c/o Clyde Wilkes		PHONE 994-9830	
STREET & NO./P.O. BOX 8655 E. Plaza			
CITY, TOWN Scottsdale	STATE Arizona	ZIP 85253	
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 North 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix	STATE Arizona	ZIP 85014	
PHOTO BY Robert Graham		DATE June 1982	
VIEW Toward NW			
HISTORIC USE Single family residence			
PRESENT USE Half-way house		ACREAGE Less/Acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1912			



## PHYSICAL DESCRIPTION

The house at 520 West Portland has been compromised by numerous modifications and additions. Presently, its original character is difficult to discern. The rectangular house is one-story with a two-story addition or enclosed upper floor sleeping porch at the east end. A Mission Revival parapet on the west facade is incongruous with the rest of the house. The hipped roof is now covered with asbestos shingles and extends over the front porch. Non-original wrought iron posts support the porch roof. The front entrance has been modified with glass blocks and a flush door. It appears that the entire front facade has been restuccoed in a texture more coarse than original portions of the walls.

**STATEMENT OF SIGNIFICANCE/HISTORY**

The house at 520 West Portland, constructed ca. 1912, contributes in a modest way to the continuity of the streetscape. It was the residence of a number of prominent people (including J.R. Loftus, Vice President and General Manager of the Chandler Improvement Company and credited with founding the cotton industry in the Imperial Valley, and Thomas Armstrong, prominent attorney and President of the First National Bank of Arizona); however, none lived in the house for any length of time. Although the architectural integrity of the building has been compromised by numerous modifications and additions, more thorough research could, perhaps, determine the original appearance of the house, which could then be recaptured. The house contributes to the district by virtue of its form, scale, and setting.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Arizona Republican, February 12, 1918, 5:4.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

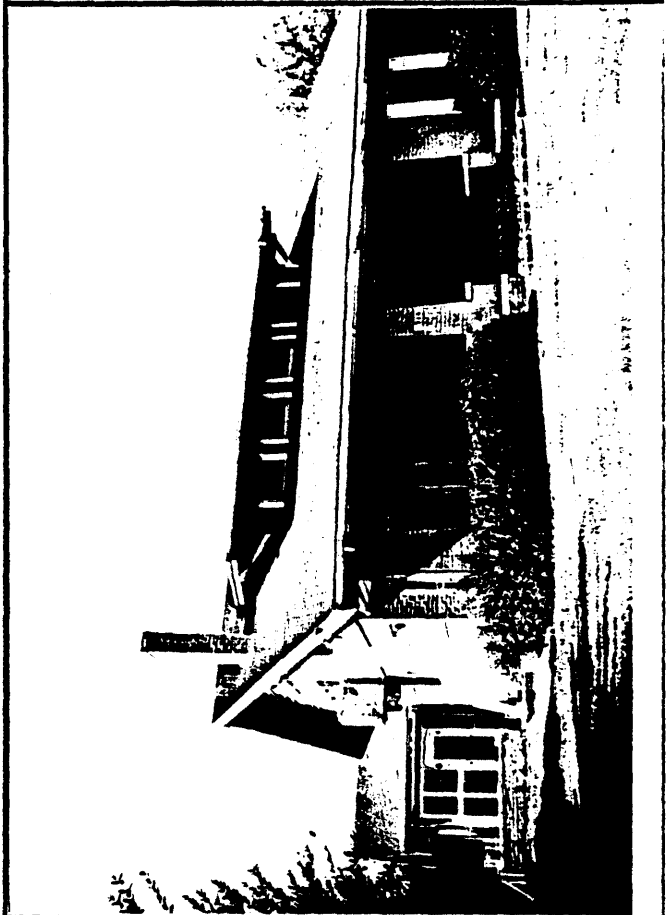
**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

BLOCK 3, LOT 6, KENILWORTH ADDITION.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME John E. Rowlands House		COUNTY Maricopa	INVENTORY NO. KA-183 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 514 West Portland			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-32-43	
OWNER OF PROPERTY Parkview Village Inc.		PHONE	
STREET & NO./P.O. BOX 3743 East Garden Drive			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85028
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Robert Graham		DATE June 1982	
VIEW Toward NE			
HISTORIC USE Single family residence			
PRESENT USE Apartments		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1914			



## PHYSICAL DESCRIPTION

The John E. Rowlands House, a one-and-a-half story painted brick bungalow structure, has a simple asphalt shingled, gabled roof with a long shed dormer, containing four windows. Each large shiplap gable features a louvered ventilator and a trio of double-hung windows. The rectangular floor plan, featuring a full-length front porch, with patterned columns, has been divided into about five apartments. The east third of the front porch has been enclosed with carefully detailed brick walls and six-over-one, double-hung windows that match the originals. A small projecting porch on the west side has been enclosed with salvaged four-light casement windows. Evaporative coolers hang from several windows. A tall, slender chimney is expressed the full height of the west wall and passes through the broad gable overhang. Many of the windows have unusual, decorative shutters with a panel design that is repeated around the wide entrance. The entrance has been modified to incorporate three doors to different apartments. The house is in good condition, and the yard is neatly trimmed. The exterior is little modified and retains most of its original character. Its facade and landscaping contribute greatly to the historic streetscape.

**STATEMENT OF SIGNIFICANCE/HISTORY**

Although the John E. Rowlands House is not significant, it contributes to the historic district as a result of its bungaloid style, age, and architectural integrity. Built ca. 1914, probably as an investment for Harry Gallirek, cashier for Phoenix National Bank, the house is one of the earliest built in the Kenilworth Addition. John E. Rowlands who owned the house from ca. 1915 until the mid-1940's, was manager for Burroughs Adding Machine for many years before joining the Phoenix Loan and Finance Company as Manager.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

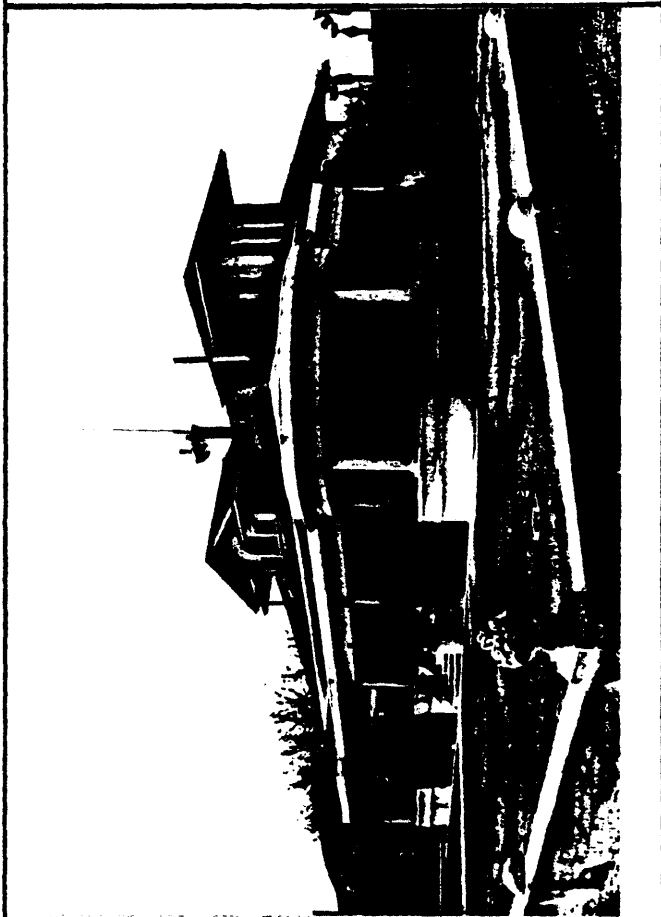
**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

BLOCK 3, LOT 7, KENILWORTH ADDITION.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Marcellin L. Vieux House		COUNTY Maricopa	INVENTORY NO. KA-184 (S)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 508 West Portland			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-32-44 & 45	
OWNER OF PROPERTY Richard W. & Phyllis L. Kelsey		PHONE 252-1162	
STREET & NO./P.O. BOX 508 West Portland			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Janus Assoc., Inc. Rev. by Gerald Doyle & Assoc.		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Robert Graham		DATE June 1982	
VIEW Toward NW			
HISTORIC USE Single family residence/Music school			
PRESENT USE Multi-family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER L.G. Knipe, architect; M. L. Vieux, contractor			
CONSTRUCTION/MODIFICATION DATES Constructed 1912			



## PHYSICAL DESCRIPTION

The Marcellin L. Vieux House stands on a terraced corner lot bordered by concrete retaining walls. One of the predominating features of the entire construction is the concrete work. There are wide walks with leveled step entrances to the yard and to the house, and the retaining walls are decorated with large ornamental concrete fern and flower pots. A distinguishing feature about the house is its large concrete-floored verandas. The main porch, east and west on the south frontage, is 75 feet long. A circular porch emphasizes the southeast corner, which is balanced at the southwest corner by a rectangular porch projection connecting to a pergola. Leading to the driveway on the west is a concrete entrance through a massive pergola. The U-shaped, stuccoed brick house, which has a basement, is one-and-a-half stories. The asymmetrical massing, classical details, triple arched windows, and broad, low-pitched roofs with deep overhangs typify the Italian Villa Style. The wood-shingled, hipped roof features dormers which project from three roof slopes. The east and west hipped dormers are lighted by arched windows. The south (front) gabled dormer above the central entrance is distinguished by a Palladian window and gable returns. The rectangular one-over-one, double-hung windows at the first floor are found singly or grouped in twos or threes. Mahogany and oak is used extensively throughout the interior. The Vieux house is in good condition and is well maintained.

**STATEMENT OF SIGNIFICANCE/HISTORY**

The Marcellin L. Vieux House is significant as an outstanding residence in the Kenilworth Addition and as the home of Marcellin (Frenchy) Vieux, a prominent Phoenician.

Built in 1912, the Vieux House was designed by Leighton G. Knipe, an architect from Los Angeles who was also responsible for many other important buildings in the Salt River Valley, including the original Tempe City Hall (1912), the Tempe National Bank (1912), the Jefferson Hotel (1915), and the community of Litchfield Park. Marcellin L. Vieux, who commissioned the design, was his own contractor. The house, constructed almost entirely of concrete at a cost of \$10,000, is the most elegant residence in the Kenilworth Addition. Moreover, it is one of the few, if not the only, example of an Italian Villa Style residence in the Salt River Valley. The asymmetrical massing, large, tower-like dormers, and triple arched windows typify the style. Important features such as its siting, style, lavish interior details, and unique veranda make it one of the most important residential architectural resources in Phoenix.

Marcellin "Frenchy" Vieux (1872-1951), a native of France, came to Phoenix ca. 1904. He became a prominent cement contractor and developer, and thousands of lineal feet of concrete streets and sidewalks bearing his name remain today. Vieux was also responsible for the development of a 160-acre ranch in South Phoenix which he subdivided into 5-acre tracts in 1913. (See Continuation Sheet)

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Arizona Republican, February 18, 1912, Sec. 2, 7:4; July 21, 1912, Sec. 2, p.3; May 16, 1951, 9:2.

Charles Hall Page & Associates, Inc. Phoenix Historic Building Survey, prepared for the City of Phoenix Planning Department, 1979.

Janus Associates, Inc. Historical and Architectural Resources Along the Inner Loop Corridor, prepared for the Arizona Department of Transportation, 1981.

Maricopa County Assessor's Records.

Maricopa County Recorder's Records.

Phoenix City Directories.

Sanborn Insurance Maps.

Wiffen, Marcus. American Architecture Since 1760, Cambridge, Mass.:M.I.T. Press, 1974.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

BLOCK 3, LOTS 8 and 9, KENILWORTH ADDITION.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**



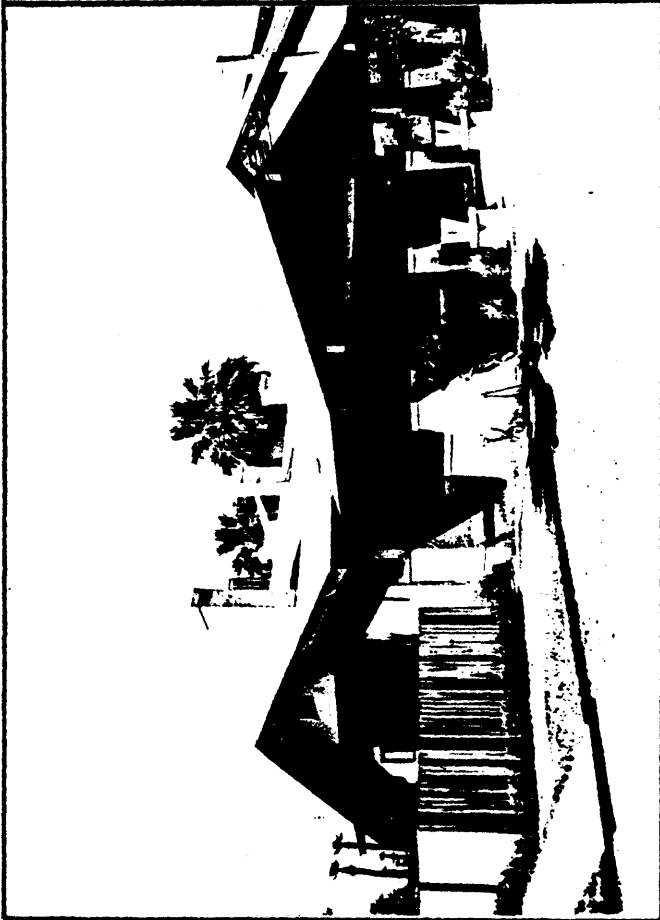
508 West Portland  
Marcellin L. Vieux House  
A-184

STATEMENT OF SIGNIFICANCE/HISTORY (Continued)

Beginning in November 1927, Vieux leased the house for two years to Edgar and Kathleen Lobit. During the 1930's, the building was occupied by the Arizona School of Music, an institution founded in 1903 by Shirley Christy. As a result of a housing shortage during World War II, the house was modified into six apartments; it continues to serve as a boarding house today.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Eugene Redewill House		COUNTY Maricopa	INVENTORY NO. KA-186 (S)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 350 West Portland			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-32-55	
OWNER OF PROPERTY William T. and Carolyn J. Leister		PHONE	
STREET & NO./P.O. BOX 350 West Portland			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Robert Graham		DATE June 1982	
VIEW Toward NE			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed 1918			



**PHYSICAL DESCRIPTION**

The stuccoed brick Eugene Redewill House, sited on a wide corner lot, has wide spreading gables at both street elevations. The rectangular plan is covered by a simple, low-pitched gable roof whose ridge is parallel to its front (south) elevation. At the northeast corner is a two-story portion with a recently enclosed sleeping room upstairs. The front porch roof, intersecting the main roof, is supported by four elephantine columns, which consist of short wooden, tapered columns resting on squat, battered masonry piers. The porch is elongated to the east with another bay and column that forms the porte-cochere. The porch gable has an interesting composition of latticework, an awning casement window, and decorative woodwork. The twelve-over-one, double-hung windows are set in square masonry openings with projecting sills. The large west window/door is sheltered beneath a recently roofed pergola. A belt course at floor level surrounds the house. Three slender chimneys reach skyward from the asphalt shingled roof. The house has recently undergone renovation and contributes a fresh, new face to the streetscape while still retaining most of its original character, an excellent example of the bungalow style.

**STATEMENT OF SIGNIFICANCE/HISTORY**

The Eugene Redewill House is significant as an outstanding example of the California Bungalow Style. The hallmarks of the California Bungalow Style are the low scale, the elongated porches framed by elephantine columns, and the simplicity of design. With its particularly good architectural integrity, the Gene Redewill House is an excellent example of the bungalow idea.

Constructed in 1918 for Charles K. Pishon, a traveling salesman, the house was purchased ca. 1925 by Gene Redewill, owner of Redewill Music Company, the first music business opened in Phoenix. Redewill lived at 350 West Portland until ca. 1935.

