

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


**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

Coronado Neighborhood Historic District

Maricopa County, ARIZONA

Boundary Increase Approval
91002029

 12/8/93

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 91002029

Date Listed: 12/8/93

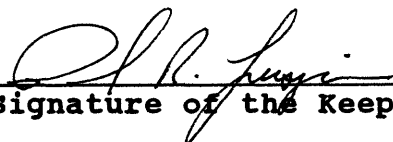
Coronado Neighborhood Historic
District (Boundary Increase)
Property Name

Maricopa
County

AZ
State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


for Signature of the Keeper

12/8/93
Date of Action

=====
Amended Items in Nomination:

U.T.M.:

The Easting value for UTM coordinate E should read 402075.

This item was confirmed with Reba Wells Grandrud of the AZ SHPO.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

RECEIVED

NOV 08 1993

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 Coronado Neighborhood Historic District Boundary Increase

other names/site number _____

2. Location

street & number Bounded by 13th & 14th Sts. and Monte Vista and Grand Roads not for publication _____
city or town Phoenix vicinity _____
state Arizona county Maricopa code 013 zip code 85006

3. State/Federal Agency Certification

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

James Gammie AZSAPD 22 OCT 93
Signature of certifying official Date

ARIZONA STATE PARKS
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

United States Department of the Interior
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Correction to the Coronado Historic District, listed on the National Register, February 13, 1986.

The following properties were originally listed as non-contributors to the Coronado Historic District. Based upon a new survey and research, they are now considered contributors for the given reasons:

<u>Address</u>	<u>Reason</u>
2041 N. 8th Street	Half of historic duplex
2237 N. 8th Street	Integrity re-evaluated
2302 N. 8th Street	Half of historic duplex
2308 N. 8th Street	Half of historic duplex
2327 N. 8th Street	Age
2517 N. 8th Street	Age
2043 N. 9th Street	Half of historic duplex
2217 N. 9th Street	Integrity re-evaluated
2230 N. 9th Street	Age
2309 N. 9th Street	Integrity re-evaluated
2310 N. 9th Street	Integrity re-evaluated
2339 N. 9th Street	Age
2534 N. 9th Street	Age
2538 N. 9th Street	Integrity re-evaluated
1829 N. 10th Street	Age
2010 N. 10th Street	Age
2014 N. 10th Street	Integrity re-evaluated
2032 N. 10th Street	Half of historic duplex
2206 N. 10th Street	Integrity re-evaluated
2238 N. 10th Street	Integrity re-evaluated
2326 N. 10th Street	Integrity re-evaluated
1626 N. 11th Street	Integrity re-evaluated
2009 N. 11th Street	Half of historic duplex
2047 N. 11th Street	Half of historic duplex
2206 N. 11th Street	Integrity re-evaluated
2222 N. 11th Street	Integrity re-evaluated
2246 N. 11th Street	Integrity re-evaluated
2514 N. 11th Street	Integrity re-evaluated

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<u>Address</u>	<u>Reason</u>
2530 N. 11th Street	Integrity re-evaluated
2534 N. 11th Street	Integrity re-evaluated
1806 N. 12th Street	Age
1810 N. 12th Street	Age
1822 N. 12th Street	Age
2029 N. 12th Street	Age
2030 N. 12th Street	Age
2034 N. 12th Street	Age
2037 N. 12th Street	Age
2231 N. 12th Street	Age
2238 N. 12th Street	Integrity re-evaluated
2314 N. 12th Street	Integrity re-evaluated
2329 N. 12th Street	Age
2338 N. 12th Street	Integrity re-evaluated
2026 N. 13th Street	Age
2320 N. 13th Street	Age
731 E. Coronado	Half of historic duplex
1102 E. Coronado	Age
1801 N. Dayton	Age
1802 N. Dayton	Age
1805 N. Dayton	Age
1809 N. Dayton	Age
1818 N. Dayton	Age
1826 N. Dayton	Age
1829 N. Dayton	Age
1830 N. Dayton	Age
2314 N. Dayton	Integrity re-evaluated
2341 N. Dayton	Age
2345 N. Dayton	Integrity re-evaluated
2518 N. Dayton	Integrity re-evaluated
2530 N. Dayton	Integrity re-evaluated
2540 N. Dayton	Half of historic duplex

