

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 91000544 Date Listed: 5/15/91

William Lewis Osborn House Maricopa AZ
Property Name County 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.

Antoinette J. Rice
for Signature of the Keeper

5/15/91
Date of Action

=====
Amended Items in Nomination:

Statement of Significance: The Period of Significance is amended to read 1898.

This information was confirmed with Jay Zieman of the Arizona State historic preservation office.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

544

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

RECEIVED
APR 02 1991

NATIONAL REGISTER

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

1. Name of Property

historic name Osborn, William Lewis, House
other names/site number Osborn House

2. Location

street & number 1266 West Pierce Avenue N/A not for publication
city, town Phoenix N/A vicinity
state Arizona code AZ county Maricopa code 013 zip code 85007

3. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing
1	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
1	_____ Total

Name of related multiple property listing: none

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Heleen Lerner Signature of certifying official Date 3/25/91
State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official Date
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Autawietta J. Lee Signature of the Keeper Date of Action 5/15/91

6. Function or Use

Historic Functions (enter categories from instructions)

Current Functions (enter categories from instructions)

DOMESTIC: Single Dwelling
COMMERCE/TRADE: Specialty Store

DOMESTIC: Single Dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Materials (enter categories from instructions)

LATE VICTORIAN: Queen Anne

foundation Wood
walls Wood clapboard
roof Wood shingle
other

Describe present and historic physical appearance.

7. DESCRIPTION

SUMMARY

The William Lewis Osborn House is a circa 1898 wooden Queen Anne style residence located in an inner-city neighborhood in Phoenix, Arizona. It stands approximately one-half mile north of the Arizona State Capitol and one mile west of downtown Phoenix, on what was historically known as Ohio Street in the University Addition. The house is a two story wood frame structure which is consistent with the Queen Anne style, including a steeply pitched cross gabled roof, a full width porch and an asymmetrical facade. The house has recently undergone extensive restoration, but a high degree of integrity of architectural form, massing and appearance still remains. The house is still located on its original site.

DESCRIPTION

The Queen Anne Style: One form of Victorian architecture, the Queen Anne was the dominant style of domestic buildings between 1880 and 1910. The style is characterized by a steeply pitched roof of irregular shape, usually with a dominant, front-facing gable. Patterned shingles, narrow width siding and cutaway windows were often used to avoid a smooth-walled appearance. Finally, an asymmetrical facade with a partial or full-width porch frequently extended along the front and one or both side walls.

Original Framing and Construction: The Osborn House was of wood balloon frame construction, and faced south on West Pierce Street in Phoenix, Arizona. The two-story house was consistent with the Queen Anne style. The massing was asymmetrical off a rectangular plan measuring approximately 22 feet in width and 36 feet in depth. The roof, which formed the second story, was a steep cross gable, having gables articulated on the south, east and north elevations. The roof faces were sheathed with wooden shingles. A single corbelled chimney projected above the roof. True to the Queen Anne

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style, the open gable ends were the major exterior features and a variety of surface textures were exhibited.

On the south elevation clapboards covered the surface below the projecting gable. The gable itself was sheathed with two different finishes: the lower section used wooden fish scale shingles, and the upper section incorporated narrow diagonal boards framing a latticed circular ventilator. A wood shingled pent eave was positioned below each of the two sections on this gable. Adding to the visual complexity was a plain curved bargeboard which terminated in each section on either side of the pent eave. The east elevation was finished with four inch clapboards on the first story and wooden fish scale shingles on the second. Above this, the gable ridge was identical to the upper half of the south gable. Narrow diagonal boards framed a latticed circular ventilator and a plain curved bargeboard met the wood shingled pent eave on both sides. A major feature of the north (rear) elevation was an enclosed porch. The gable wall above this was also finished with clapboards and exhibited a circular ventilator with an unadorned bargeboard incorporated into boxed cornice returns. The west elevation was the only one without a gable and was finished entirely of clapboards. A veranda with a ballustraded balcony above it extended around the west, south and east elevations of the house.

Original fenestration consisted of double hung windows with a wooden sash.