Because of its architectural qualities, this house appears individually eligible for the National Register.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Arizona Republican, February 7, 1918; 10:1.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

BLOCK 4, LOT 1, KENILWORTH ADDITION.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Austin Winfield Morrill House		COUNTY Maricopa	INVENTORY NO. KA-187(C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 348 West Portland			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-32-56	
OWNER OF PROPERTY Dorothy H. Holliday		PHONE 254-1415	
STREET & NO./P.O. BOX 348 West Portland			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Robert Graham		DATE June 1982	
VIEW Toward NW			
HISTORIC USE Single family residence			
PRESENT USE Boarding House		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1912			



## PHYSICAL DESCRIPTION

The imposing mass and bungalow details of the Austin Winfield Morrill house have changed little since 1916, when its photograph was published in the Arizona Republican. The one-and-a-half-story, stuccoed brick building has a simple asphalt shingled, steep-pitched gabled roof, whose ridgeline is parallel to the street. At the front slope is a shed dormer with wood-shingled walls, which opens onto an unusual recessed balcony (now screening an evaporative cooler). The integral front porch roof is supported by slender, battered corner posts that sit on the masonry porch rail. The full width of the porch has a gently-curved arched opening and central stairs, which further emphasize the symmetry of the facade. A spindly-framed pergola on the east side does little to protect the french doors and terrace below. Most of the windows are double-hung except for the front window, which is a transomed, triple-casement assembly. The two chimneys are tall and slender. Although the house is not a pure example of any one style, it is typical of many houses built in the neighborhood prior to WWI. The retention of its original exterior character makes it a contributing element of the historic streetscape.

STATEMENT OF SIGNIFICANCE/HISTORY

The Austin Winfield Morrill House, constructed ca. 1912, is noteworthy for its association with Arizona's pioneer entomologist.

Austin Winfield Morrill came to Phoenix from Florida in 1909 to accept the position of Entomologist of the Arizona Horticultural Commission and Entomologist of the Arizona Agricultural Experiment Station. While in Florida, he had developed and patented a simplified system of fumigating citrus trees. The system, known as the "Graduated tent system", was widely used in Florida, California, and Arizona during his day. He contributed greatly to the Salt River Valley's agricultural growth not only as the State Entomologist but also as the associate editor of the South-western Stockman and the Progressive Farmer and Home Builder, both published in Phoenix. Morrill lived at 348 West Portland until 1916. The house contributes importantly to the historic district.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Arizona Republican, May 5, 1916, 5:1-3.  
Conners, Jo. Who's Who in Arizona, Vol I. Tucson: Arizona Daily Star, 1913.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

BLOCK 4, LOT 2, KENILWORTH ADDITION.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Frank H. Lyman House		COUNTY Maricopa	INVENTORY NO. KA-188 (S)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 340 West Portland			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-32-57	
OWNER OF PROPERTY Linda Levno		PHONE	
STREET & NO./P.O. BOX 340 West Portland			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Robert Graham		DATE May 1982	
VIEW Toward NW			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1919			



## PHYSICAL DESCRIPTION

The one-story, stuccoed brick Frank H. Lyman House possesses many details that give this bungalow a Spanish Colonial character. The basically square floor plan is sheltered by intersecting gabled roofs. The major asphalt shingled roof is intersected by two gabled roofs covering small porches, the one on the west being an enclosed screened porch and the one on the east being a carriage porch that has also been enclosed. The overhead plane of the east porch extends across the drive in the form of an open timber pergola. At the south window are projecting roof joints with decorative corbel-cut tails that match the pergola beams. The prominent window seat element, the arched opening at the entry stoop and the three-arched ventilators in the gables are expertly balanced in a pleasing facade composition. The repeated use of round arches, jigsaw rafter tails, and banded columns are subtle touches of Spanish details. An important design element is the corbelled foundation wall, which provides a solid visual platform for the house and creates a unifying feature that surrounds the house. Multi-light wood casement windows fill the rectangular openings with projecting sills. The house is in fair condition but has been allowed to become overgrown with vines and bushes. With reasonable effort, the bungalow could be returned to its original form. Even in its present state, the house contributes to the neighborhood's historic character.

**STATEMENT OF SIGNIFICANCE/HISTORY**

The Frank H. Lyman House is significant for its association with Arizona Supreme Court Justice, Frank H. Lyman.

Judge Frank H. Lyman came to Phoenix in 1893. After serving two years as assistant district attorney, he was elected, in 1911, to the position of county attorney. In 1915, he resigned the office of county attorney to accept an appointment as judge of the Superior Court. In 1922, he reached the pinnacle of his career with an appointment as Arizona State Supreme Court Justice. Lyman served the Supreme Court until 1925. In addition to these legal accomplishments, Lyman served as secretary of the Phoenix Waterworks Commission.

The Frank H. Lyman House was constructed ca. 1919. Lyman and his wife, Edith, bought the house ca. 1920 and lived there until ca. 1930.

Because of its association with Judge Lyman and its relatively good architectural integrity, the house appears to be individually eligible for the National Register.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

McClintock, James H. Arizona: Prehistoric - Aboriginal - Pioneer - Modern.  
Chicago: S.J. Clarke Publishing company, 1916.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Phoenix Gazette, January 2, 1957, 8:7-8.  
Sanborn Insurance Maps

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

BLOCK 4, LOT 3, KENILWORTH ADDITION.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Frank Dykes House		COUNTY Maricopa	INVENTORY NO. KA-189 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 332 West Portland			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-32-58	
OWNER OF PROPERTY Kent R. Stanger & Jim M. Whiteside		PHONE 271-4666	
STREET & NO./P.O. BOX 332 West Portland			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Robert Graham		DATE May 1982	
VIEW Toward NW			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1924			



## PHYSICAL DESCRIPTION

The house at 332 West Portland is a large, L-shaped bungalow with an asphalt-shingled, cross-gabled roof. The south gabled roof shelters a bedroom and the front porch. A roofed pergola extends east from the porch in front of the longer leg of the house and beyond to form a porte cochere. The large gables have stuccoed walls and decorative lath ventilators that exactly match those on the house next door at 326 West Portland. The bargeboards have a decorative cut at their tails. The wall finishes are treated in a unique manner. Between brick belt courses at floor level and window sill level is a "wainscot" of natural finish brown brick. The foundation walls and walls above the wainscot are painted stucco. This brick wainscot creates an unusual visual effect for a bungalow. Wide window openings are created by groupings of three one-over-one, double-hung sashes. A small, stuccoed frame garage in the backyard is reached by a split track concrete driveway. The garage opening has been infilled and now has a passage door. The house appears unaltered, except for asphalt shingles and roof on the pergola, and in good condition, as is the landscaping. It is a well-designed house and contributes greatly to the historic character of the neighborhood.



**STATEMENT OF SIGNIFICANCE/HISTORY**

Although the Frank Dykes House, constructed ca. 1924, is not significant, it contributes to the historic district by virtue of its age, style, and architectural integrity. Frank Dykes, an attorney, and his wife, Lorraine, owned the house from ca. 1924 until the mid-1960's.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

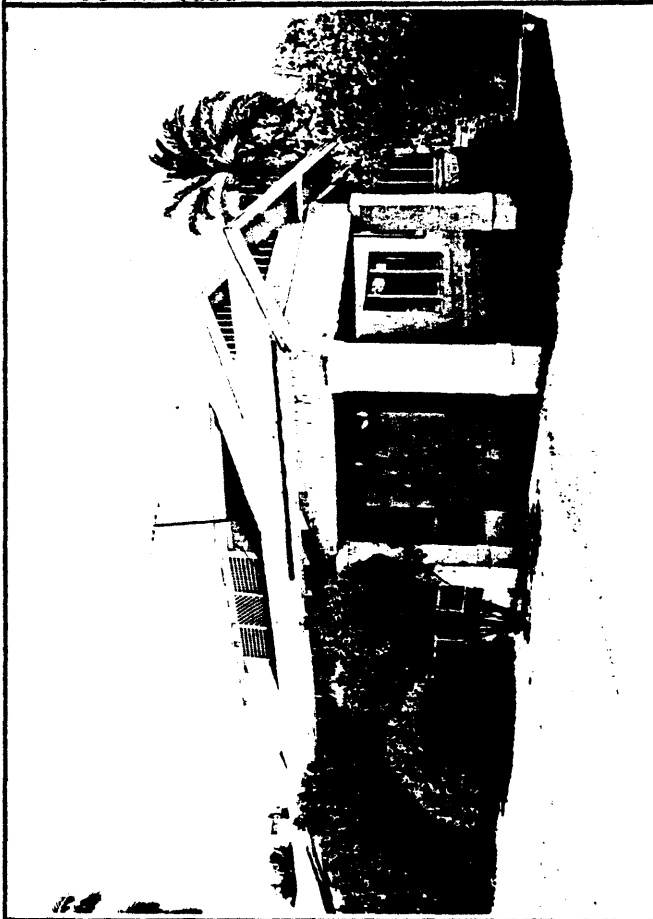
**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

BLOCK 4, LOT 4, KENILWORTH ADDITION.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Lydia Alkire House		COUNTY Maricopa	INVENTORY NO. KA-190 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 326 West Portland			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-32-59	
OWNER OF PROPERTY Creative Investors #16		PHONE	
STREET & NO./P.O. BOX 11645 Wilshire Blvd., #977			
CITY, TOWN Los Angeles		STATE California	ZIP 90025
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Robert Graham		DATE May 1982	
VIEW Toward NW			
HISTORIC USE Single family residence			
PRESENT USE Boarding house		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1922			



## PHYSICAL DESCRIPTION

The Lydia Alkire House is a stuccoed brick bungalow, square in plan with a front porch that projects beyond the side walls to form a sunroom at the west and porte cochere at the east. These projecting wings have small gabled roofs that are offset from the front plane of the main gabled roof. Centered on the front roof plane is a shed dormer with three lattice ventilators and wood shingled siding. All the gables have painted wood shingle siding and decorative slat ventilators. This ventilator detail is identical to that found on the house next door at 332 West Portland. Screened porches at the rear have been enclosed. Several of the windows have multiple groupings of one-over-one, double-hung casements. The rectangular masonry openings for windows all have simple projecting sills. The porch columns are square in plan and have bands at the top and about a foot from the bottom. This lower band relates to the belt course around the house at floor level. The raised concrete porch has a simple wood rail and is entered from the side by steps at the porte cochere. Except for the porch enclosure and asphalt shingles, the fabric of the house is unaltered. The house is in good condition and appears fairly well maintained, although the landscaping has been allowed to overgrow and obscure the front facade. This house contributes to the historic character of the streetscape.

**STATEMENT OF SIGNIFICANCE/HISTORY**

Although the Lydia Alkire House is not significant, it contributes to the historic district by virtue of its style, age, and architectural integrity.

About 1922, Frank Alkire had the house built for his mother, Lydia. Until the duplex at 320-322 W. Portland was constructed, the two Alkire houses were adjacent. About 1927, the house became the residence of Donald A. Gilchrist, a biologist with the U.S. Biological Survey. Gilchrist remained in the house until the mid-1930's.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

BLOCK 4, LOT 5, KENILWORTH ADDITION.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. KA-191 (T)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 320-322 West Portland			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-32-60	
OWNER OF PROPERTY Paul E. Roth		PHONE 257-9330	
STREET & NO./P.O. BOX 318 West Portland			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Robert Graham		DATE May 1982	
VIEW Toward NE			
HISTORIC USE Duplex			
PRESENT USE Duplex		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1944			



## PHYSICAL DESCRIPTION

This duplex at 320-322 W. Portland was built in a Ranch Style, much later than the neighboring bungalows. The irregular floor plan is covered by a collection of intersecting hipped roofs, covered with asbestos shingles and clay ridge tiles. The walls are pierced with variously sized steel casement windows, one of which, in fact, is a corner window. The walls are made of painted concrete block but the window sills are of brick. A tiny shed roof, supported by 4 x 4 posts, shades the front door of the forward dwelling. The house is in good condition and is fairly maintained. Large palm and pine trees are major elements in a rather sparsely-planted front lawn.

**STATEMENT OF SIGNIFICANCE/HISTORY**

Because of the late construction date, style, and materials of this duplex, it does not meet the criteria for "significant" or "contributing" buildings. Nevertheless, the house is compatible with the historic district by virtue of its scale and massing.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

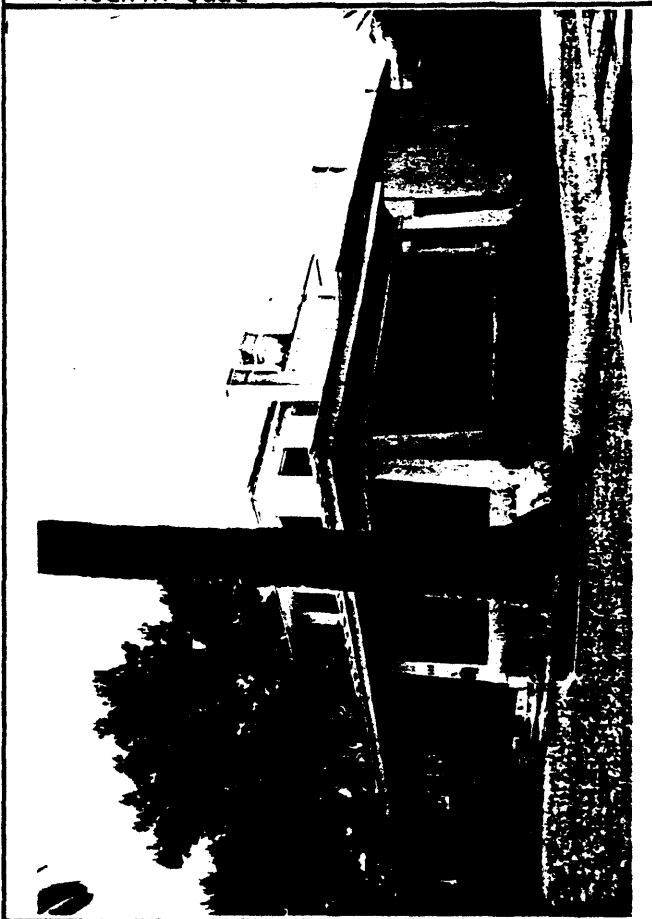
BLOCK 4, LOT 6, KENILWORTH ADDITION.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Franklin T. Alkire House	
COMMON PROPERTY NAME	
PROPERTY LOCATION-STREET & NO. 318 West Portland	
CITY, TOWN/VICINITY OF Phoenix	ASSESSOR'S PARCEL NO. 111-32-61
OWNER OF PROPERTY Paul E. Roth	PHONE 257-9330
STREET & NO./P.O. BOX 318 West Portland	
CITY, TOWN Phoenix	STATE Arizona
ZIP 85003	
FORM PREPARED BY Janus Assoc., Revised: Gerald Doyle & Assoc.	DATE August 1982
STREET & NO./P.O. BOX 4331 N. 12th Street	PHONE 264-3082
CITY, TOWN Phoenix	STATE Arizona
ZIP 85014	
PHOTO BY Robert Graham	DATE May 1982
VIEW Toward NW	
HISTORIC USE Single family residence	
PRESENT USE Multi-family residence	ACREAGE Less/acre
ARCHITECT/BUILDER	
CONSTRUCTION/MODIFICATION DATES Constructed 1911	

COUNTY Maricopa	INVENTORY NO. KA-192 (S)
QUAD/COUNTY MAP Phoenix Quad	



**PHYSICAL DESCRIPTION**

The Franklin T. Alkire House is an extraordinary combination of varied stylistic detailing applied to arid region design. The design of the Frank Alkire House exhibits a sympathetic response to arid region climatic requirements, executed with detailing borrowed from several styles. The massing and shading of the building components protect the vulnerable walls and windows from the sun, while taking advantage of cooling breezes. The horizontal lines of the front porch and low-pitched roof are typical of the Prairie School. The original pergola (now lost) and tapered porch columns are Bungalow style elements. The one-and-a-half story, stuccoed brick building has a U-shaped plan and symmetrical massing. The front porch wraps halfway around both sides of the house. The original parapet roof at the rear half of the building has been replaced by an open-eaved overhang at a level slightly higher than the porch roof. The second-story sleeping room, located at the center of the plan, is covered by a low-pitched, hipped roof. Four chimneys rise from the roof. The windows are a mixture of one-over-one double-hung types and multi-light fixed windows. The simple front door is centered at the porch and is flanked on either side by a double-hung window and a 16-light window.

**STATEMENT OF SIGNIFICANCE/HISTORY**

The Frank Alkire House is architecturally important as an early example in the development of a house type designed for the arid environment. It is also significant for its association with Frank Alkire.

