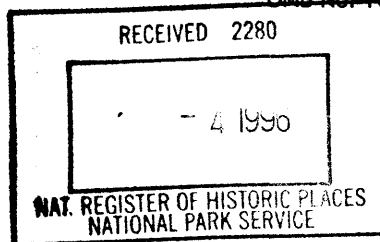


United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

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

=====

1. Name of Property

historic name Bartlett, Samuel L., House

other names/site number Bartlett-Richard House

=====

2. Location

street & number 325 West Northern Avenue not for publication

city or town Phoenix, vicinity

state Arizona code AZ county Maricopa code 013 zip code 85021

=====

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. Omer AZSHPO 28 AUGUST 1996

Signature of certifying official Date

ARIZONA STATE PARKS

State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

=====

4. National Park Service Certification

=====

I, hereby certify that this property is:

entered in the National Register
See continuation sheet.

Edson H. Beall 10-3-99

determined eligible for the
National Register

Entered in the
National Register.

See continuation sheet.

determined not eligible for the
National Register

removed from the National Register

other (explain): _____

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>2</u>	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
<u>2</u>	_____ Total

Number of contributing resources previously listed in the National Register _____

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

N/A

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single dwelling

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single dwelling

=====
7. Description
=====

Architectural Classification (Enter categories from instructions)

Bungalow/Craftsman

Materials (Enter categories from instructions)

foundation Concrete
roof Asphalt shingles
walls Clapboard

other Brick chimney; concrete block chimney

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)
Community Planning and Development

Period of Significance 1929-1942

Significant Dates 1929

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

Cultural Affiliation

Architect/Builder Bartlett, Samuel L.

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

=====

Acreage of Property 1.00

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

Zone Easting Northing	Zone Easting Northing
1 _____ 3 _____	
2 <u>12 399740 3712940</u> 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 Winchester H. Richard

organization _____ date May 5, 1996
street & number 325 W. Northern Ave. telephone (609) 943-6945

city or town Phoenix state AZ zip code 85021

=====

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 Richard Family Trust Winchester H. Richard, Trustee

street & number 325 W. Northern Ave. telephone (602) 943-6945

city or town Phoenix state AZ zip code 85021

United States Department of the Interior
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1 Bartlett, Samuel L., House
name of property
Maricopa Arizona
county and State

=====
Section 7: Physical Description

Summary:

The Samuel L. Bartlett House built c. 1929 Craftsman Bungalow style Residence located in north central Phoenix, Arizona. The house sits on an one-acre site and faces Northern Avenue. It is surrounded by mature landscaping, including forty-five citrus trees originally planted on the property. The house is significant under Criterion "A" as a representative of agricultural and rural development in the central Salt River Valley following the completion of Roosevelt Dam in 1911. It resides on Lot 18 Block 7 of the prominent Orangewood community development area and represents the original context of a rural estate home surrounded by citrus groves envisioned for the area.

Construction:

The Samuel L. Bartlett House is a 1 and 1/2 story Craftsman Style Bungalow of frame construction sheathed in narrow horizontal clapboard siding over a partly excavated basement. Built c.1929, the initial house consisted of a rectangular plan with a front porch and kitchen wing to its southwest end. The medium pitch, hipped roof over the historic portion of the house is covered with asphalt shingles. Flat roofs cover rear additions that were made to accommodate larger families. In 1942, 1960, 1968, and 1978 the additions have included a dining room, family room, enlarged master bedroom and bath, and hobby room, respectively. The eaves project about two feet from the walls and the rafters are exposed on the sides of the house. Gable ends feature trellis or louvered openings. The front facade has a 3/4 length, roof-covered open porch supported by four wood pillars. There is a three-window attic dormer centered on the facade elevation. There is an original brick chimney offset on the slope of the roof to the rear of the center ridge line.

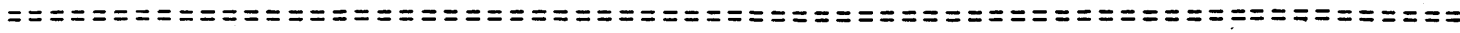
The original residence included the porch, living room, sitting room, (currently the kitchen), three bedrooms, one bathroom (east side), kitchen (currently a pantry and rear entry, pantry (currently a bathroom), attic ad basement (see attached floor plan). It also included a detached well shed and garage located

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Section 7 Page 2

Bartlett, Samuel L., House
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a few feet southwest of the house (see attached vicinity map). The windows to the bedrooms remain from the building's original construction.