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<u>Address</u>	<u>Reason</u>
2219 N. Edgemere	Age
2223 N. Edgemere	Age
2231 N. Edgemere	Age
2235 N. Edgemere	Age
2236 N. Edgemere	Age
2321 N. Edgemere	Integrity re-evaluated
2333 N. Edgemere	Integrity re-evaluated
2502 N. Edgemere	Age
1223 E. Hubbell	Integrity re-evaluated
1234 E. Hubbell	Age
1811 N. Mitchell	Half of historic duplex
1812 N. Mitchell	Half of historic duplex
1830 N. Mitchell	Age
2304 N. Mitchell	Integrity re-evaluated
2313 N. Mitchell	Integrity re-evaluated
2316 N. Mitchell	Age
2325 N. Mitchell	Integrity re-evaluated
2329 N. Mitchell	Integrity re-evaluated
1211 E. Monte Vista	Age
1217 E. Monte Vista	Age
806 E. Oak	Integrity re-evaluated
1104 E. Oak	Integrity re-evaluated
1310 E. Oak	Age
802 E. Palm Lane	Half of historic duplex
830 E. Palm Lane	Half of historic duplex
1020 E. Palm Lane	Half of historic duplex
2037 N. Richland	Integrity re-evaluated
2217 N. Richland	Age
2245 N. Richland	Half of historic duplex
2329 N. Richland	Half of historic duplex

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AddressReason715 E. Sheridan
1003 E. Sheridan
1139 E. Sheridan
1144 E. SheridanIntegrity re-evaluated
Half of historic duplex
Age
Age

Based upon a new survey and research, the SHPO proposes to extend the boundaries of the Coronado Historic District. The following properties would be listed as contributors:

AddressReason2202 N. 13th Street
2208 N. 13th Street
2222 N. 13th StreetIntegrity re-evaluated
Integrity re-evaluated
Integrity re-evaluated1301 E. Granada
1302 E. Granada
1305 E. Granada
1306 E. Granada
1310 E. Granada
1314 E. Granada
1317 E. Granada
1318 E. Granada
1322 E. Granada
1326 E. Granada
1329 E. Granada
1333 E. Granada
1334 E. Granada
1338 E. Granada
1341 E. Granada
1346 E. GranadaAge
Age
Age
Age
Age
Age
Age
Age
Age
Age
Age
Age
Age
Age
Age
Age1301 E. Hubbell
1302 E. Hubbell
1305 E. Hubbell
1306 E. Hubbell
1309 E. Hubbell
1310 E. Hubbell
1311 E. HubbellAge
Age
Age
Age
Age
Age
Age

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<u>Address</u>	<u>Reason</u>
1314 E. Hubbell	Age
1317 E. Hubbell	Age
1318 E. Hubbell	Age
1321 E. Hubbell	Age
1322 E. Hubbell	Age
1325 E. Hubbell	Age
1326 E. Hubbell	Age
1329 E. Hubbell	Age
1330 E. Hubbell	Age
1333 E. Hubbell	Age
1334 E. Hubbell	Age
1338 E. Hubbell	Age
1341 E. Hubbell	Age
1345 E. Hubbell	Age
1301 E. Monte Vista	Age
1305 E. Monte Vista	Age
1309 E. Monte Vista	Age
1317 E. Monte Vista	Age
1321 E. Monte Vista	Age
1329 E. Monte Vista	Age
1333 E. Monte Vista	Age
1339 E. Monte Vista	Age
1341 E. Monte Vista	Age
1301 E. Palm Lane	Age
1302 E. Palm Lane	Age
1305 E. Palm Lane	Age
1306 E. Palm Lane	Age
1309 E. Palm Lane	Age
1310 E. Palm Lane	Age
1314 E. Palm Lane	Age
1317 E. Palm Lane	Age
1318 E. Palm Lane	Age
1321 E. Palm Lane	Age
1322 E. Palm Lane	Age
1326 E. Palm Lane	Age
1329 E. Palm Lane	Age
1330 E. Palm Lane	Age