The design of the house, which combines Prairie School massing with bungalow details, is a response to the arid climate. The raised, screened sleeping loft and wide, shaded porch took advantage of cooling breezes. Furthermore, these features, combined with the flat and low-pitched roofs and stuccoed walls, created an early (1911), albeit somewhat undeveloped, prototype of the Prairie style buildings that became popular in Phoenix in the early 1920's.

The house was built in 1911 for M. A. Drane, who was in the hardware business. The house was sited on a double lot and had a corral at the rear of an adjoining third lot. Less than a year later (1912), Drane left Phoenix and sold the lot to Frank Alkire.

Franklin T. Alkire (1866-1963) was an Arizona pioneer who contributed extensively to the development of Phoenix and the Salt River Valley. A native of St. Louis, Missouri, Alkire arrived in Arizona in 1886. Prior to moving to Phoenix, he operated a cattle ranch, first in Pleasant Valley and then in New River. (The cabin he built in Pleasant Valley was later acquired by noted author Zane Gray as his winter home.) When he moved to Phoenix in 1893, he opened the Alkire Dry Goods

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY** (See Continuation Sheet)

Arizona Collection, Arizona State University, Stephen C. Shadegg Collection, "History of Manufacturing Stationers."

Arizona Republican, October 8, 1911, 8:1-3; June 30, 1912, Sec. 2, 8:2; April 22, 1916, 7:2.

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Maricopa County Recorder's Records.

Phoenix City Directories.

Sanborn Insurance Maps.

Salt River Project, The Taming of the Salt, Phoenix: Salt River Project: 1979

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

Block 4, Lot 7, Kenilworth Addition

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

318 West Portland  
Franklin T. Alkire House  
KA-192 (S)

STATEMENT OF SIGNIFICANCE/HISTORY (Continued)

Store (later Alkire Shoe Store) with his brother, George. In 1905, Alkire started an Ostrich farm in Glendale. Frank Alkire was prominent in agricultural circles. He helped write the constitution and bylaws of the Salt River Valley Water Users' Association and was one of the original directors, serving on the board from 1903 until his death in 1963. Alkire was also one of the organizers of the Sisters Hospital (now St. Joseph's Hospital), Vice President of the Arizona Historical Society, and Captain of the Arizona Volunteer Regiment of the Spanish-American War. Alkire also owned the H. H. McNeil Printing Company, reorganized in 1918 as Manufacturing Stationers.

Because of its architectural qualities and its association with Franklin T. Alkire, the house appears individually eligible for the National Register.



# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME M. C. McDougall/F. A. Reid House	
COMMON PROPERTY NAME	
PROPERTY LOCATION-STREET & NO. 310 West Portland	
CITY, TOWN/VICINITY OF Phoenix	ASSESSOR'S PARCEL NO. 111-32-62
OWNER OF PROPERTY Gertrude L. Mack	PHONE
STREET & NO./P.O. BOX 310 West Portland	
CITY, TOWN Phoenix	STATE Arizona
ZIP 85003	
FORM PREPARED BY Janus Assoc. Inc. Rev. by Gerald A. Doyle & Assoc.	DATE August 1982
STREET & NO./P.O. BOX 4331 N. 12th Street	PHONE 264-3082
CITY, TOWN Phoenix	STATE Arizona
ZIP 85014	
PHOTO BY Robert Graham	DATE May 1982
VIEW Toward NE	
HISTORIC USE Single family residence	
PRESENT USE Single family residence	ACREAGE Less/acre
ARCHITECT/BUILDER Royal Lescher, Architect/ T. B. Stewart, Contractor	
CONSTRUCTION/MODIFICATION DATES Constructed 1912	

COUNTY Maricopa	INVENTORY NO. KA-193 (S)
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**PHYSICAL DESCRIPTION**

Predating the popularity of Spanish Colonial Revival (which began in 1915), the 1912 McDougall house is a unique early example of Mission Revival style. The one-story, stuccoed brick house is rectangular in plan with porches on the north and south sides. The symmetrical front facade of the flat-roofed house features a three-bay porch with rectangular columns flush with the walls above, a curvilinear parapet with coping at the center bay flanked by tile awnings supported by decorative wood bracing, four inset panels, and a cartouche. The use of rectilinear openings at the porch, rather than the traditional round arches, gives the house an unusual appearance. Of particular interest are the curved bay window on the west side and the unusual coping details at the west chimney. Most of the windows are the twelve-over-one, double-hung sash type, although there are multi-light casement sashes as well. The house is virtually unaltered at the exterior and is in very good condition.

STATEMENT OF SIGNIFICANCE/HISTORY

The McDougall/Reid House is noteworthy as the earliest residence in the Kenilworth Addition to be designed in the Mission Revival Style, as well as the residence of leading Phoenix businessmen Malcolm C. McDougall and F.A. Reid.

In 1912 the McDougalls had Royal Lescher, prominent Arizona architect, design a house to be built on Roosevelt Street and First Avenue. The house was never constructed on that site, but several months later the McDougalls purchased a lot on West Portland Street and had their house built. It is assumed that the house designed by Lescher for the original lot was the one constructed on the present site. T. B. Stewart, prolific regional building contractor, was awarded the contract to build the house at a cost of \$6,500.

Malcolm C. McDougall came to Phoenix from the state of Washington in 1897 and opened a men's wear firm known as the McDougall-Gage Store. Joseph Cassou became his partner in 1902, and the firm became known as McDougall and Cassou. In 1911 McDougall became vice-president and director of both the Phoenix National Bank and its affiliate Phoenix Savings Bank and Trust.

In 1918, McDougall moved to California, and in the following year Francis Arthur Reid, well known sheep and cattle raiser, purchased the house. Reid was a partner

(See Continuation Sheet)

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Arizona Republican, January 15, 1919, 3:3; September 30, 1935

Daws, A. George. What Made Arizona Men. Daws Publishing Company, 1919.

Janus Associates, Inc. Historical and Architectural Resources Along the Inner Loop Corridor, Phoenix, Arizona, prepared for the Arizona Department of Transportation, 1981.

Maricopa County Assessor's Records.

Maricopa County Recorder's Records.

Phoenix City Directories.

Sanborn Insurance Maps.

Sloan, R. E. History of Arizona, Vol. IV, Phoenix: Record Publishing Company, 1930.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

Block 4, Lot 8, Kenilworth Addition.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

310 West Portland  
M. C. McDougall/F. A. Reid House  
A-193 (S)

STATEMENT OF SIGNIFICANCE/HISTORY (Continued)

in the Reid Cashion Land & Cattle Company with developer J. A. Cashion and J. W. Sullivan. In addition, Reid served for 10 years as president of the Salt River Valley Water Users Association. He was active in the valley's land development, serving as president of Salt River Lands, Inc., and of the Reid Development Company. He also had mining interests in Arizona and northern Mexico and served as one of the original directors of the Biltmore Hotel in 1929. Reid continued to maintain his residence at 310 West Portland until ca. 1938.

Predating the post-1915 Spanish Colonial Revival influence, the house is a rare example in Phoenix of residential Mission Revival architecture. The house combines an unusual array of elements, curvilinear parapets with copings, Spanish tile parapet awnings with exposed wooden supports, symmetrical massing and curved bay window with parapets. Missing are the traditional arched openings and porch supports, which gives the house its unusual appearance.

Because of its architectural design and its association with M. C. McDougall and F. A. Reid, this house appears eligible for individual listing on the National Register.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Mintz House		COUNTY Maricopa	INVENTORY NO. KA-195 (C)
COMMON PROPERTY NAME Casa de Amigos		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 303 West Portland			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-32-28	
OWNER OF PROPERTY Casa de Amigos		PHONE	
STREET & NO./P.O. BOX 303 West Portland			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Robert Graham		DATE June 1982	
VIEW Toward SE			
HISTORIC USE Single family residence			
PRESENT USE Alcoholic Treatment Center		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1919; modified 1942, 1946 & 1947			



## PHYSICAL DESCRIPTION

The George Mintz house is an imposing two-story, stuccoed brick structure with a clay tile, bellcast hipped roof. A four-bay, flat-roofed porch extends across the north (front) elevation. The two east bays have been infilled and feature small paired-sash casement windows. The stark white, upper-story walls are pierced with small six-over-six, double-hung windows. A monolithic stuccoed chimney at the east wall extends high above the bellcast eaves of the second story. Except for eave moldings, applied porch cornices, and chamfered corners at the porch columns, the exterior is virtually devoid of ornamentation. At either side of the front porch steps are masonry blocks topped with concrete flower urns. The massing and horizontal emphasis of the porch and hipped roof are characteristic of the Prairie School, yet the red clay roof tiles and white stucco give the house a Spanish Colonial Revival flavor. In spite of the porch infills, the Mintz house has retained much of its exterior integrity. It is in good condition and fairly kept. It is a contributing structure to the neighborhood streetscape.

STATEMENT OF SIGNIFICANCE/HISTORY

The George A. Mintz House is noteworthy for its association with George A. Mintz (1863-1944) and contributes importantly to the historic district.

The house was constructed ca. 1919 for Charles E. England, a rancher. It was also the residence of Max Viault, President and General Manager of Phoenix Flour Mills, before it was purchased by George A. Mintz ca. 1927. Mintz lived at 303 West Portland until ca. 1940.

George A. Mintz, a native of Toronto, Canada, came to Phoenix in 1885 to work for the Phoenix Herald. In 1897, he and R. C. Brown of Tucson established the Globe Times. Mintz returned to Phoenix in 1898 and organized the Arizona Abstract and Title Company, which he reorganized in 1912 under the name Arizona Title, Guarantee, and Trust Company. Mintz was President and General Manager of the company until he retired in 1930.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Arizona Republic; February 17, 1944, Sec. 2, 1:2-3.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

Block 2, Lot 10, Kenilworth Addition.

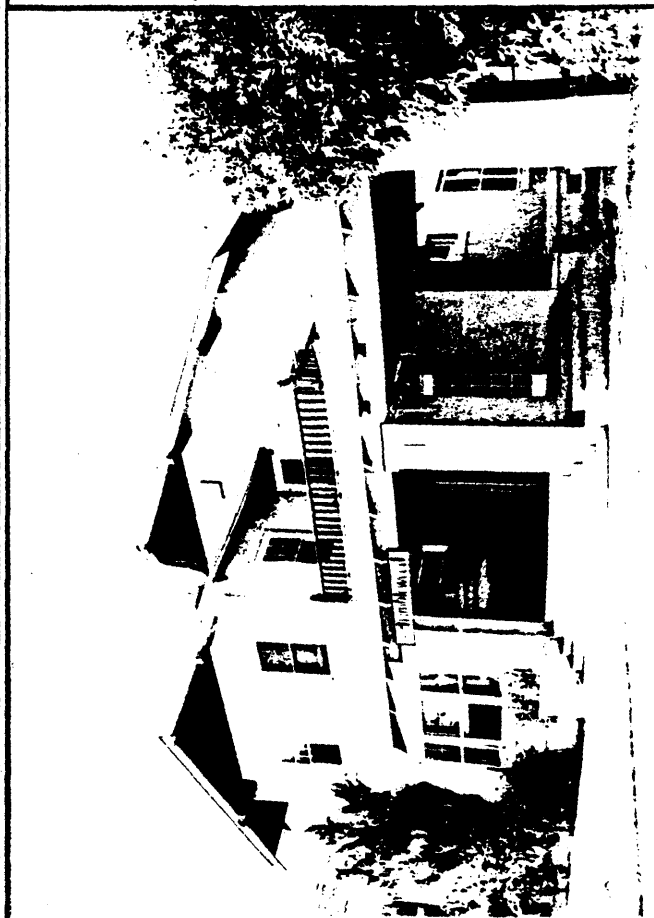
GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME J. A. R. Irvine House	
COMMON PROPERTY NAME Tumbleweed	
PROPERTY LOCATION-STREET & NO. 309 West Portland	
CITY, TOWN/VICINITY OF Phoenix	ASSESSOR'S PARCEL NO. 111-32-29
OWNER OF PROPERTY Center for Youth Services	PHONE 271-9849
STREET & NO./P.O. BOX 309 West Portland	
CITY, TOWN Phoenix	STATE Arizona
	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates	DATE August 1982
STREET & NO./P.O. BOX 4331 N. 12th Street	PHONE 264-3082
CITY, TOWN Phoenix	STATE Arizona
	ZIP 85014
PHOTO BY Robert Graham	DATE June 1982
VIEW Toward SE	
HISTORIC USE Single family residence	
PRESENT USE Halfway house for runaways	ACREAGE Less/acre
ARCHITECT/BUILDER	
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1917; modified 1954 & 1971	

COUNTY Maricopa	INVENTORY NO. KA-196 (S)
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QUAD/COUNTY MAP Phoenix Quad
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## PHYSICAL DESCRIPTION

The two-story, stuccoed brick home of J.A.R. Irvine is an imposing structure of simple massing, embellished with details borrowed from the Bungalow Style. The front elevation is comprised of a two-story wing projecting forward from the main facade and a one-story porch and porte-cochere. The rectangular plan is sheltered by a sweeping gabled roof covered with asphalt shingles. Both the main gable and offset-wing gable feature large matching lattice ventilators and projecting purlins. The porte-cochere roof is also a gable roof, which originates at the porch roof. The porch roof features an inset roof deck with balustrade. The raised concrete front porch features five steps at the front sidewalk and three steps and an elevated coach block at the porte-cochere. Square columns, with decorative band as a capital, support the roof at the porch and the porte-cochere. An upstairs screened porch at the rear of the house has been enclosed. The windows are the six-over-one, double-hung type, which are variously grouped in twos and threes. The main entrance door is flanked by ten-light sidelights. An intrusive flat-roofed, one-story addition has been attached to the east side near the rear. In spite of this intrusion and the asphalt shingles, the Irvine house retains most of its architectural integrity. It is in good condition and is fairly well maintained. Its facade still contributes to the historic character of the streetscape.

**STATEMENT OF SIGNIFICANCE/HISTORY**

The J.A.R. Irvine House is significant for its association with the prominent political figure, James A. R. Irvine. The house, constructed ca. 1914, was the residence of Benjamin Getsinger, partner in a realty firm with W. G. Tolleson, before Irvine bought it ca. 1916.

J. A. R. Irvine (1858-1927), an important Phoenix pioneer, was identified with the city's growth almost from the beginning. A native of New Brunswick, Canada, Irvine arrived in Phoenix in 1872, only two years after the Phoenix townsite was established. With his father, Irvine became a prominent businessman, operating a general merchandise store from 1877 until 1882 in a building that he and his father erected at the corner of First and Washington Streets. This building was the first brick store building erected in Phoenix (only the second brick building). Irvine later erected a business block on East Washington Street, which bore his name, in 1897. After selling the general merchandise store, Irvine owned a grocery business and was later a real estate agent.

A staunch Democrat, Irvine served as a member of the First Legislature (House of Representatives) of the State of Arizona. In 1918, he was elected Phoenix City Commissioner, a position that he held until 1926. He was a trustee of the Methodist Episcopal Church South, an early member of the Phoenix Board of Trade, and one of the promoters of the Arizona Deaconess Hospital.

(See Continuation Sheet)

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Arizona Republican, April 13, 1921; 12:1-2.

Arizona Republic, February 24, 1981, Section PC, 36:4, 46:1-2.

Chapman Publishing Company. Portrait and Biographical Record of Arizona. Chicago: Chapman Publishing Company, 1901.

City of Phoenix Building Permit Records.

Conners, Jo. Who's Who in Arizona, Vol. I. Tucson: Arizona Daily Star, 1913.

Maricopa County Assessor's Records.

Maricopa County Recorder's Records.

Phoenix City Directories.

Phoenix Gazette, September 26, 1927; 1:1.

Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

Block 2, Lot 11, Kenilworth Addition.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

309 West Portland  
J.A.R. Irvine House  
4-196 (S)

STATEMENT OF SIGNIFICANCE/HISTORY (Continued)

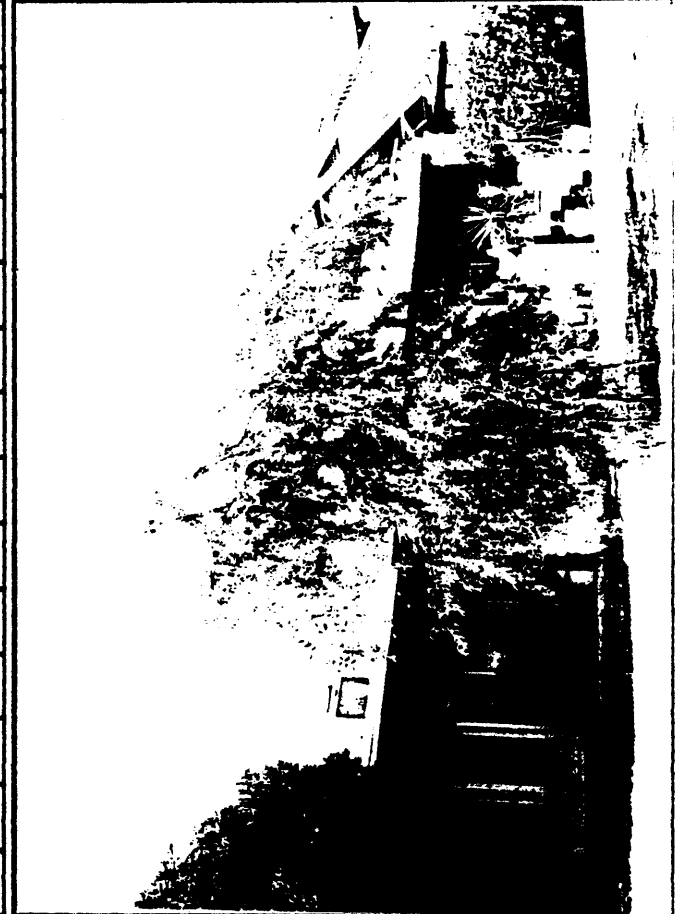
Because of its association with one of Phoenix' most prominent pioneers, the J.A.R. Irvine House appears to be individually eligible for the National Register.



# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME William Robert Bertram	
COMMON PROPERTY NAME	
PROPERTY LOCATION-STREET & NO. 317 West Portland	
CITY, TOWN/VICINITY OF Phoenix	ASSESSOR'S PARCEL NO. 111-32-30
OWNER OF PROPERTY Myrtle J. Smith & Kathleen S. Voorhis	PHONE
STREET & NO./P.O. BOX 317 West Portland	
CITY, TOWN Phoenix	STATE Arizona
	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates	DATE August 1982
STREET & NO./P.O. BOX 4331 N. 12th Street	PHONE 264-3082
CITY, TOWN Phoenix	STATE Arizona
	ZIP 85014
PHOTO BY Robert Graham	DATE June 1982
VIEW Toward SW	
HISTORIC USE Single family residence	
PRESENT USE Single family residence	ACREAGE Less/acre
ARCHITECT/BUILDER	
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1913	

COUNTY Maricopa	INVENTORY NO. KA-197 (C)
QUAD/COUNTY MAP Phoenix Quad	



**PHYSICAL DESCRIPTION**

The one-story, stuccoed brick Bertram house is a simple bungalow dwelling, having a main gabled roof and an intersecting gabled roof at the front porch. The columns at the porch and westside pergola are slender and square with bands near the top and bottom and flared out at either end to form a capital and base. The gables have horizontal, narrow clapboard siding, knee-braces and bargeboards with applied decorative trim. The main (side) gables have large, rectangular louvered ventilators positioned at the plate line rather than at the apex. The front gable has a long and low 22-light window and a cornice with modillion blocks that is reminiscent of a Neoclassical entablature. The rectangular masonry openings have projecting lintels and sills. Each window at the front porch is composed of a central double-hung sash flanked by tall, single casements, all topped with a transom. The cheek blocks flanking the porch steps originally were both topped with urn planters; the west urn is missing. A flat-roofed addition to the house has recently been constructed at the east side. It has triple 15-light French doors and a concrete slab on grade, shaded by a latticed pergola. This intrusion, plus the metal awnings (at the porch and some windows), has compromised the architectural integrity of the house. The house is in very good condition, and (although it has suffered some intrusive additions) its character still contributes to the historic streetscape.

**STATEMENT OF SIGNIFICANCE/HISTORY**

The William Robert Bertram House contributes importantly to the historic district as a result of its age, style, and condition. One of the earliest built in the Kenilworth Addition, the bungalow was constructed ca. 1913 for William Robert and Hazel DeMund Bertram. Bertram, a native of Quincy, Massachusetts, owned the Bertram Electric Company, one of the most important electrical companies in Phoenix. Bertram resided at 317 West Portland until ca. 1924.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Daws, A. George. What Made Arizona Men. Daws Publishing Company, 1919.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

Block 2, Lot 12, Kenilworth Addition.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Winfield Scott Norviel House		COUNTY Maricopa	INVENTORY NO. KA-198 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 321 West Portland			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-32-31	
OWNER OF PROPERTY Larry W. Fontaine		PHONE 254-1948	
STREET & NO./P.O. BOX 321 West Portland			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Robert Graham		DATE June 1982	
VIEW Toward SE			
HISTORIC USE Single family residence			
PRESENT USE Single Family Residence/apartments in rear		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1913			



## PHYSICAL DESCRIPTION

The one-and-a-half story, stuccoed brick home of W. S. Norviel is a large Bungalow Style house sheltered by a single broad gabled roof with a gabled dormer centered on the front (north) slope and an offset gabled roof spanning the west side driveway. Exposed chimneys, centered on both of the main gables, bisect latticed ventilators at the apex. These chimneys barely extend one course above the ridge. The gables at the dormer and porte-cochere have no ventilators or details. Two windows with paired double-hung sashes peer out from the large-scale dormer. The asphalt shingles are extremely deteriorated. The eastern bay of the three bay front porch has been enclosed. A fourth bay at the west end serves as the porte-cochere. The square porch columns are engaged, as pilasters, at the wall; between the pilasters are rounded porch openings. A projecting window with a shed roof is found on the east side. One-over-one, double-hung windows are mounted in the first-floor segmentally arched masonry openings. The house is in fair condition, but is not very well maintained. The building retains its historic massing and most of its character and contributes to the streetscape.

**STATEMENT OF SIGNIFICANCE/HISTORY**

The Winfield Scott Norviel House, constructed ca. 1913, is one of the earliest houses constructed in the Kenilworth Addition. It is noteworthy for its association with Winfield Scott Norviel and contributes importantly to the historic district.

Norviel came to Arizona in 1898, after practicing law in California. From 1902-1911, he served as Court Reporter of the Fourth Judicial District of Arizona. He then served briefly as the Private Secretary to Governor R. E. Sloan before receiving an appointment as Official Reporter of the Superior Court of Maricopa County. At the time he lived at 321 West Portland, Norviel was an attorney practicing in Phoenix. He also served as Secretary of the Board of Directors for State Institutions.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Connors, Jo. Who's Who in Arizona, Vol. I. Tucson: Arizona Daily Star, 1913.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

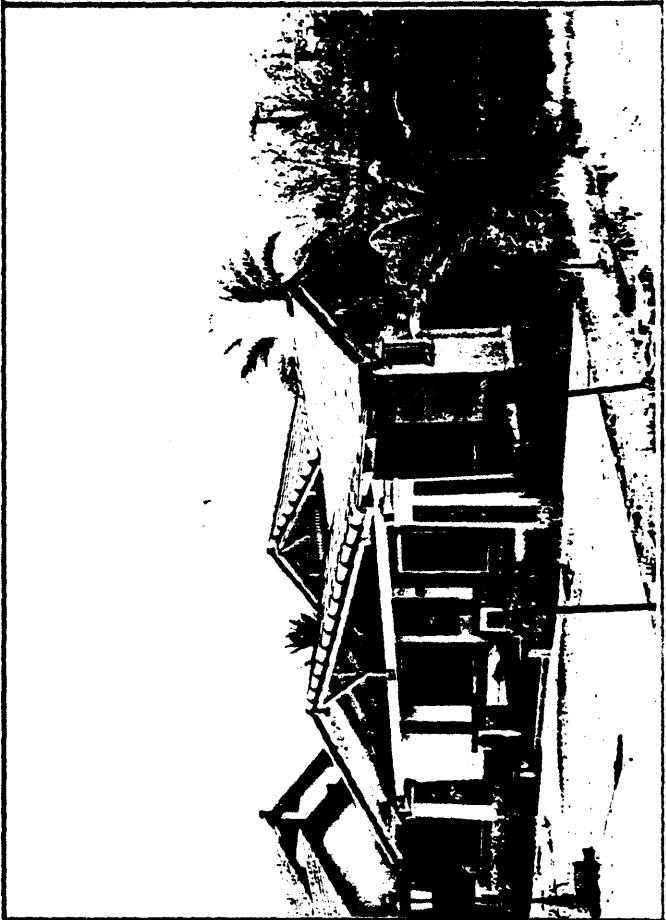
**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

Block 2, Lot 13, Kenilworth Addition

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

<b>HISTORIC PROPERTY NAME</b> Jesus Franco House		<b>COUNTY</b> Maricopa	<b>INVENTORY NO.</b> KA-199 (C)
<b>COMMON PROPERTY NAME</b> Mexican Consulate		<b>QUAD/COUNTY MAP</b> Phoenix Quad	
<b>PROPERTY LOCATION-STREET &amp; NO.</b> 325 West Portland			
<b>CITY, TOWN/VICINITY OF</b> Phoenix		<b>ASSESSOR'S PARCEL NO.</b> 111-32-32	
<b>OWNER OF PROPERTY</b> Alfred & Mary Jo French		<b>PHONE</b> 255-0980	
<b>STREET &amp; NO./P.O. BOX</b> 325 West Portland			
<b>CITY, TOWN</b> Phoenix		<b>STATE</b> Arizona	<b>ZIP</b> 85003
<b>FORM PREPARED BY</b> Gerald A. Doyle & Associates		<b>DATE</b> August 1982	
<b>STREET &amp; NO./P.O. BOX</b> 4331 N. 12th Street		<b>PHONE</b> 264-3082	
<b>CITY, TOWN</b> Phoenix		<b>STATE</b> Arizona	<b>ZIP</b> 85014
<b>PHOTO BY</b> Robert Graham		<b>DATE</b> June 1982	
<b>VIEW</b> Toward SE			
<b>HISTORIC USE</b> Single family residence			
<b>PRESENT USE</b> Single family residence		<b>ACREAGE</b> Less/acre	
<b>ARCHITECT/BUILDER</b>			
<b>CONSTRUCTION/MODIFICATION DATES</b> Constructed ca. 1915			



**PHYSICAL DESCRIPTION**

The one-story, stuccoed bungalow of Jesus Franco has been modified in a manner that personalizes the character of the house. The bungalow has been reroofed with cement-asbestos shingles, with red clay tiles at the ridges and raked eaves. Ornamental Mexican tile has been applied extensively around the doors and windows, at the porch rails, and along stair risers. The house has retained its bungalow form in spite of additions at the east and west sides. The broad, open-gabled, porch roof is supported by slightly tapered masonry columns. Although the house of Mexican Consul Jesus Franco has been altered, it does still retain its basic form and contributes to the historic character of the streetscape.

#### STATEMENT OF SIGNIFICANCE/HISTORY

The Jesus Franco House is notable for its association with former Mexican Consul, Jesus Franco. Constructed ca. 1915, the house was owned by David and Ella Clark, farmers, until ca. 1931. Jesus Franco, who lived in the house from 1942 until his death in 1974, came to Phoenix in the early 1930's from Tucson, where he had served as director of the magazine Alianza and had received the Poet Laureate Award of Alianza Hispano, a Tucson mutual-aid society for Mexican-Americans. In Phoenix, Franco founded the Mexican-American newspaper El Sol, which was the most influential newspaper in Phoenix' large Mexican-American community and played an important role in creating community unity during the Depression and World War II. The Spanish-language paper is now published by Franco's daughter. Franco was a leading activist in the equal rights and justice movement for Mexican-Americans in the Southwest, organized the first Mexican Independence Day festival in Phoenix in 1932, and was founder of the Mexican Blue Cross, a charitable and social organization in the Southwest. From 1947 until 1953, Franco served as Mexican Consul in Phoenix, after receiving Mexico's highest civilian award, the Civic Merit, from the president of Mexico for organizing a flood relief campaign in 1947 for Sonora Mexico

Although Franco's association with the bungalow at 325 West Portland post-dates the historic period and, thus, does not render it individually eligible for the National Register, the house importantly contributes to the historic district.

#### SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Arizona Republic, December 17, 1974, C-6: 5-6.  
French, Mary Jo Franco. Oral interview, September 1982.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Marin, Christine. Oral interview, September 1982.  
Phoenix City Directories.  
Sanborn Insurance Maps.

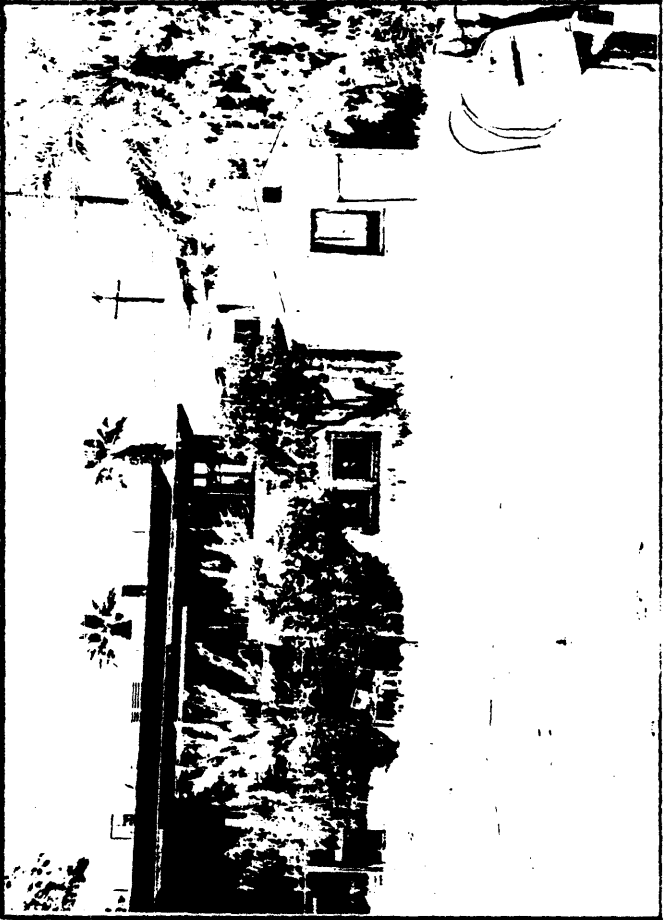
#### GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

Block 2, Lot 14, Kenilworth Addition.

#### GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. KA-200 (I)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 335 West Portland			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-32-33	
OWNER OF PROPERTY Thomas Cypert & Ralph W. Purcell Jr		PHONE 254-1948	
STREET & NO./P.O. BOX c/o Larry Fontaine 321 West Portland			
CITY, TOWN Phoenix	STATE Arizona	ZIP 85003	
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix	STATE Arizona	ZIP 85014	
PHOTO BY Robert Graham		DATE June 1982	
VIEW Toward S			
HISTORIC USE Garage			
PRESENT USE Single family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1921; modified 1980			



**PHYSICAL DESCRIPTION**

The original house at 335 West Portland burned in 1977, and its remains were subsequently removed from the lot. The board and batten, gabled-roofed garage, which still stands, was converted into a small dwelling unit in 1980. Because of its absence of style and small massing and because of its placement on the rear of the lot, this building is an intrusion on the historic district.