The interior of the house is three bedrooms, two baths, kitchen, living, dining, family, and hobby rooms, and attic. The front door opens into a small entry hall. To the left of the entry hall is a stairway to the attic. To the right is the living room with a fireplace. The interior of the house has retained its original type plaster and hardwood floors, except for the family and hobby room additions. Wide baseboards and door surrounds remain in place. In the 1940s, two wood stoves were replaced with a gas furnace installed in the basement with one floor register on the east side of the living room. In 1961, a new gas furnace was installed with registers to most of the rooms.

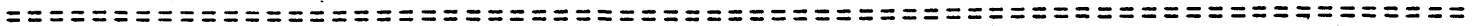
As noted above, several modifications have been made that have altered its configuration. Most of these modifications have taken place to the rear of the property and do not detract from the overall historic quality of the house. A dining room in 1942 and a family room with a fireplace and covered back patio in 1960 were added to the center rear elevation. In 1978, a hobby room was added to the southwest end of the family room. The master bedroom and bath was enlarged in 1968, also to the rear of the property. Replacement of a double-hung multi-paned window was made with a sliding glass door to the rear of the master bedroom. The garage was converted into a guest house in 1946, and resembles the original house in shape and materials. The front door to the guest house is an original wood and glass French door, and screen door, that were removed from the back of the Bartlett house when the dining room addition was made in 1942. The two double-hung multi-paned windows on the facade of the guest house were original windows to the sitting room of the Bartlett house removed when the room was converted into a kitchen. In 1947, the original double set of entry French doors off the front porch into the living room were replaced. In keeping with the bedroom windows which are original, a large stationary multi-paned 11-over-4 window overlooking the front porch was installed. The entry door is located to the east side of the front window and includes six small paned windows over

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7.8 Page 3

Bartlett, Samuel L. House
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three recessed narrow panels. The original double set of French doors were installed in the doorways to the kitchen and bedroom within the guest house.

The property has landscape characteristics that served or resulted from a theme in the community's development as recognized by the historic context for the area. The house still remains in the original and well-cared for citrus grove. The one-acre lot is what remains of a former five-acre citrus grove established by Bartlett whose occupation was listed as a citrus grower. When the D. H. Biaett family acquired the property in 1942 they estimated the citrus trees to be fifteen years old. These trees are over sixty years old.

Other landscaping features include two cypress trees in the front yard planted in 1944 by the Biaett family. A large ash tree shades the guest house. There are six young to mature pecan trees as well. In the front yard there is a Goldwater pine recently planted by Winchester Richard and an older Allepo pine.

The Bartlett property consisting of five-acres was purchased in 1927 from the Arthur Schlink family by Samuel L. Bartlett(1865-1942). The property was once a part a forty-acre citrus and cotton farm. Bartlett, a citrus grower and carpenter, dug a well, planted citrus, and built the house for his sister, Adeline, and himself. They lived in it for several years. Several others include D. H. Biaett, a store owner, and Winchester H. Richard, a music educator, who has been the current owner for 43 years.

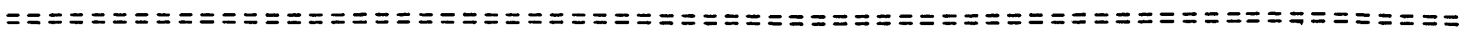
SECTION 8: STATEMENT OF SIGNIFICANCE

The Samuel L. Bartlett House is historically significant under National Register Criterion A for its association with agricultural and rural development in the central Salt River Valley, 1867 - 1942. Since its construction c. 1929, this simple frame dwelling, well-preserved and carefully maintained, remains in its original citrus grove setting. It is representative of the post Reclamation Era rural estate land ownership patterns in Phoenix.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 4 Bartlett, Samuel L., House
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Historical background and significance

Located in the Orangewood community development area on North Central Avenue, the house was constructed c. 1929, by Samuel L. Bartlett. Orangewood was originally platted and recorded in 1895 by W.J. Murphy. The central idea behind the development of Orangewood was to create a suburb of Phoenix "wherein might be established rural homes at an easy distance from the city." It was hoped that the large lot size (of twenty acres or less) would attract a more affluent homeowner who would build a large estate home surrounded by citrus groves.