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<u>Address</u>	<u>Reason</u>
1334 E. Palm Lane	Age
1337 E. Palm Lane	Age
1338 E. Palm Lane	Age
1341 E. Palm Lane	Age
1342 E. Palm Lane	Age
1346 E. Palm Lane	Age

The following properties would be within the new Coronado Historic District boundaries, but considered non-contributors:

<u>Address</u>	<u>Reason</u>
2212 N. 13th Street	Integrity impacted
2216 N. 13th Street	Integrity impacted
2220 N. 13th Street	Age
1309 E. Granada	Age
1313 E. Granada	Integrity impacted
1321 E. Granada	Age
1325 E. Granada	Integrity impacted
1330 E. Granada	Integrity impacted
1337 E. Granada	Integrity impacted
1342 E. Granada	Integrity impacted
1345 E. Granada	Integrity impacted
1337 E. Hubbell	Integrity impacted
1342 E. Hubbell	Integrity impacted
1346 E. Hubbell	Integrity impacted
1311 E. Monte Vista	Integrity impacted
1325 E. Monte Vista	Integrity impacted
1345 E. Monte Vista	Integrity impacted
1313 E. Palm Lane	Age
1325 E. Palm Lane	Integrity impacted
1333 E. Palm Lane	Integrity impacted
1345 E. Palm Lane	Age

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Architectural Context

The Coronado Neighborhood Historic District is a diverse middle class residential neighborhood dating from 1907 to 1942 and possessing a high degree of integrity. It is significant architecturally as a collection of diverse styles which share a common period of construction, craftsmanship, scale, materials, setback, and feeling.

Coronado is significant as an example of Phoenix's early subdivision growth utilizing wide streets in a grid pattern. The typical blocks are fairly small and are bisected by narrow alleyways. The lots are well landscaped, although no consistent pattern is used.

Coronado can be further described as a neighborhood which was promoted as a streetcar suburb and later became dependent on the automobile, since it was located a significant distance from the main commercial hub of Phoenix. This characteristic is evidenced by the predominance of porte-cocheres and detached garages in the neighborhood.

Finally, the Coronado Historic District is significant as an example of early suburbanization and development of Phoenix in the first half of the 20th century. By 1935, Phoenix was Arizona's largest city, and from an agrarian beginning, Coronado had become one of its largest residential sections.

As the 1930s progressed and the immediacy of the housing shortage was addressed, the need for some long-term federal housing policy grew increasingly important. By the end of the 1930s, the neighborhood, along with Phoenix, was recovering from the Depression and was ready to move into the more prosperous World War II and post-war periods. The New Deal years of the Roosevelt Administration marked the beginning of the federal government's participation in the provision and improvement of housing. The National Housing Act of 1934 resulted in a surge in the housing market which characterized the economic recovery of the last half of the 1930s. The Act created the Federal Housing Administration (FHA) which was designed 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 relatively risk free. 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. Additionally, in an attempt to protect long-term real estate values, the FHA promoted the concept of streetscapes with a uniform appearance and a sense of design continuity. The FHA program was widely successful and spurred residential construction between 1935 and 1942.

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The influence of the FHA program on the depression-era growth of the housing industry in Phoenix is well illustrated by the historic resources of the Coronado Historic District. The development pattern in Phoenix from 1935 to 1942 reflected the nationwide movement toward mass housing developments and continuity in planning and design of subdivisions. The Coronado Historic District also reflects the FHA's ideas of simplicity, uniformity and cohesiveness of residential subdivision design. Continuity of the subdivision streetscape is evident. The residences also exemplify the FHA-promoted ideas of simplicity and uniformity in design, including incorporation of automobile storage as a function of housing design.