**STATEMENT OF SIGNIFICANCE/HISTORY**

This property is an intrusion on the historic district.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

City of Phoenix Building Permit Records.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

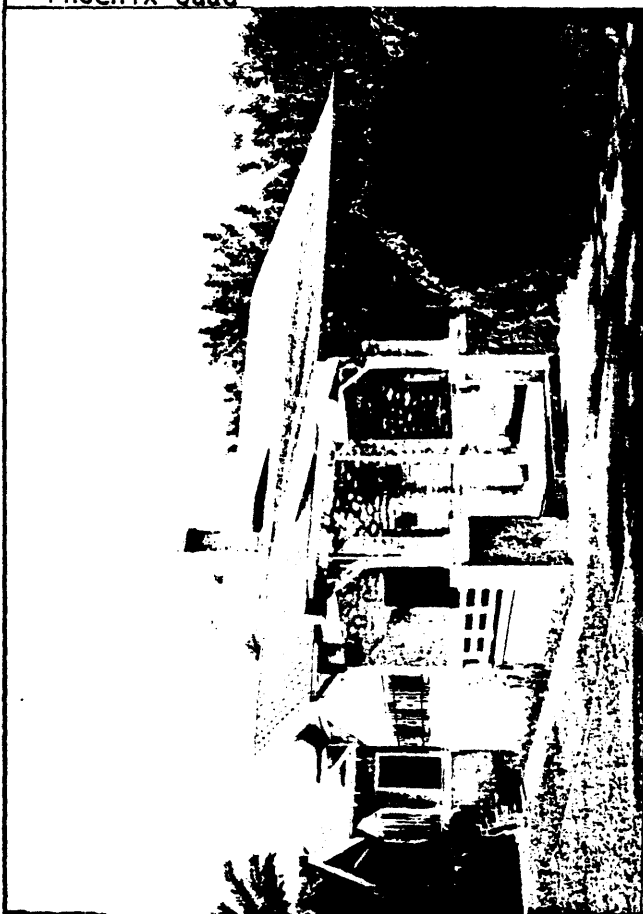
Block 2, Lot 15, Kenilworth Addition.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**



# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. KA-201 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 339 West Portland			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-32-34	
OWNER OF PROPERTY Faye T. Kulle & William C. Lukey		PHONE 253-4757	
STREET & NO./P.O. BOX 339 West Portland			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 North 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Robert Graham		DATE June 1982	
VIEW Toward SW			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/Acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1912			



## PHYSICAL DESCRIPTION

The stuccoed brick, one-story bungalow at 339 West Portland is square in plan, with two small wings at the front and rear corners of the east side. The main gabled roof, whose ridge parallels the front, extends over these wings as smaller offset gables. The small front porch is sheltered by a shed roof, which connects halfway up the front slope of the main, asphalt-shingled roof. A small pergola is an extension of the porch to the east. The porch and pergola rest upon heavy wood columns supported by masonry piers. The masonry openings are rectangular and have a common sill elevation defined by a belt course. Intrusions to this modest bungalow include asphalt shingles, iron grilles over windows, and oversized shrubs that block the front facade. The house is in good condition and well-maintained. It contributes to the character of the historic neighborhood.

**STATEMENT OF SIGNIFICANCE/HISTORY**

The house at 339 West Portland was associated from ca. 1922 until ca. 1928 with J. Robert Fleming. Fleming was a cotton broker with Peek and Fleming Cotton Buyers, served as president of the Western Cotton Shippers Association and the Phoenix Cotton Exchange, and was treasurer of the Phoenix YMCA. From 1944 until 1946, he served as Mayor of the City of Phoenix. However, his residency at 339 West Portland was relatively brief and does not render the house individually eligible for the National Register at this time.

Constructed ca. 1912, the house is one of the earliest built in the Kenilworth Addition. As a result of its age, style, and good condition, the house contributes to the character of the historic district.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Arizona Republican, May 7, 1971, 54:1-2.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

BLOCK 2, LOT 16, KENILWORTH ADDITION.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Portland Apartments	
COMMON PROPERTY NAME	
PROPERTY LOCATION-STREET & NO. 343 West Portland	
CITY, TOWN/VICINITY OF Phoenix	ASSESSOR'S PARCEL NO. 111-32-35
OWNER OF PROPERTY Myrna J. Spaulding & Robert S. Briney	PHONE
STREET & NO./P.O. BOX 3054 E. Evergreen Street	
CITY, TOWN Phoenix	STATE Arizona
ZIP 85014	
FORM PREPARED BY Gerald A. Doyle & Associates	DATE August 1982
STREET & NO./P.O. BOX 4331 N. 12th Street	PHONE 264-3082
CITY, TOWN Phoenix	STATE Arizona
ZIP 85014	
PHOTO BY Robert Graham	DATE May 1982
VIEW Toward SE	
HISTORIC USE Apartments	
PRESENT USE Apartments	ACREAGE Less/acre
ARCHITECT/BUILDER H. C. Thomas builder	
CONSTRUCTION/MODIFICATION DATES Constructed 1923	

COUNTY Maricopa	INVENTORY NO. KA-202 (S)
QUAD/COUNTY MAP Phoenix Quad	



**PHYSICAL DESCRIPTION**

The Portland Apartment building is an excellent example of the popular appeal of the Bungalow Style as applied to a multi-family dwelling. The rectangular, one-story building is sheltered by a single, wide-sweeping gabled roof, which is now covered with asphalt shingles. This roof, which presents its beautifully detailed gable to the street, extends forward to cover the full-width porch. The white stuccoed porch gable has a segmental arch base supported by decorative brick columns, one at either corner. Four square, four-light windows are centered in the gable, and a decorative collar beam at the apex casts interesting shadows on the gable wall. The deep overhang is supported by four fancy knee-braces, and the bargeboards have jigsaw tails. The "dark red Maricopa rug-faced brick" is pierced with large rectangular openings. The white-painted window assemblies are multiple groupings of casement sashes, having four small lights above a tall single light. An arched opening, with white quoins and keystone, opens into a small vestibule that is the arched entry door to the central corridor. The entry door has a fan-transom and white keystone and impost blocks at the masonry opening. At either side of the central corridor are two three-room apartments. A construction method characteristic of the Bungalow Style was used to its fullest measure in this building to naturally ventilate and insulate. The flooring is 3-1/2 feet above the ground, insuring constant air circulation beneath the floor. A nine-foot high attic space between the roof and ceiling insulates the rooms below. A 1923 newspaper article describes the interior as having many built-in

(See Continuation Sheet)

**STATEMENT OF SIGNIFICANCE/HISTORY**

The Portland Apartments, constructed in 1923 by H. C. Thomas are noteworthy as an outstanding example of the Craftsman Bungalow Style as applied to a multi-family dwelling. Additionally, the building is the neighborhood's best example of the construction methods used to insulate the building. For its architectural qualities, the building appears to be eligible for individual nomination to the National Register.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Arizona Republican, May 31, 1923, p. 14.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

Block 2, Lot 17, Kenilworth Addition

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

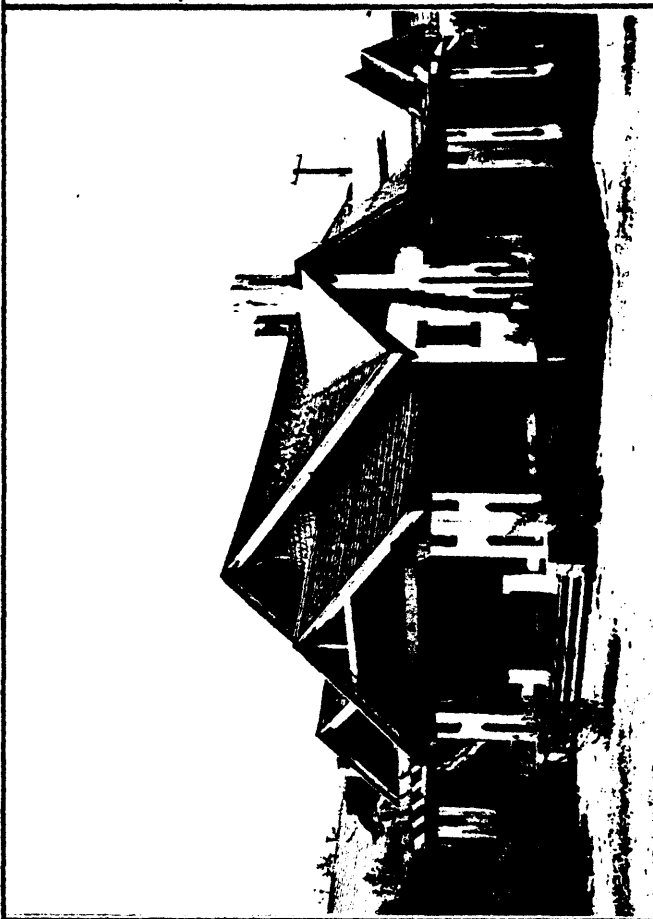
343 West Portland  
Portland Apartments  
KA-202 (S)

PHYSICAL DESCRIPTION (Continued)

features, such as built-in beds and cabinets, and hardwood finishes throughout. The use of natural finishes and the complex masonry and carpentry details are typical of the Craftsman Bungalow Style. The exterior of the building is virtually unmodified and is in very good condition.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME James Angus Cashion/John R. Norton House		COUNTY Maricopa	INVENTORY NO. KA-203 (S)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 351 West Portland			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-32-26	
OWNER OF PROPERTY Dorothy Holliday		PHONE 254-1415	
STREET & NO./P.O. BOX 348 West Portland			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Robert Graham		DATE May 1982	
VIEW Toward SE			
HISTORIC USE Single family residence			
PRESENT USE Multi-family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER Luther A. Walling, builder			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1915			



## PHYSICAL DESCRIPTION

The irregular floor plan of the one-story, stuccoed brick James Angus Cashion/John R. Norton House is emphasized by no less than seven intersecting or overlapping gabled roofs. In addition to the lively interplay of roof planes, the house is embellished with various decorative masonry and carpentry details. These details are further enhanced by a two-tone color scheme. The basic rectangle of the floor plan is covered by a single, large gabled roof from which springs other smaller gable roofs at projecting wings and porches. The gables feature painted wood shingles, lattice ventilators, and knee-braces supporting the overhangs. The front porch has an open gable with a tie beam and a collar beam with king post. There are two instances of gables tucked under slightly larger gables. Two pergolas, one on the north and one on the west, are supported with decorated columns that match the pair at the front porch. These square columns have flaired capitals and, on each face, inset panels with sill blocks. The two chimneys are decorated with this same lancet-shaped inset panel and with a crenellated top course. The rectangular masonry openings are delineated with projecting sills and lintels. The low porch rails and cheek blocks are delineated with a cap, which matches the floor level belt course around the house. Below the belt course, the foundation wall is battered. The interior is lighted by small double-hung and casement windows, and French doors. The house is in very good condition and is well-maintained. Exterior intrusions include asphalt shingles, a window-mounted evaporative cooler, and several metal

(See Continuation Sheet)

**STATEMENT OF SIGNIFICANCE/HISTORY**

The James Angus Cashion/John R. Norton House is significant for its association with James Angus Cashion and John R. Norton, both prominent figures in the development of central and Southern Arizona. It is also significant as an outstanding example of the Bungalow style.

The house was built ca. 1915 by Luther A. Walling, a building contractor; about 1916, the house was purchased by James Angus Cashion. Cashion, a native of Ontario, Canada, moved to California in 1888, where he worked for Grant Brothers Construction Company. The company relocated him to Arizona in 1900 to superintend the construction of the Phoenix and Eastern Railroad to Winkelman. Cashion became a major landowner in central Arizona. In 1910, he founded Cashion, Arizona on land that he had purchased ten years earlier. Also, in 1910, he purchased 320 acres of the B. A. Fowler ranch at Glendale, which he developed into a successful cattle ranch. By 1914, he formed the prominent Reid-Cashion Land and Cattle Company with F. A. Reid and J. W. Sullivan.

About 1918, Cashion sold his house to John R. Norton, who lived there until his death in about 1924. Norton came to Phoenix in 1883 with William J. Murphy, a construction contractor who was instrumental in Phoenix' early development. Norton played a major role in the development of central Arizona's water resources. He

(See Continuation Sheet)

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

- Arizona Republican, March 19, 1916, 7:2-3; March 29, 1925, sec. 2, 1:4.
- Chapman Publishing Company. Portrait and Biographical Record of Arizona. Chicago: Chapman Publishing Company, 1901.
- Coconino Sun, January 1, 1916, 3:6.
- McClintock, James H. Arizona: Prehistoric-Aboriginal-Pioneer-Modern. Chicago: S. J. Clarke Publishing Company, 1916.
- Maricopa County Assessor's Records.
- Maricopa County Recorder's Records.
- Mawn, Geoffrey Padraic, Phoenix, Arizona: Central City of the Southwest, 1870-1920. Unpublished PH.D. dissertation, Arizona State University, 1979.
- Phoenix City Directories.
- Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

Block 2, Lot 18, Kenilworth Addition.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

351 West Portland  
James Angus Cashion/John R. Norton House  
KA-203 (S)

#### PHYSICAL DESCRIPTION (Continued)

window awnings. The back and sideyards are enclosed by a five-foot high chain-link fence with diagonal metal slat inserts. The detached garage at the rear appears to have had a second story added and another ground-floor room attached. It has been converted for use as an apartment. The Angus Cashion bungalow has retained the style and integrity of its Craftsman design, and is, thus, one of the outstanding bungalows in the neighborhood.

#### STATEMENT OF SIGNIFICANCE/HISTORY (Continued)

was foreman on the construction of the Arizona Canal; served seven years as superintendent of the Arizona, Grand, Maricopa, and Salt River Canals; and served five years as superintendent of the Arizona Improvement Company's Works. The Arizona Improvement Company revolutionized water rights in the Valley by attaching them to land deeds rather than selling them to individual stock holders. Norton was also a prominent cattle rancher and founded the Phoenix Hay and Grain Company. An active Democrat, he served on the Maricopa County Board of Supervisors from 1896 until 1902.

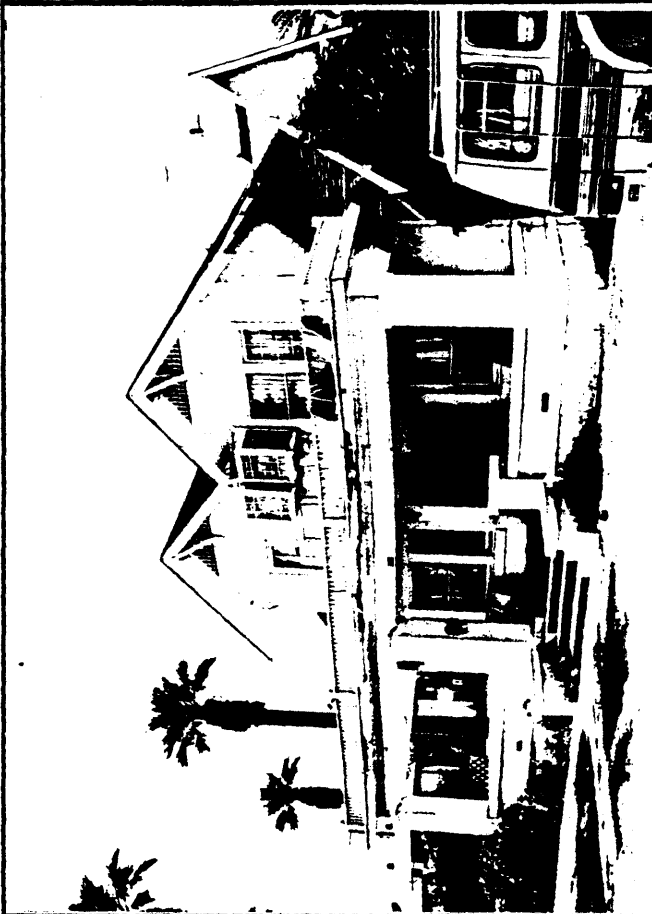
In addition to its historical associations, the house is architecturally significant as an outstanding example of the California Bungalow. With its many intersecting gables, inset-panel details, and crenellated chimneys, the house appears heavily influenced by the Arts and Crafts movement of the early 20th Century and, therefore, may be characterized as a somewhat modified Craftsman Bungalow.

Because of its outstanding architectural qualities and its association with Cashion and Norton, the house appears individually eligible for the National Register.



# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Robert R. Brownfield House		COUNTY Maricopa	INVENTORY NO. KA-204 (S)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 503 West Portland			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-32-10	
OWNER OF PROPERTY Dwain R. Schmitt		PHONE 264-2133	
STREET & NO./P.O. BOX 4305 N. 16th Avenue			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85015
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Robert Graham		DATE May 1982	
VIEW Toward SE			
HISTORIC USE Single family residence			
PRESENT USE Multi-family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER C. H. Kunselman, Contractor			
CONSTRUCTION/MODIFICATION DATES Constructed 1914			



**PHYSICAL DESCRIPTION**

The 1-1/2 story, stuccoed brick Brownfield house has a rectangular floor plan and details borrowed from the Bungalow Style. The massing of the roof is very interesting in that it combines a balustraded roof deck over the front porch, adjacent twin gable dormers at the front slope of the main gabled roof, and hipped roofs at the rear at both the back porch and inset second floor above. The main gables have lattice ventilators, stuccoed walls, and knee-braces supporting the overhang. The twin dormers are detailed the same except for shingles on the wall surfaces instead of stucco. The front facade is virtually symmetrical in massing with a few exceptions in detail. The first floor fenestration is set in segmental arch openings. One-over-one, double-hung windows are used singly or grouped in twos or threes. The upstairs dormers each have a double-hung window paired with a ten-light French door opening to the roof deck. The original wood roof shingles have been replaced with asphalt shingles. The very tall, slender chimneys are stuccoed. Compared with a photo published in 1916, the massing and shape of the building has changed very little, except for the enclosure of the rear screen porch. Also, the original dark tones of the walls, contrasting with lighter trim, have been lost to a recent all-white paint scheme. The interior of the house has been divided into apartments, but much of the interior fabric may still be intact. The property is in fair condition, but could readily be restored, especially the exterior. Although the Brownfield house cannot be considered a bungalow in the purest sense, it is an impressive example

(See Continuation Sheet)

#### STATEMENT OF SIGNIFICANCE/HISTORY

The Robert R. Brownfield House is historically significant for its association with Dr. Robert R. Brownfield (1880-1921).

The house was constructed in late 1913 or early 1914 for Thomas Cherrette, an employee of Ezra Thayer, by C. H. Kunselman, contractor, at a cost of \$3,000. By 1915, the house was purchased by Dr. Robert R. Brownfield. Brownfield, a native of Nebraska, arrived in Phoenix in 1910. According to contemporary accounts, Brownfield had a national reputation as an eye, ear, nose, and throat specialist. He was the inventor of several medical instruments in general use during his day, including an "audiometer" for testing hearing, an instrument for testing the effect of shell shock on the ear drums, and an instrument for controlling the eyelids during eye surgery. Brownfield, active in the civic affairs of Phoenix, was a director of the Phoenix Country Club. Brownfield lived at 503 West Portland until ca. 1920.

One of the earliest houses built in Kenilworth, it is an excellent example of a mixture of bungalow details with the massing and scale of a "Midwest Farmhouse." This combination of details is typical of early homes in the Kenilworth Addition.

For its architectural qualities and integrity and because of its association with one of the most prominent physicians in Phoenix, the house appears to be individually eligible for the National Register.

#### SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Arizona Republican, November 17, 1913, 7:4; April 26, 1916, 5:5; May 2, 1921, 1:4.  
McClintock, James H. Arizona: Prehistoric-Aboriginal-Pioneer-Modern, Vol. 3.  
Chicago: S. J. Clarke Publishing Company, 1916.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

#### GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

Block 1, Lot 10, Kenilworth Addition

#### GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

503 West Portland  
Robert R. Brownfield House  
KA-204 (S)

PHYSICAL DESCRIPTION (Continued)

of a mixture of bungaloid details with the massing and scale of a "Midwest Farmhouse." This combination of stylistic details is predominant in the earliest houses built in the Kenilworth Addition. The Brownfield house is one of the better surviving examples of this kind of design and as such is a contributing element to the historic streetscape.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Early C. Phelps House		COUNTY Maricopa	INVENTORY NO. KA-205 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 509 West Portland			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-32-11	
OWNER OF PROPERTY Chiefton Cos Inc.		PHONE	
STREET & NO./P.O. BOX 509 West Portland			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Robert Graham		DATE May 1982	
VIEW Toward SE			
HISTORIC USE Single family residence			
PRESENT USE Multi-family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1918			



**PHYSICAL DESCRIPTION**

The one-and-a-half story, stuccoed brick house, originally owned by Early C. Phelps, is an imposing structure with a great, sweeping gabled roof and a large jerkinhead dormer. Bungalow details are used throughout the house. The full length three bay front porch extends an additional bay beyond the west side of the house and is covered by an offset gable. This porch extension has been enclosed. The front wall of the dormer features three windows, each with four casement sashes. The central window has a decorative infilled, arched transom. The gable walls are stucco-on-frame and have latticed ventilators. On the east side, an exterior frame stairway leads to an upstairs door in the gable. The first floor windows have segmental arches and projecting sills. The house is in good condition and is well-maintained. Intrusions to the structure include the partial porch infill, asphalt shingles, the exterior stairway, and modifications to the interior (converting the single family dwelling to apartments). However, the exterior character of the house has been essentially retained and thus contributes to the historic neighborhood.

**STATEMENT OF SIGNIFICANCE/HISTORY**

Although the Early C. Phelps House is not significant, it contributes to the historic district by virtue of its age, style, and setting. The house was constructed ca. 1918. Phelps, who resided in the house from ca. 1919 until ca. 1928, was a real estate and insurance agent.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

Block 1, Lot 11, Kenilworth Addition.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. KA-206 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 515 West Portland			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-32-12	
OWNER OF PROPERTY Ellen S. Ferguson		PHONE	
STREET & NO./P.O. BOX 515 West Portland			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Robert Graham		DATE May 1982	
VIEW Toward SW			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER Southwestern Building & Investment Co.			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1914			



## PHYSICAL DESCRIPTION

The two-story house at 515 West Portland is too large (and high) to be considered a bungalow, although that type of stylistic detailing is used throughout. The first floor walls are of stuccoed brick, while those upstairs are of horizontal clapboard. The floor plan is essentially square, with a one-story gabled porch at the northeast corner and a pergola immediately west across the remaining portion of the facade. The battered columns that support the porch and pergola are singular in their mass and scale. The gable of the porch is open, but defined by a cross tie and king and queen posts. The house is covered by an asphalt-shingled gable roof, which is intersected by another, smaller gable. Knee-brace supports are used extensively at the gable overhangs. A small, clapboard-railed balcony blends into the northeast corner of the second story. Most of the windows are one-over-one, double-hung sashes. The house is in very good condition and is well-maintained and appropriately landscaped. The exterior of the house has survived virtually intact and unaltered; as such it is a contributing structure to the historic neighborhood.

**STATEMENT OF SIGNIFICANCE/HISTORY**

Although the house at 515 West Portland is not significant, it contributes to the historic district by virtue of its age, its unusual bungaloid design, and its outstanding architectural integrity. The house was constructed ca. 1914 by Southwestern Building and Investment Company. It was the residence of Earl E. Nash, a produce wholesaler, from ca. 1916 until ca. 1922 and the home of Reverend Phillip Y. Pendleton, pastor of Central Christian Church, from ca. 1922 until ca. 1928.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Arizona Republican, February 9, 1914, 7:4.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

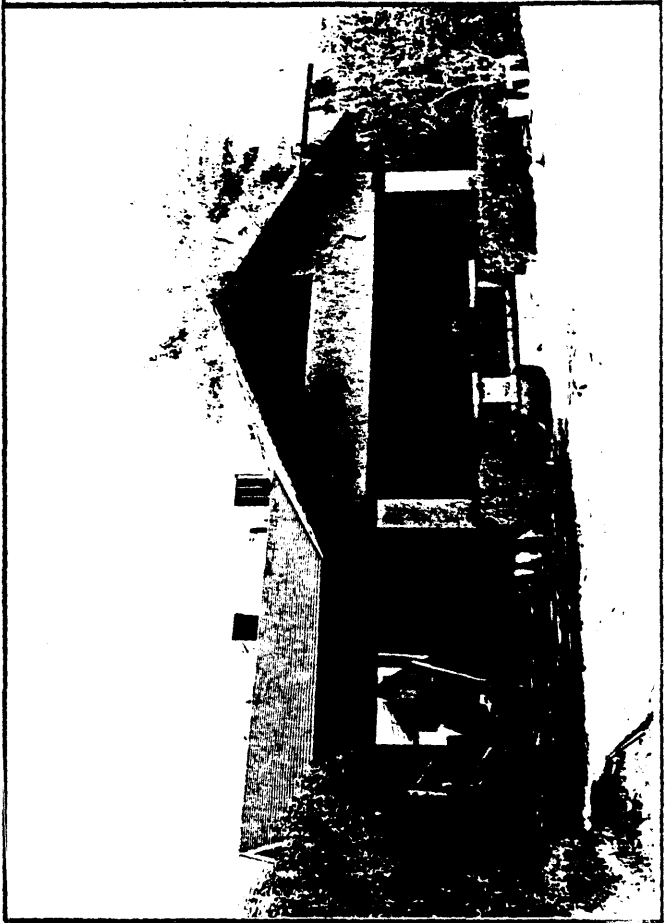
**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

Block 1, Lot 12, Kenilworth Addition.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Christopher Hansen House		COUNTY Maricopa	INVENTORY NO. KA-207 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 519 West Portland			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-32-13	
OWNER OF PROPERTY Dana Perone		PHONE	
STREET & NO./P.O. BOX 519 West Portland			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Robert Graham		DATE May 1982	
VIEW Toward SW			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1922			



## PHYSICAL DESCRIPTION

The simple bungalow at 519 West Portland is square in plan, one-story and built of stuccoed brick. It is sheltered by a shingled, gabled roof that extends forward to cover the front porch. An intersecting gabled roof at the east, adjacent to the front porch, forms a porte-cochere, which is supported by simple square columns matching the pair at the porch. The stucco gable at the porch features a diamond-pane window flanked by two shorter louvered ventilators. The front windows have double-hung, nine-over-one sashes. The masonry openings are rectangular with projecting sills. The exterior character of the house has survived well without significant modification. This bungalow is in good condition and fairly well maintained. It contributes to the historic character of the streetscape.



**STATEMENT OF SIGNIFICANCE/HISTORY**

Although the Christopher Hansen House is not significant, it contributes to the historic district by virtue of its age, style, and architectural integrity. Christopher Hansen, who lived in the house from the year it was constructed, ca. 1922, until the 1930's, was a stereotyper with the Phoenix Gazette.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

Block 1, Lot 13, Kenilworth Addition.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME	
COMMON PROPERTY NAME	
PROPERTY LOCATION-STREET & NO. 525-527 West Portland	
CITY, TOWN/VICINITY OF Phoenix	ASSESSOR'S PARCEL NO. 111-32-14
OWNER OF PROPERTY Lonnie F & Valerie G. Hoskins	PHONE
STREET & NO./P.O. BOX 2997 Holiday Drive	
CITY, TOWN Court	STATE California
ZIP 94553	
FORM PREPARED BY Gerald A. Doyle & Associates	DATE August 1982
STREET & NO./P.O. BOX 4331 N. 12th Street	PHONE 264-3082
CITY, TOWN Phoenix	STATE Arizona
ZIP 85014	
PHOTO BY Robert Graham	DATE May 1982
VIEW Toward SW	
HISTORIC USE Duplex	
PRESENT USE Duplex	ACREAGE Less/acre
ARCHITECT/BUILDER	
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1920	

COUNTY Maricopa	INVENTORY NO. KA-208 (S)
QUAD/COUNTY MAP Phoenix Quad	



## PHYSICAL DESCRIPTION

The Spanish Colonial Revival duplex at 525-527 West Portland exhibits an artistic juxtaposition of box-like masses with low-pitched gabled and hipped roofs. Although the duplex floor plan is virtually symmetrical, the facade is given an asymmetrical look through the use of dissimilar porches at opposite corners. The main (central) portion of the house is covered by a gabled roof with red clay tiles. The eaves feature rafter tails with two different jigsaw cut-outs and a narrow, wavy fascia. The east porch has a hipped roof supported on square masonry columns, and the west porch has a parapet roof with brick coping. The west porch is entered through an arched opening. Round clay tiles serve as "canales" at the parapet roofs. The central, common chimney is decorated with a clay tile gabled roof in the fashion of Spanish Colonial Revival. Paired, twelve-light casement sashes fill the rectangular masonry openings. Windows at the sides of the house have been fitted with light-weight metal louvered awnings. In the backyard stands a two-car garage with a low-pitched, pyramidal, clay tile roof. The house appears virtually unaltered and in excellent condition. The two date palms in the front yard are the highlight of the landscaping.

**STATEMENT OF SIGNIFICANCE/HISTORY**

The duplex at 525-527 West Portland is architecturally significant as an outstanding example of the Spanish Colonial Revival style. Built ca. 1920, the house combines a low-pitched, clay-tile roof, a chimney fashioned to look like a Spanish Colonial Tower, canales, and an arched opening that springs from the columns. All are characteristic of the Spanish Colonial Revival Style, which was popular from 1915 to the 1930's. As a result of its architectural qualities, this duplex may be individually eligible for the National Register.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

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Phoenix City Directories.  
Sanborn Insurance Maps.  
Whiffen, Marcus, American Architecture Since 1780. Cambridge, Massachusetts:  
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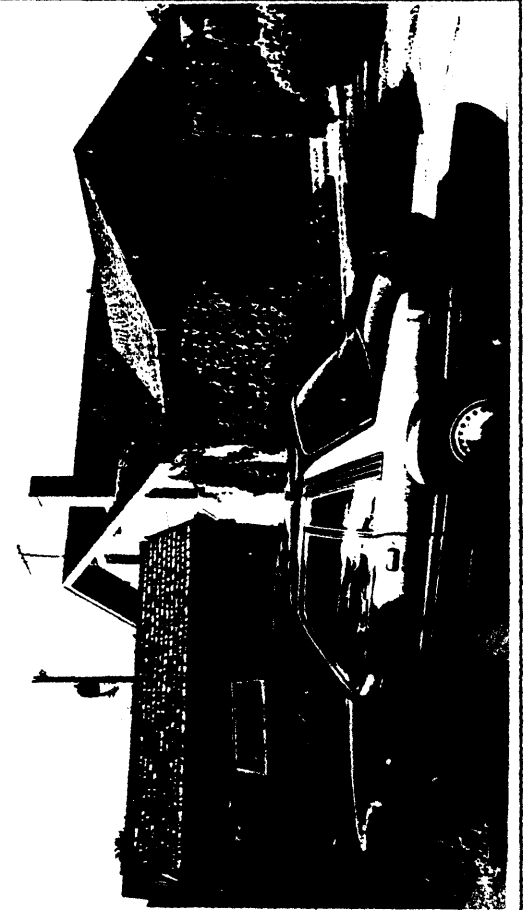
**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

Block 1, Lot 14, Kenilworth Addition.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Arthur A. Strauss House		COUNTY Maricopa	INVENTORY NO. KA-209 (C)
COMMON PROPERTY NAME Hobaica House		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 533 West Portland			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-32-15	
OWNER OF PROPERTY Bill Hobaica		PHONE	
STREET & NO./P.O. BOX 533 West Portland			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 North 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Robert Graham		DATE May 1982	
VIEW Toward SW			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/Acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1920			



## PHYSICAL DESCRIPTION

The stuccoed brick, one-story bungalow at 533 West Portland is square in plan and covered with a low-pitched, gabled roof whose ridge parallels the street. A smaller, intersecting gabled roof shelters the ivy-covered front porch. The end gables each feature a small latticed ventilator and a rectangular window, which lights the attic. The most notable feature of this otherwise simple bungalow is the use of copper sheets as the roofing material. The house is in very good condition and is well maintained and landscaped. However, it has sustained some modifications in the form of iron grilles added to the windows and an intrusive double carport adjacent to the east side of the house. The carport's facade features a high-pitched, mansard-like roof covered with wood shingles. In spite of these intrusions, the original structure is intact.

**STATEMENT OF SIGNIFICANCE/HISTORY**

The Arthur A. Strauss House, constructed ca. 1920, is noteworthy for its copper sheet roofing material, an unusual construction material for the neighborhood. Arthur A. Strauss, who owned the house from ca. 1920 until the 1930's, was a department manager for Korrick's Department Store. The house contributes importantly to the district due to its typical bungalow style and its copper roof.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

BLOCK 1, LOT 15, KENILWORTH ADDITION.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Mary Worley Johnson Duplex		COUNTY Maricopa	INVENTORY NO. KA-210 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 539-541 West Portland			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-32-16	
OWNER OF PROPERTY Annie F. Augustine & Donald R. Bliss		PHONE	
STREET & NO./P.O. BOX 20039 North Cave Creek			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85024
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 North 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Robert Graham		DATE May 1982	
VIEW Toward SW			
HISTORIC USE Duplex			
PRESENT USE Duplex		ACREAGE Less/Acre	
ARCHITECT/BUILDER C. Louis Kelley, Architect; Home Builders, builder			
CONSTRUCTION/MODIFICATION DATES Constructed 1925			



**PHYSICAL DESCRIPTION**

The Southwestern vernacular design of the Mary Worley Johnson Duplex at 539-541 West Portland is rectangular in plan, with a symmetrical facade. Slight differences in the detailing of the two corner entry porches provide the only visual variety at the front elevation. The house has a flat roof and parapets, except for the clay-tiled shed roofs at the porches. The entryway to the east porch is arched, and that of the west porch is rectangular. The symmetry of the front elevation is emphasized by the central stepped parapet and the placement of two identical cast plaster cartouches above the front windows and a third, different, cartouche at a higher level centered on the stepped parapet. An additional cartouche design decorates the parapet wall above both doors of the detached garage. The front windows each have two paired casement sashes with eight-lights per sash. A small hood molding detail offers little shade to each side door. Round clay tiles serve as "canales" to drain the roof. The duplex is in very good condition and is well maintained. Its unaltered facade contributes to the character of the historic neighborhood.