Changing land ownership patterns, brought about by the completion of the Roosevelt Dam in 1911 and a sustainable source of water for irrigation, would subdivide Orangewood at least three times between 1911 and 1942. The water supply increased the potential for commercial agriculture which facilitated the breaking up of large agricultural tracts into smaller ranches, farmsteads, or rural estate properties.

In 1927, Samuel L. Bartlett (1865-1942), a carpenter and citrus grower, purchased five acres from the Arthur Schlink family. The property was part of a once larger 40-acre farm on which Schlink raised citrus and cotton. Bartlett dug a well, planted citrus, and built a house for his sister, Adeline, and himself. Several other owners include D. H. Biaett, a store owner, and Winchester H. Richard, a music educator, who has been the current owner for 43 years.

Under National Register Criterion "A" the Samuel L. Bartlett House is being nominated for its association with events that have made a significant contribution to broad patterns of our history. It was built c. 1929 as rural estate property in a citrus grove and is representative of agricultural and rural development in the Salt River Valley, during the historic period 1867 -1942. This theme was identified and developed by the City of Phoenix Historic Preservation Office resulting in two thematic surveys and studies: **Phoenix: Rural and Estate Architecture** (1991) and the **North Central Corridor Estate Survey** (1993). The Orangewood community development, in which the Bartlett property resides, was the focus of the North Central Corridor Estate

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CONTINUATION SHEET

Section 8,9 Page 5 Bartlett, Samuel L., House
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Survey. However, the Bartlett House was not documented in the survey probably due to an oversight. The context developed in these two studies, and incorporated into the National Register nomination, identifies the Bartlett house as representative of post Reclamation Era rural estate land ownership patterns in Phoenix.

After the Roosevelt Dam was built, the steady, controlled source of water for irrigation greatly improved commercial agriculture in the Valley. It also altered land ownership patterns, resulting in a substantial increase in smaller farmsteads as larger tracts of land were broken up and sold to accommodate increased immigration. During this period as well, rural lands were subdivided into residential tracts and promoted as sites for rural or county estates. The intent was not to provide sufficient land for farming purposes, but rather to provide an atmosphere of country living. The Bartlett property is an example of this development pattern in Phoenix.

BIBLIOGRAPHY

Published sources

Phoenix City and Salt River Directory, Phoenix, Arizona, 1926, 1928, and 1929.

Stephenson, Miriam Kaler, The Kaler House National Register of Historic Places Registration Form, AZ SHPO, 1991.

Woodward Architectural Group. Phoenix: Rural and Estate Architecture. City of Phoenix Planning Department, 1991.

Woodward Architectural Group. North Central Corridor Estate Survey, Phoenix, Arizona. City of Phoenix, Arizona. City of Phoenix Planning Department, 1993.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 6 Bartlett, Samuel L., House
name of property
Maricopa Arizona
county and State

Property transactions

Deed, Arthur Eugene Schlink and Gertrude E. Schlink to Samuel L. Bartlett 5/9/1927, Maricopa County Recorders Office, Phoenix, AZ, Deed Book 211 pg. 150. Lot 18, Block 7 of Orangewood.

Deed, Samuel L. Bartlett Estate to D. H. Biaett and Myrtle Biaett 11/27/1942, Maricopa County Recorders Office, Phoenix, AZ, Book 382 pg. 351. Lot 18, and West 7 feet of Lot 17 Block 7, Orangewood.

Interviews

Telephone and visitation interviews in 1995-1996 by Donald H. Richard and Winchester H. Richard with Mrs. Miriam Kaler Stephenson, who lives in the historic Kaler House, and John Stephenson, Gilbert, Arizona. Extremely helpful in providing information on people, dates, and events. Mrs. Stephenson knew Adeline Bartlett very well.

Interviews in 1996 by Donald H. Richard and Winchester H. Richard with the Biaett family members who lived in the Bartlett house with their parents from 1942 to 1948. Vernon Biaett Sr., Sun City, Arizona, Katherine Skull, Knoxville, Tennessee, Kenneth Biaett, Phoenix, Arizona, and Marylin Ramson, Fredericksburg, Texas, were particularly helpful in providing information concerning the Bartlett house.

Telephone interviews by Donald H. Richard and Winchester H. Richard with Willard Schlink, Mesa, Arizona and Harold Schlink, Princeton, Illinois, April through August 1995. Willard and Harold Schlink who lived on 3rd Avenue between Northern Avenue and Frier Drive with their parents from whom Samuel L. Bartlett acquired the property.