As a diverse middle class neighborhood, the residences are unpretentious and solid and reflect an all-American interest in current styles popular elsewhere in the country. The movement away from the heavily romanticized Period Revival styles of the 1920s to more simplified, uniform architecture began during the New Deal years. Houses constructed during the late 1930s and early 1940s 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 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 simple choices in the range of house plans and styles as a means to more economically build large scale housing projects. By 1942, the new moderate-size house in Phoenix was being undertaken with a limited palate of materials, house plans and stylistic choices.

While the builders still referred to the house designs by some name recalling a period style, they also stressed that the homes were of "modern design." The evolution of residential styles to the modern architecture of the post-war boom years has its roots in the housing built during the late Depression. A commonly used stylistic reference for house designs, built locally between 1935 and 1942, was the "French Provincial Style." The range of styles representing some period image is broadly referred to as the Minimal Traditional style.

Houses designed in what was termed the "French Provincial Style" were based loosely on the French eclectic house designs of the 1920s. The house form as well as the detailing of this style were much more subtle and reserved than its more picturesque predecessor. French Provincial examples were almost always covered with hipped roofs. The eaves were commonly detailed with cornice molding at the roof-wall junction and had little, if any, overhang. Most examples were asymmetrical in form with interlocking hipped roofs giving the appearance of a rambling farmhouse. Doorways were often offset, facing at right angles to the street. Porches used in the French Provincial Style were limited to

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National Park Service**

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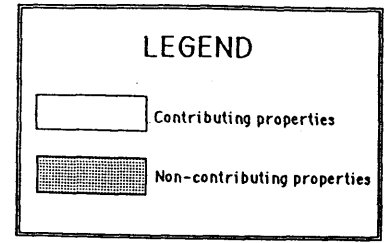
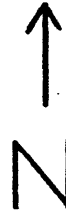
Section number 8 Page 3

overhangs or canopies, or were small attached roofs near the intersection of the house's two main wings. More formal variations of the style presented a symmetrical, or nearly so, facade to the street with a central entrance. Elaboration of details recalling the European traditions included raised panel doors, some type of architrave and door surround such as fluted pilasters. Some designs included broken pediments above the door. Most designs included false shutters, usually louvered. Large chimneys were common elements used to provide added character to the house.

These French Provincial style, FHA-financed residences are found throughout the Coronado Historic District. The properties are consistent with the continued evolution of the district as a diverse middle class neighborhood, as indicated by the cohesiveness of the streetscape, craftsmanship, scale, materials and visual integrity. The strong correlation between historic development patterns with house type and architectural style in the Coronado neighborhood establishes the significance of the Coronado Neighborhood Historic District as an architectural entity.

The SHPO staff requests the Keeper to add the properties listed above to the "contributor" list in the nomination, and extend the boundaries of the district as demonstrated, as the evidence has shown that these properties do contribute to the middle class character of the Coronado neighborhood.

Photograph Index for Coronado
Historic District Addition



APPROXIMATE SCALE: 10 cm. = 11 m

12th St.

Edgemere

13th St.