STATEMENT OF SIGNIFICANCE/HISTORY

The Mary Worley Johnson Duplex contributes to the historic district by virtue of its age, style, and architectural integrity. The house was constructed in 1925 for Mary W. Johnson by Home Builders. The Southwestern vernacular design, by popular Phoenix architect C. Louis Kelley, was described as a "Hollywood type duplex."

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Arizona Republican, September 6, 1924, Sec. 2, p. 9; September 13, 1925, sec. 2, 1:8.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

BLOCK 1, LOT 16, KENILWORTH ADDITION.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. KA-211 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 545 West Portland			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-32-17	
OWNER OF PROPERTY Mary Jean Brouwer		PHONE	
STREET & NO./P.O. BOX 545 West Portland			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 North 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Robert Graham		DATE May 1982	
VIEW Toward SE			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/Acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1914			



## PHYSICAL DESCRIPTION

The large, one-story, stuccoed brick bungalow at 545 West Portland has an L-shaped plan and is sheltered by a great gabled roof with smaller intersecting gabled roofs over the east wing and front porch extension at the west. A pair of square masonry columns with highly decorated capitals support the porch roof, which is an extension of the main asphalt-shingled roof. This stuccoed gable features a louvered ventilator, projecting purlins, and bargeboards outlined with applied trim. The tall, slender chimney features a simplified version of the column capitals. Horizontal lines are emphasized by sills and lintels, rail caps, and a belt course at floor level; all are painted to contrast with the walls. The front door, which has an elegant bevelled glass, elliptical light, is centered at the porch and flanked by two large windows. The east window is a wide 21-over-one, double-hung type, and the west window is a triple window assembly with a central 12-over-one, double-hung window flanked by two 6-over-one windows. The house appears unmodified and in very good condition. The house and landscaping are well maintained. This bungalow is a strong contributor to the character of the historic streetscape.



STATEMENT OF SIGNIFICANCE/HISTORY

The house at 545 West Portland contributes to the historic district because of its age, style, and architectural integrity. Constructed ca. 1914, the house was briefly occupied (ca. 1918) by Fred Blair Townsend, a prominent attorney, who served as National President of the Commercial Law League of America, helped organize the Roosevelt Water Conservation District, and helped develop the Phoenix system of parks. It was also briefly (ca. 1920) the residence of George R. Hill, one of the incorporators of Globe, Arizona; he was Assistant Attorney General for Arizona at the time he resided in the house. Nevertheless, neither of these prominent figures resided in the house long enough to render it individually eligible for the National Register.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

McClintock, James H. Arizona: Prehistoric - Aboriginal - Pioneer - Modern, Vol. III.  
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Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Moore, John M. Who's Who in Arizona. John M. Moore, 1958.  
Phoenix City Directories.  
Sanborn Insurance Maps.

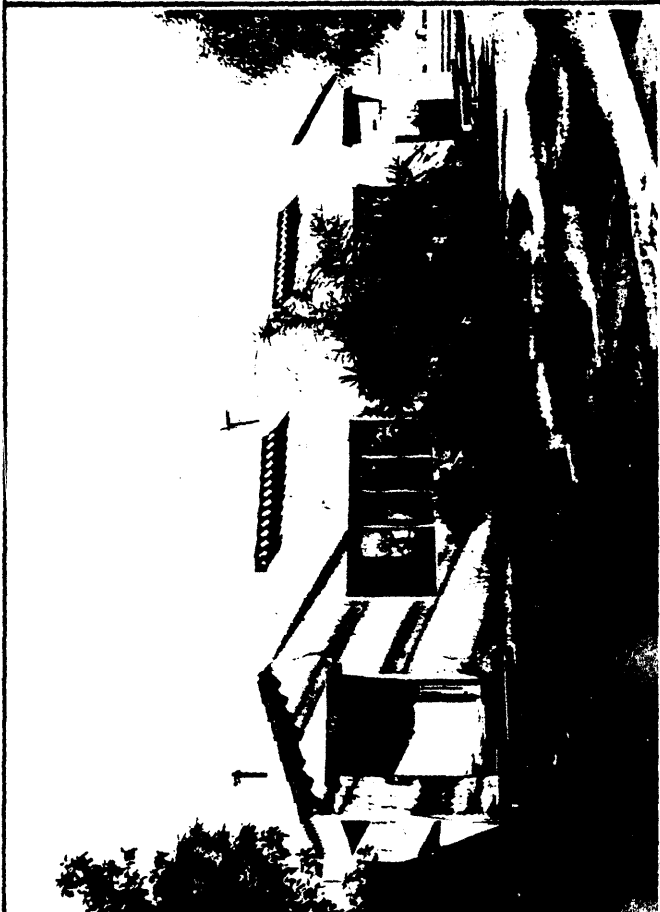
GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

BLOCK 1, LOT 17, KENILWORTH ADDITION.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. KA-212 (C)
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 549 West Portland			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-32-19	
OWNER OF PROPERTY Ira & Debbie Friedman		PHONE	
STREET & NO./P.O. BOX 7017 E. Larkspur Drive			
CITY, TOWN Scottsdale		STATE Arizona	ZIP 85254
FORM PREPARED BY Gerald A. Doyle & Associates		DATE August 1982	
STREET & NO./P.O. BOX 4331 N. 12th Street		PHONE 264-3082	
CITY, TOWN Phoenix		STATE Arizona	ZIP 85014
PHOTO BY Robert Graham		DATE May 1982	
VIEW Toward SW			
HISTORIC USE Duplex			
PRESENT USE Duplex		ACREAGE Less/acre	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1927			



## PHYSICAL DESCRIPTION

The Southwestern vernacular duplex at the corner lot of 549 West Portland is symmetrical in plan and elevation. The flat roof has parapet walls embellished at the north side by a gently curved silhouette flanked by clay tiles as coping. Clay tiles cover the shed roofs inset at the corner entry porches. Two long, ribbon-like windows, of five casement sashes each, seem out of place in this vocabulary of design. It may be that these front windows were altered at one time. Plaster cartouches above these windows have been removed. The west windows have been fitted with metal awnings. This building is in good condition and fairly well maintained. The landscaping is minimal. It does, nonetheless, contribute to the historic character of the neighborhood.

**STATEMENT OF SIGNIFICANCE/HISTORY**

The duplex at 549 West Portland, constructed ca. 1927, contributes to the historic district by virtue of its age, style, and setting.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

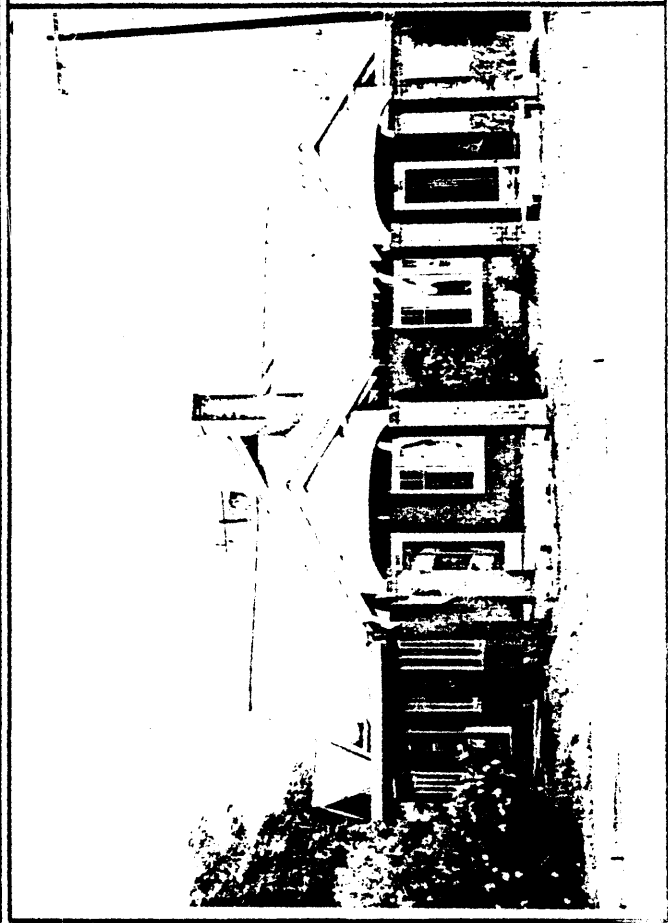
Block 1, Lot 18 EX S65' & EX W7', Kenilworth Addition.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME	
COMMON PROPERTY NAME	
PROPERTY LOCATION-STREET & NO. 1015-1017 North 7th Avenue	
CITY, TOWN/VICINITY OF Phoenix	ASSESSOR'S PARCEL NO. 111-32-18
OWNER OF PROPERTY Nina E. Hill	PHONE 265-2731
STREET & NO./P.O. BOX 6864 North 15th Street Apt. B.	
CITY, TOWN Phoenix	STATE Arizona
	ZIP 85014
FORM PREPARED BY Gerald A. Doyle & Associates	DATE August 1982
STREET & NO./P.O. BOX 4331 N. 12th Street	PHONE 264-3082
CITY, TOWN Phoenix	STATE Arizona
	ZIP 85014
PHOTO BY Robert Graham	DATE May 1982
VIEW Toward SE	
HISTORIC USE Duplex	
PRESENT USE Duplex	ACREAGE Less/acre
ARCHITECT/BUILDER	
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1915.	

COUNTY Maricopa	INVENTORY NO. KA-213 (C)
QUAD/COUNTY MAP Phoenix Quad	



**PHYSICAL DESCRIPTION**

As is most often found in Bungalow style duplexes, both the floor plan and the front elevation are symmetrical. This duplex at 1015-1017 North 7th Avenue is made more interesting by the use of both intersecting gable roofs (at the two small entry porches) and double, cross-gables (at the H-shaped main house). A flat-roofed carport springs from the side of each forward wing. Natural brick, square columns (matching the brick of the exterior walls) support the porch and carport roofs. The porch openings are spanned by subtle elliptical arches, which blend with the gable. The main gables are stuccoed and have small lattice ventilators. Graceful triple casement windows pour light into the small rooms. Each sash is divided by muntins to form two small rectangular lights over one larger light of the same proportion. The multi-lighted front doors are very decorative in the patterns formed by muntins. The roof planes are covered by cement-asbestos shingles. Clay tiles delineate the ridgelines. This duplex was constructed in what was originally the backyard of the corner lot house at 549-551 West Portland. An alley borders its south property line, and its porch steps are within about twelve feet from the curb of busy 7th Avenue. This lovely, unaltered bungalow duplex seems crowded and very alone on this tiny site. Its good condition and architectural integrity contributes to the historic fabric of the neighborhood.

STATEMENT OF SIGNIFICANCE/HISTORY

Unmodified and well maintained, this duplex, constructed ca. 1915, contributes to the historic district, as it is an excellent example of a typical Bungalow duplex.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

Block 1, PT Lot 18 S 65' EX W 7', Kenilworth Addition.

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

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United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

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Portland Street Historic District (Roosevelt Neighborhood MRA)  
Maricopa County, ARIZONA

ADDITIONAL DOCUMENTATION APPROVAL

Autonielli / Lee 2/5/93

United States Department of the Interior  
National Park Service

DEC 22 1992

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

NATIONAL  
REGISTER

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 Portland Street Historic District Amendment

other names/site number Hegel, William, House

=====

**2. Location**

=====

street & number 532 West Portland Street not for publication   
city or town Phoenix vicinity \_\_\_\_\_  
state Arizona code AZ county Maricopa code 013 zip code \_\_\_\_\_

=====

**3. State/Federal Agency Certification**

=====

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

James W. Garrison SAPO AZ 12/17/92  
Signature of certifying official Date

-----  
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 Autumn 1992 2/5/93  
 \_\_\_ 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):

fr Signature of Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

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

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing	Noncontributing
<u>33</u>	<u>2</u> buildings
___	___ sites
___	___ structures
___	___ objects
<u>33</u>	<u>2</u> Total

Number of contributing resources previously listed in the National Register 32

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

Roosevelt Neighborhood MRA / Portland Street Historic District

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>DOMESTIC/Single dwelling</u>	Sub: <u>House</u>
___	___
___	___
___	___
___	___



Current Functions (Enter categories from instructions)

Cat: DOMESTIC/Single dwelling Sub: House

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

=====

**7. Description**

=====

Architectural Classification (Enter categories from instructions)

Ranch

\_\_\_\_\_

Materials (Enter categories from instructions)

foundation Concrete

roof Spanish Clay Tile

walls Brick

other Steel window sash and frames

\_\_\_\_\_

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

=====

**8. Statement of Significance**

=====

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

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

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

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

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

DEC 22 1967

Architecture

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

**Period of Significance** 1930-1942

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

**Significant Dates** 1942

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

**Significant Person** (Complete only if Criterion B is marked above)

\_\_\_\_\_

**Cultural Affiliation** \_\_\_\_\_

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

**Architect/Builder** Unknown

\_\_\_\_\_

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

=====  
**9. Major Bibliographical References**  
=====

**Bibliography** (Cite the books, articles, and other sources used in preparing this form on one or more continuation 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 # \_\_\_\_\_

**Primary Location of Additional Data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: \_\_\_\_\_

=====  
**10. Geographical Data**  
=====

**Acreege of Property** Less than one

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>12</u>	<u>399560</u>	<u>3702610</u>	3	_____	_____
2	_____	_____	_____	4	_____	_____

\_\_\_\_\_ See continuation sheet.

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

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

=====  
**11. Form Prepared By**  
=====

name/title William S. Collins / Intern

organization Arizona SHPO date 9/10/92

street & number 800 W. Washinton St., Suite 415 telephone (602) 542-4009

city or town Phoenix state AZ zip code 85007

=====  
**Additional Documentation**  
=====

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

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

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

**Photographs**

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

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

=====  
**Property Owner**  
=====

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

name \_\_\_\_\_

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

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

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ROOSEVELT NEIGHBORHOOD MRA: PORTLAND STREET HISTORIC DISTRICT

AMENDMENT TO NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

SECTION 7. DESCRIPTION

SUMMARY

The William Hegel House is a detached Ranch Style dwelling. It is located in the Portland Street Historic District in the city of Phoenix, Arizona. Its is on the north side of Portland Street and faces south. The house is a one-story brick building distinguished by a clay tile, gabled roof and an integrated garage. It was built ca. 1942.

DESCRIPTION

Construction: The walls of the William Hegel House are brick built on a concrete foundation. The foundation rises a less than a foot above ground level and there are two steps leading up to the entrance. The garage is at grade. The house was built ca. 1942 and its overall character is a blend of Ranch House styling with Spanish Colonial Revival details.

The house plan is basically rectangular but with three projections in the front. The facade is asymmetrical with the door to the left of center. The Ranch Style exterior walls are made of common brick with natural finish and running bond below a belt course at window sill height, and white painted above the belt course. The belt course is a continuous sill for all the windows. A natural finish, brick corbel (three courses) delineates the plate height of the painted brick gables.

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There are three windows in the front, all with steel sashes and frames, rectangular openings, and glass panes of similar size. The window on the left (west) projection on the front has 4/4 casement sashes. The other two front windows also have 4/4 casement sashes but the middle, living

room window has a fixed 4/4 sash between the casements and the other has a single fixed four-pane sash between the casements. Battened wood, false shutters flank the windows of the two front projections. The wood slat awnings are non-original. There are two 4/4 casement windows in the west wall, but these lack decorative shutters.

An important innovation that is unique in the neighborhood is that the garage is integrated with the house and prominently expressed by an offset gable at the front facade.