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Bartlett, Samuel L., House
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Telephone interview in 1996 by Winchester H. Richard with Mrs. Virginia Bagg. She lived with her parents, the Frank Hilgemans, who built a picturesque home of native rock across Northern Avenue from the Bartlett house. She knew Adeline Bartlett very well.

Telephone interview by Donald H. Richard with Maricopa County Tax Assessors Office, Phoenix, Arizona, April, 1996. Bartlett property first entered on tax rolls in 1929.

Maps

Sunnyslope Quadrangle, U. S. Geological Survey, (1:24000)

Map of Orangewood Maricopa County, Arizona, original plat recorded July 18, 1895, by William J. Murphy

VERBAL BOUNDARY DESCRIPTION

Location--southeast corner of 5th and West Northern Avenues. Main street boundaries of general area--Glendale, Northern, Central, and 7th Avenues (see attached map).

Beginning northeast corner of Lot 18, Block 7, Orangewood, west 134 feet to the point of beginning, then west 159 feet, the south 278 feet, then east 159 feet, then north to the point of beginning.

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Section AddInfo. Page 1

Bartlett, Samuel L., House
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PHOTOGRAPHS

The following information applies to all the included photographs.

Name of Photographer: Winchester H. Richard, Homeowner,

Date of photographs: July, 1995 - May, 1996

County: Maricopa

Location of original negative: Winchester H. Richard

Description of view indicating direction of camera or subject.

1. Looking south.
2. Looking south.
3. Looking southeast.
4. Looking west.
5. Northeast corner of front porch.
6. Looking east. Guest house on the right.
7. Looking north, rear elevation, east side. Family room addition with chimney to rear of dining room addition.
8. Looking north, rear elevation, west side.
9. Bartlett House, hallway east side of living room.
10. Looking south, guest house.
11. Looking northeast, rear elevation of guest house

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CONTINUATION SHEET

Section AddInfo. Page 5

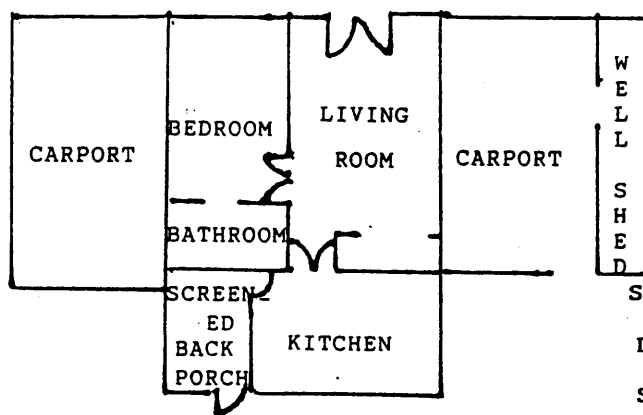
Bartlett, Samuel L., House
name of property
Maricopa, Arizona
county and State

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THE BARTLETT HOUSE GUEST HOUSE FLOOR PLAN

LOCATION: 325 W. NORTHERN AVE.

PHOENIX, ARIZONA 85021



SCALE: 1" = 12.5'

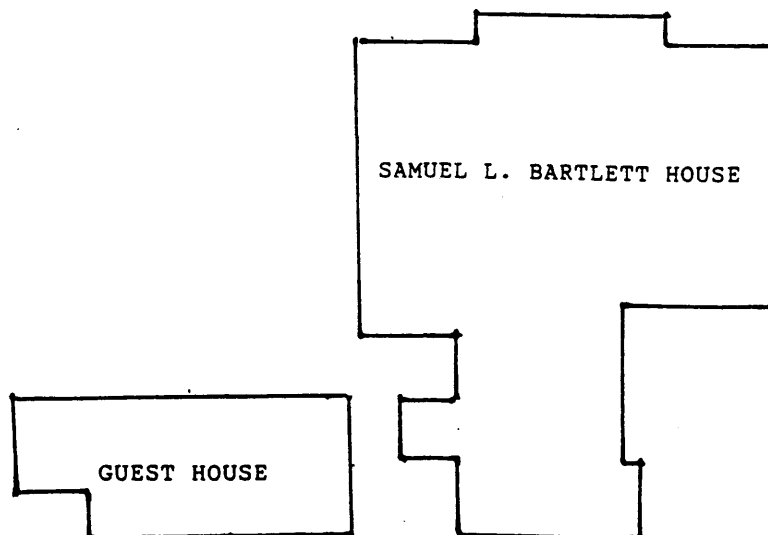
DRAWN BY: Don H. RICHARD

SEPTEMBER 9, 1995

THE SAMUEL L. BARTLETT HOUSE & GUEST HOUSE VICINITY MAP

LOCATION: 325 W. NORTHERN AVE.