Monte Vista Road

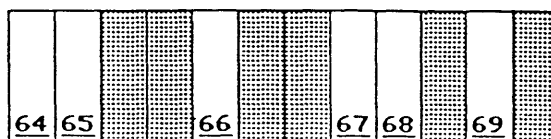
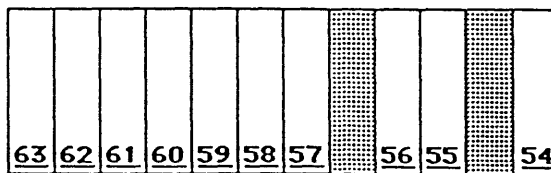
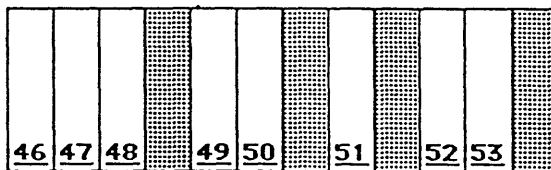
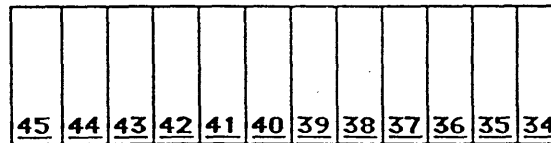
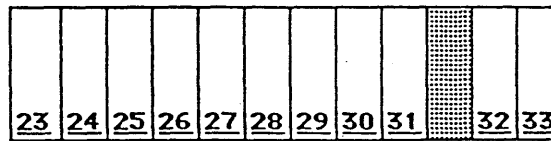
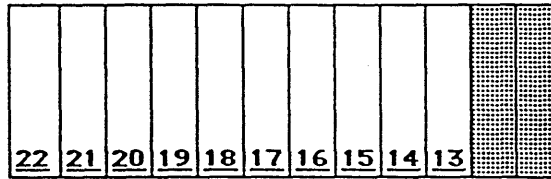
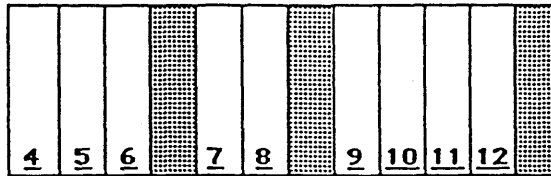
Hubbell

Palm Lane

Coronado
City
Park

13th St.

Granada Road



2233	2234
2229	2230
2225	2226
2221	2222
2217	2218
2213	2214
2209	2210
1134	2206
1138	2202

2235	2236
2231	2232
2227	2228
2223	2226
2219	2220
2215	2214
2211	2212
2207	2208
2201	2202

2235	2232
2231	2228
2227	2222
2223	2220
2219	2216
2215	2212
2209	2208
2207	2202
2201	

Monte Vista Road

2045	2046
2041	2042
2037	2038
2033	2034
2029	2030
2025	2026
2021	2022
2017	2018
2013	2014
1130	
1134	
1138	
1140	

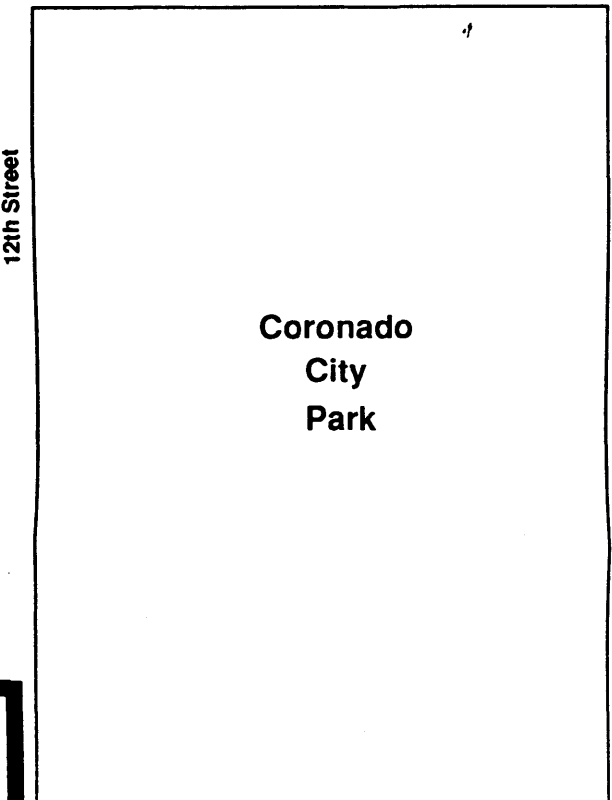
2041	2034
2039	2030
2037	2026
2033	2018
2029	
1211	1217
1221	1223
1229	1233
1205	1220
1222	1224
1230	1234