The roof is a low-pitched side gable with cross gables over the two front projections. The roof covering is Spanish clay tile, predominantly red, but with some lighter colored tiles interspersed. The large awning serves as a roof for the walled front porch. All the the front and side gables have triangular attic ventilation openings with decorative tiles. The gables are painted white as is the porch above the belt course. A chimney is located in the center of the roof.

Setting: The house is located on the north side of Portland Street on the fourth lot east of Seventh Avenue, a major arterial road in Phoenix. The building has not been moved. The setback from the right-of-way is twenty feet but because of the tree-lawn between the public sidewalk and the road, the setback is about thirty feet from the road. This is a distinguishing feature of all of the houses in the neighborhood. Palm trees are the dominant landscape feature of the tree-lawn and these are emphasized in the landscaping of the Hegel House by an additional five palm trees of differing sizes. A concrete walkway curves from the sidewalk at the center of the lot to the front door.

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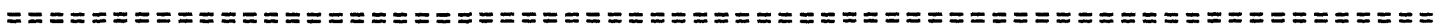
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Alterations: The exterior of the Hegel House has not undergone any alterations beyond repainting and retains its historic look.

Integrity: In the original National Register nomination of the Portland Street historic district (1984), the Hegel House was listed as a non-contributor because of its age. However, its Ranch Style architecture is considered compatible with the neighborhood by virtue of its scale and setting. This amendment to the district adjusts the period of significance to include the 1930s and early 1940s. The Hegel House retains a high level of integrity in its association with architecture of this period.

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**SECTION 8: STATEMENT OF SIGNIFICANCE**

This amendment to the Portland Street National Register registration form is for a reclassification of contributing and non-contributing resources within the existing historic district boundary. The Portland Street Historic District was listed in 1984.

This amendment to the National Register registration form reclassifies as a contributing resource one house previously classified as non-contributing. There are thirty-five (35) houses within the existing historic district. The existing nomination classifies thirty-two (32) houses as contributing resources and three (3) as non-contributing resources. This amendment revises the total number of contributing resources within the existing district to thirty three (33), and the total number of non-contributing resources to two (2).

The amendment to reclassify the resource from non-contributing to contributing is based on additional information about the houses in the district. The reclassified resource was determined to be non-contributing in the original nomination due to its age (built after 1930) and its architectural style which was not considered to be relevant to the district. This amendment identifies the house as exemplary of the residential architecture and styles influenced by the federal housing programs of the Great Depression era.

One architectural type was used within the district for residential construction between 1930 and 1942. It has relevance and importance in illustrating the additional historic context amended to the nomination. The classification of this property type is based on function and association with the residential development pattern in Phoenix and the Portland Street area during the 1930s and early 1940s. The dominant themes related to that period include the influence of public planning and housing policy on residential construction, and the influence of

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Depression-era federal programs on residential architecture in Phoenix from 1935 through 1942. The property type can readily be distinguished in terms of style, materials, and workmanship.

The physical characteristics of this architectural type include the stylistic preferences, methods of construction, and building materials that were common locally from 1930 to the United States' involvement in World War II. The time frame when this property type prevailed is directly linked to the years of the Great Depression and the ensuing economic recovery period of the New Deal. Stylistic trends in local domestic architecture reflected the waning popularity of the overtly picturesque Eclectic Movement and the advent of Modern architecture and building technology.

The reclassification of resources is based on new areas of significance related to historic contexts developed by Jim Woodward of Janus Associates for the Willo Historic District National Register Nomination (listed 1991). The same context was used for an amendment to the Encanto-Palmcroft Historic District (1992). The contexts discussed in this amendment are based largely on those aspects of the two above contexts that also apply to the historic development of the Portland Street neighborhood.

HISTORIC CONTEXT

Effect of Federal Policies on Home-ownership

The federal government first became involved in housing policy in the 1920s, primarily as a the result of an acute housing shortage following World War I. The U.S. Senate appointed a select committee in 1920 to investigate and make recommendations necessary "to stimulate and foster the development of construction work in all its forms." Although the Committee recommended against any direct federal involvement in



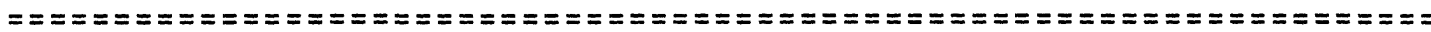
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housing, and advised that solutions to the housing shortage should come through private business, the first federal agency dealing with the broad issue of housing, the Division of Building and Housing, was established in the Department of Commerce.

With the advent of the Great Depression, the need for some long-term federal housing policy grew increasingly important. In 1931, "The President's Conference on Home Building and Home Ownership" was held to deal with the most pressing aspects of the national housing problem. It set the framework for many of the housing policies that evolved during the Great Depression. A key theme of the conference and its subsequent recommendations was the ideal of individual home ownership as a major national goal. President Hoover at the opening meeting remarked that "the sentiment for home ownership is so embedded in the American heart that millions of people who dwell in tenements, apartments and rented rows of solid brick have the aspiration for wider opportunity in ownership of their own homes."

Some of the recommendations to come from the Conference, which later would influence federal housing policy, included the replacement of the short-term by the long-term amortized mortgage; assisting private enterprise with government aid in solving low-income family housing problems in blighted areas; and reduction in house building costs through encouraging large-scale residential development.

The National Housing Act and the FHA

The housing policies and programs of the federal government in the 1930s greatly influenced residential development in Phoenix and across the nation during the Great Depression. The New Deal years marked the beginning of the federal government's full-fledged participation in the provision and improvement of housing nationwide. Three major principles characterized federal housing policies: a recognition that housing was a

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problem of national concern; an acceptance of the ideal of individual home ownership as a major goal of federal housing policy; and, an emphasis upon mortgage institutions and finance terms as the principal avenues for increasing home ownership.

The National Housing Act of 1934 emerged as the vehicle for accomplishing most of those goals. The Act resulted in the tremendous surge in housing markets which spurred the economic recovery of the last half of the 1930s. The purpose of the National Housing Act was to "improve nationwide housing standards, provide employment and stimulate industry, improve conditions with respect to home mortgage financing, and to realize a greater degree of stability in residential construction." The Act created the Federal Housing Administration (FHA) to stimulate new construction through increased mortgage lending by private institutions. To accomplish this, the FHA insured private lenders against loss on new mortgage loans, thus making lending less risky. In return, the FHA required that housing built with insured loans meet certain design and construction standards, and that the borrower be allowed to repay the loan over a long period with fixed, affordable monthly payments.

These two elements of the FHA program--better construction standards and simpler financing--led to a sharply increased volume of housing related business from 1935 to 1941. In 1934, there were only 62,000 new house construction starts nationwide, compared with 347,000 in 1938. By the end of 1940, 8,329 lending institutions across the nation were holding FHA insured mortgages and the federal government reported about 500 new FHA financed construction starts daily. By the end of 1941, almost \$4 billion in home and property improvement financing had been underwritten by the FHA, representing 500,000 new homes.

Building activity in Phoenix followed the nationwide trend. During the first half of 1934, probably the lowest period in the local economic depression, only \$53,000 in building permits were issued. For the same

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period in 1936, Phoenix area building permits totalled \$469,000. Of the total number of homes built in Phoenix by June 1936, two-thirds were financed by FHA mortgages. From January 1935, when the FHA initiated its program in Arizona, to the end of 1939, the FHA accepted 2,100 new construction mortgages statewide with a total value of \$8.3 million. According to Arizona FHA Director Thomas J. Elliott, this reflected "a return to prosperity under the stimulus of the FHA's better housing program."

In an effort to boost public awareness of FHA mortgage financing, the FHA, local lending institutions, and building contractors sponsored construction of three "demonstration houses" in central Phoenix neighborhoods. The houses, built in 1936, were constructed for private owners but opened for public inspection to demonstrate the "ultra modern dwellings achieved through FHA financing." Each home was built in a different price category to show the range of design standards and financing possibilities from less than \$4,000 to \$10,000.

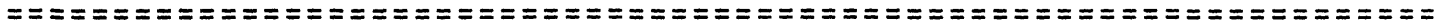
Architectural Styles of Phoenix in the 1930s

The movement away from the heavily romanticized Period Revival styles of the 1920s to a more simplified and even uniform reference to period architecture began during the New Deal years. Houses constructed during that decade conformed largely to a few standardized house forms manipulated slightly in roof, window and door treatment to convey some period image. This somewhat dramatic shift in domestic architectural design can be attributed to a great extent to the programs of the FHA. The minimum materials and construction standards required by the FHA for insured mortgages for new construction played an important role in how houses were designed and built. In addition, the FHA openly supported more uniformity in style for new subdivisions in order to enhance future property values. Local builders and developers also saw the advantages to

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simple choices in the range of house plans and styles as a means to more economically build large scale housing projects. By 1942, much of the moderate size new house construction in Phoenix was being undertaken by builders who were developing small subdivisions with a limited palate of materials, house plans, and stylistic choices.

Two common residential designs characterize this period: the Monterey (California style) and the French Provincial, which are generally classified as the Minimal Traditional styles. Other contemporary styles exemplified by the property type focused on some association with regional traditional architecture, the Modernistic Style, or both. Elements of styles recalling some regional traditional themes are related to earlier Spanish and Mediterranean Eclectic modes, but with less ornamentation and picturesque imagery. The designs incorporate impressions of a regional vernacular, such as Pueblo architecture or Spanish Mission, with modern building materials and elements.

All of the styles of this period shared particular methods of construction and a preference for specific building materials. Typical physical characteristics include the use of standardized designs, prefabricated building components such as trusses and windows, structural systems like brick masonry cavity walls, concrete slab floors, and stabilized adobe, and air conditioning systems. The integration of automobile garages into the overall house design is an additional characteristic. Choice of material and their integration into the various stylistic concepts also distinguishes the buildings associated with this period. When brick is used, it is often painted white or mortar washed, rather than stuccoed. Roofs sheathed with asphalt shingles or asbestos tiles, and the use of steel casement and glass block windows are also common. These house forms are generally less complex than in previous years.

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Characteristics of Ranch Style (ca. 1935-75)

The Ranch style developed in California in the mid-1930s and is related to Minimal Traditional. Its popularity grew during the 1940s becoming the dominant style throughout the country during the of the 1950s and 1960s. It was one of the first architectural styles to incorporate garages as an integral part of the house's design. Streetcar suburbs of the late-19th and early-20th centuries used relatively compact house forms on small lots because people walked to nearby streetcar lines. As cars replaced streetcars as the major form of transportation, larger, sprawling designs on larger lots replaced more compact forms. "Rambling" Ranch houses developed to take advantage of this more "lavish" use of land.

The Ranch style is loosely based on early Spanish Colonial precedents of the American southwest, modified by influences borrowed from Craftsman and Prairie modernism of the early 20th century. It is common for builders to include touches of traditional detailing, usually reminiscent of Spanish or English Colonial designs. In the William Hegel House, Spanish influence is seen in the distinctive tile roof.

Most Ranch houses are of asymmetrical shape, one-story with low-pitched roofs. Hipped roofs are probably the most common roof form, followed by the cross-gable, and then the side-gable. Eaves usually have a moderate or wide overhang. In hot climates such as in Phoenix, the Ranch style reflected the adoption of evaporative cooling by omitting open sleeping porches. Outdoor living areas are commonly placed in the rear of the house, in direct contrast to the front and side porches of most late 19th and early 20th century styles.

Residential Development in Phoenix

This period's architecture is related to an important aspect of Phoenix' developmental history. The property type is associated directly with the

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events of the Great Depression which dramatically altered the pattern of expansion and the architectural character of Phoenix' urban center. The unprecedented building boom of the late 1930s, sparked in large measure by New Deal economic recovery programs, resulted in the growth of residential subdivisions and the emergence of new stylistic concepts grounded in modern technology, economy of construction, simplicity of design and regional imagery. There is a strong relationship between the physical attributes of the architectural type, described in terms of style, construction methods and materials, and its historic associations with the pattern of events surrounding the Depression-era.

In the latter half of the 1930s, development activity in Phoenix increased with the surging local and national economy. Infill development in established subdivisions was common during the boom period, and houses illustrating this property type are easily distinguished and thus linked to their historic associations with Depression-era development in Phoenix.

The Hegel House is an example such infill development. New features of the housing market included increased residential densities in the central Phoenix area and a need for increased neighborhood commercial development along major roadways.

In addition, the city's boundaries expanded during these years, requiring zoning of those previously unincorporated areas. The city's northern boundary was extended north to Thomas Road and extended west to east from roughly 15th Avenue east to 7th Street. The first amendment to the zoning map, which was adopted on March 1, 1941, reflected those changes in the central city development pattern. The major difference was the expansion of commercial and apartment zoning along major thoroughfares. This change had a considerable impact on Roosevelt historic district which is adjacent to the Portland Street historic district.

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**SECTION 10. GEOGRAPHICAL DATA**

Verbal Boundary Description: The William Hegel House is located on Block 3, Lot 4 of the Kenilworth Addition, in Phoenix, Arizona. The Assessor's Parcel Number is 111-32-40.

Boundary Justification: The less than one acre parcel of land is the lot historically associated with the House. The lot is entirely within the current boundary of the Portland Street Historic District. This district encompasses West Portland Street between 3rd and 7th Avenues.



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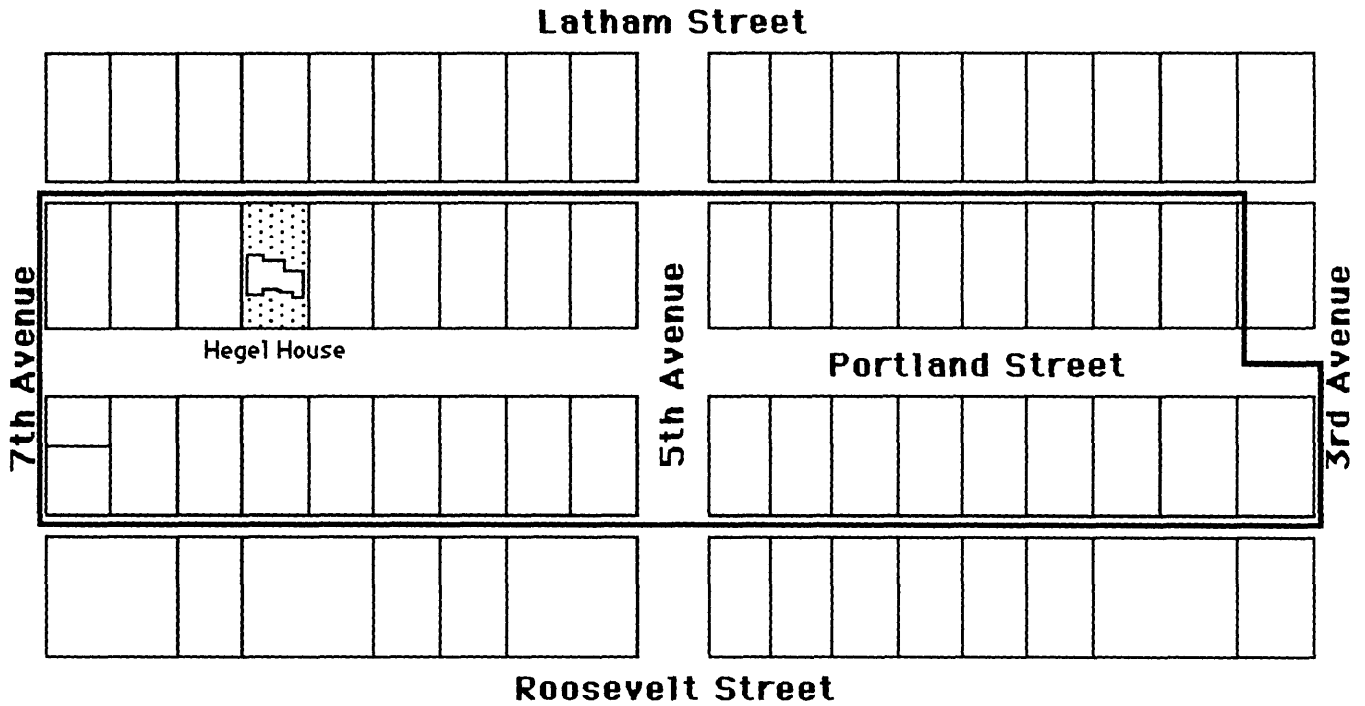
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