PHOENIX, ARIZONA 85021



SCALE: 1" = 25'

DRAWN BY: Don H. RICHARD

SEPTEMBER 9, 1995

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Section AddInfo. Page 4

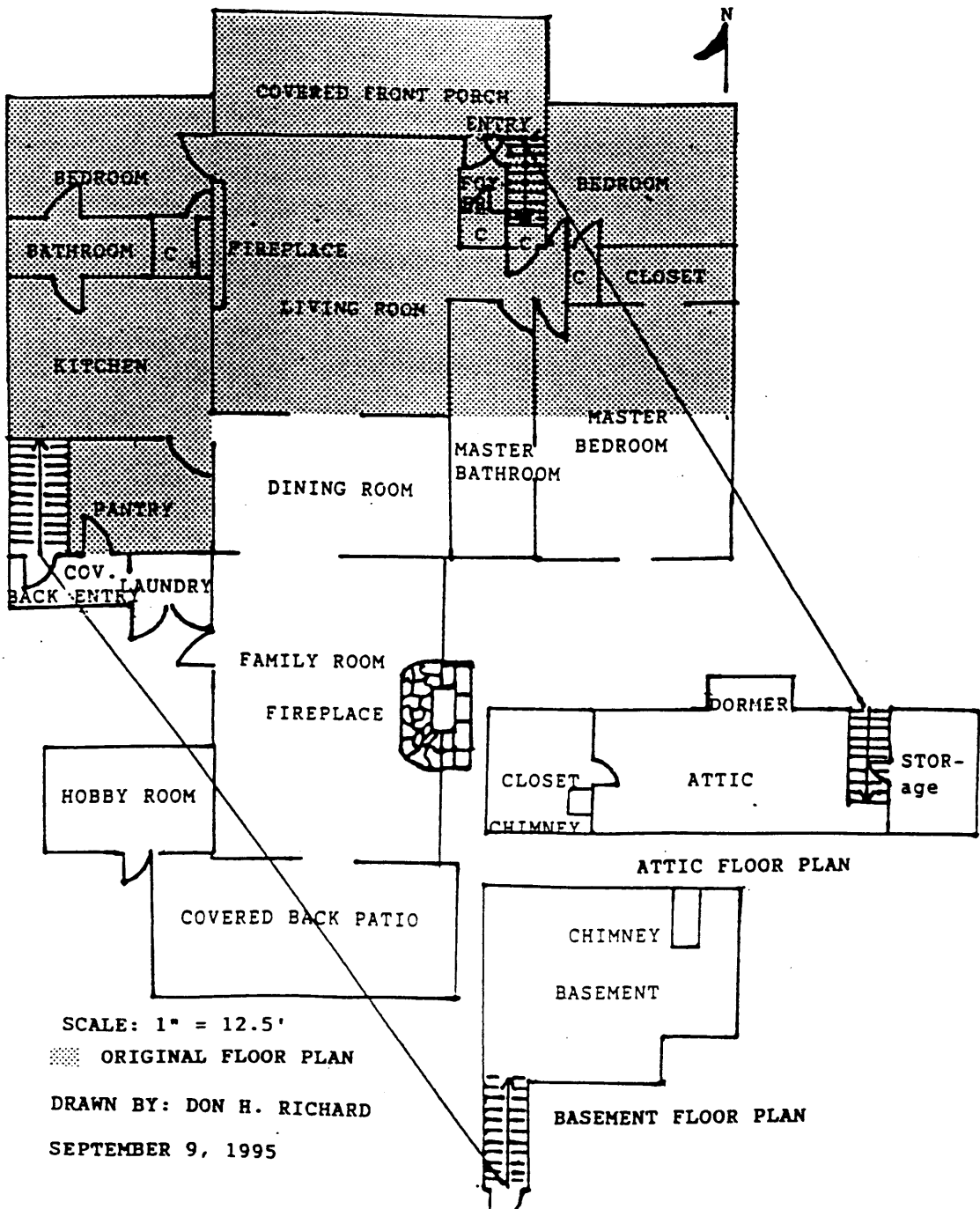
Bartlett, Samuel L., House
name of property
Maricopa, Arizona
county and State

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THE SAMUEL L. BARTLETT HOUSE FLOOR PLAN

LOCATION: 325 W. NORTHERN AVE.