Hubbell

1201	1205	1209	1213	1217	1221	1223	1225	1227	1233	1237	1241	1247
1202	1206	1210	1216	1218	1224	1228	1230	1234	1240	1244	1248	

Palm Lane

1846
1842
1838
1834
1830
1826
1822
1818
1814
1810
1806
1805
1809/11
1817
1821
1825
1829
1833
1837
1841
1847



1301	1305	1309	1311	1317	1321	1325	1329	1333	1339	1341	1345
1302	1306	1310	1314	1318	1322	1326	1330	1334	1338	1342	1346

Hubbell

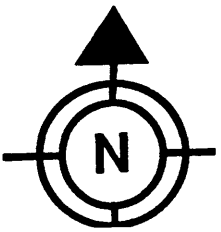
1301	1305	1309	1311	1317	1321	1325	1329	1333	1337	1341	1345
1302	1306	1310	1314	1318	1322	1326	1330	1334	1338	1342	1346

Palm Lane

1301	1305	1309	1313	1317	1321	1325	1329	1333	1337	1341	1345
1302	1306	1310	1314	1318	1322	1326	1330	1334	1338	1342	1346

Granada Road

1301	1305	1309	1313	1317	1321	1325	1329	1333	1337	1341	1345
1302	1306	1310	1314	1318	1322	1326	1330	1334	1338	1342	1346



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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10

Page 1

Coronado Historic District Boundary Increase
name of property
Maricopa County, Arizona
county and State

=====

SECTION 10: GEOGRAPHICAL DATA

UTM References

Zone 12

Point	Easting	Northing
A	402350	3703820
B	402350	3703455
C	402140	3703455
D	402140	3703820
E	402175	3703820
F	402075	3703950
G	402140	3703950

ACREAGE: Approximately 20.5

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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 Correction to the Coronado Historic District

other names/site number 1333 East Palm Lane

2. Location

street & number _____ not for publication _____
city or town Phoenix vicinity _____
state Arizona code AZ county Maricopa code 013 zip code 85006

3. State/Federal Agency Certification

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

Thomas W. Cowan AZSAPD 25 AUG 1993
Signature of certifying official Date

ARIZONA STATE PARKS
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Correction Page 1 1333 East Palm Lane
name of property
Maricopa, AZ
county and State
Coronado Historic District
name of multiple property listing

=====

Correction to the Coronado Neighborhood Historic District, listed on the National Register of Historic Places on February 13, 1986, and amended on January 29, 1992.

CONTRIBUTING PROPERTY

ADDRESS	SURVEY SITE NO.
---------	-----------------

1333 E. Palm Lane	117-24-55
-------------------	-----------

The property referenced above was listed as a noncontributor to the Coronado Neighborhood Historic District, Phoenix, Maricopa County, Arizona.

This house was listed as a noncontributor in the 1986 nomination and the 1992 amendment because of a mistake in the original survey. The house was identified in the 1984 survey as being built in 1942. A recent investigation by the property owner through tax records indicates that the house was actually built in 1940. This house should now be considered historically and architecturally significant as defined by the contexts of the 1986 nomination and the 1992 amendment.

The Arizona State Historic Preservation Office requests the Keeper to add the property listed above to the "contributor" list in the nomination, as it is in fact a contributor to the historic fabric of the Coronado Neighborhood.

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CONTINUATION SHEET

Section Correction Page 2 1333 East Palm Lane
name of property
Maricopa, AZ
county and State
Coronado Historic District
name of multiple property listing

=====

PHOTOGRAPHS

Photographer: Frank Calph

Date of photograph: 8/21/93

View of camera

1. Facing south
2. Facing southeast