PHOENIX, ARIZONA 85021



SCALE: 1" = 12.5'

ORIGINAL FLOOR PLAN

DRAWN BY: DON H. RICHARD

SEPTEMBER 9, 1995

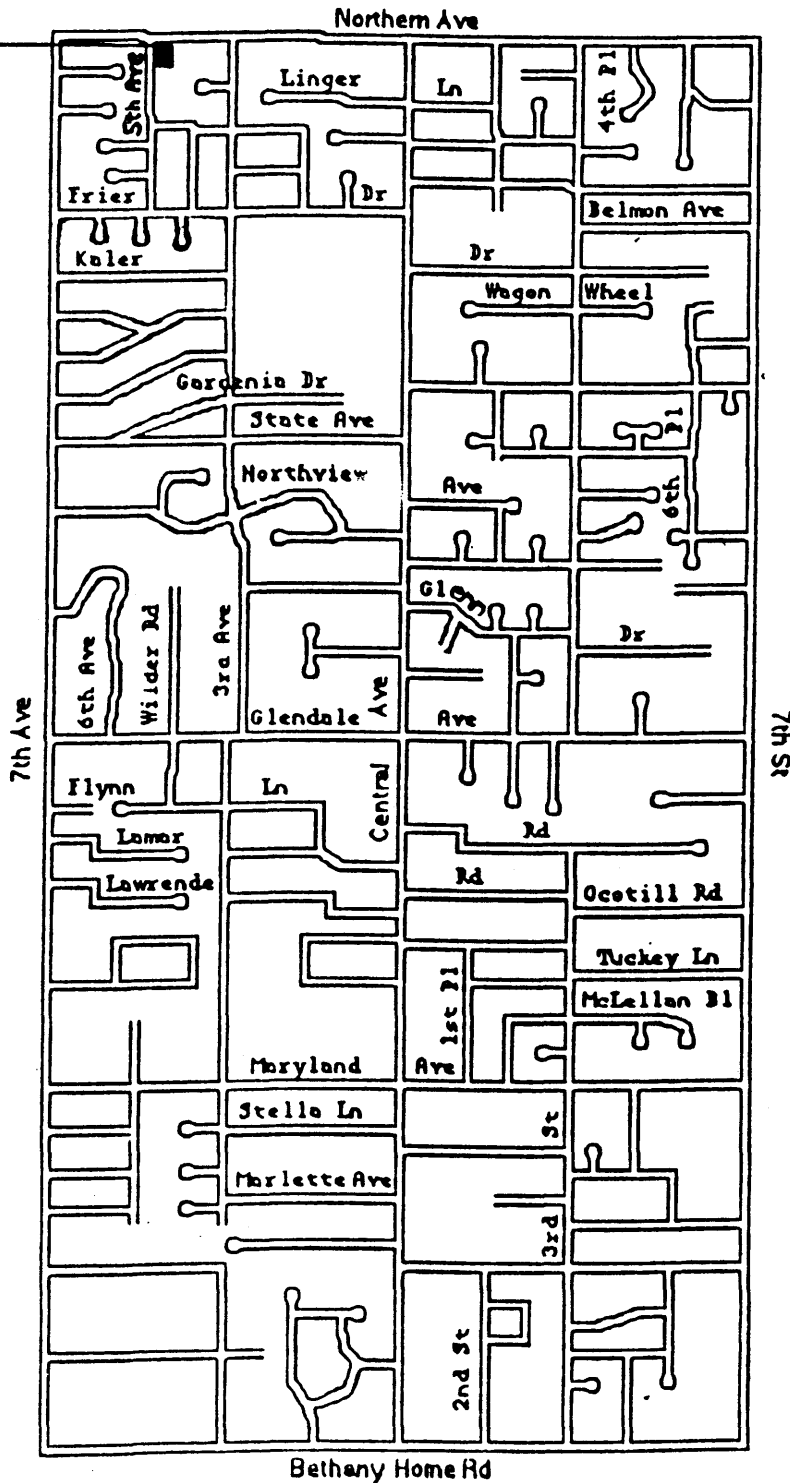
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SAMUEL L. BARTLETT
HOUSE



ORANGEWOOL