Current Appearance and Alterations: Many of the original features remain intact, including the architectural frame and massing, the ornamental fish scale shingles and circular ventilators located on the second level, the eaves, and several of the double-hung wooden windows. The alterations that have been made over time have not appreciably altered the appearance of the Osborn House as described above. On the north elevation, or backside of the house, the enclosed porch has been infilled to create a roofed addition to the first floor. Around 1946, the veranda on the west elevation was removed and replaced on the south by a porch with a wood shingled shed roof. This porch incorporated four posts from the original veranda. About the same time, a second floor entryway on the west facade was sealed. In 1975, two windows on the west elevation were removed and finished with clapboard. Six aluminum frame windows on the first floor and one on the south elevation on the second floor have replaced the original wooden double-hung windows that were too damaged to repair. Small cement piers have been placed under the foundation sills to stabilize the structure. All of these alterations were completed in 1975.

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Interior: There are three rooms on the first floor. A non-bearing foyer wall was removed to increase the dimensions of the front, family room, and the kitchen was expanded by removing a portion of the rear porch wall. The second floor configuration is intact and includes three bedrooms and two closets off of a stairway and hall. All of the ceilings and walls are presently finished with beaverboard, panelling or sheetrock, but the remains of the cloth-backed wallpaper are still evident in exposed areas. Other remaining original interior details include: the floors, stairs, some doors and most door jambs.

Site: The Osborn House occupies the same 100' x 137' parcel of land that it did when it was constructed.

Integrity: Recent restoration involved the removal of the original clapboards to facilitate the installation of insulation. These clapboards have been replaced with new clapboards of the original dimension and material, so that this change has had a minimal impact on the architectural character and form of the property. The original fish scale shingles on the upper level have remained in place. The front porch was reconstructed in 1986 to a close approximation of the original design, based upon a historic photograph. Also in 1986, a new and appropriate wood shingle roof was applied.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Period of Significance

Significant Dates

ARCHITECTURE

1898-1941

1898

Cultural Affiliation

NA

Significant Person

Architect/Builder

William L. Osborn, builder

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

8. Statement of Significance

SUMMARY

The William L. Osborn House, constructed circa 1898, is significant under National Register Criterion "C." As the only wooden Queen Anne residence remaining in Phoenix, Arizona, the Osborn House is the best and only remaining example of this architectural style. It clearly conveys the steeply pitched cross gable roof with exposed dormers characteristic of the style, and has original shingle work in the gable ends. Despite minor modifications, the Osborn House conveys a high degree of architectural integrity. The period of significance runs from the construction of the house through the end of the historic period, reflecting the building's continuing importance.

HISTORIC CONTEXT

In the middle of the 19th century, the land surrounding and including the Salt River Valley in Arizona was typical of the desert southwest. Receiving less than seven inches of rain annually, the arid soil and extreme summer temperatures did not initially attract settlers of the western movement. Other than a few scattered Indian tribes that used the Valley as a part of their hunting and foraging grounds, the land upon which the City of Phoenix would ultimately grow and prosper was a desolate, untamed and barren stretch of ground.

The origins of the city are commonly accepted as beginning with the permanent camp of John Y. T. Smith, established near the Salt River in 1865. This was soon followed by the construction of the Salt River Valley's first historic era irrigation canal by Captain Jack Swilling in 1868, who had rediscovered the ditches of the ancient Hohokam Indians. 1868 also marked the year that the Salt River Valley was opened to homesteading. Initial land surveys of the Valley were conducted at this time, and settlers began to recognize the agricultural potential of the Salt River Valley. The formal townsite of the

See continuation sheet

9. Major Bibliographical References

Arizona Republican. Phoenix, Arizona.

Janus Associates, Inc. An Initial Survey of Historic Resources Within the Phoenix Metroplitan Area, Maricopa County, Arizona. February, 1977.

Phoenix: Nineteenth Century Architecture. City of Phoenix Planning Department, 1991.

Luckingham, Bradford. Phoenix: The History of a Southwestern Metropolis. Tucson: University of Arizona Press, 1989.

Mawn, Geoffrey P. "Phoenix, Arizona: Central City of the Southwest, 1870-1920." Ph.D. dissertation, Arizona State University, 1979.

Phoenix City Directories, Phoenix, Arizona, 1892-1940.

See continuation sheet

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

Specify repository: _____

10. Geographical Data

Acreage of property .25 acre

UTM References

A 1 2 3 9 8 7 2 0 3 7 0 2 2 3 0
 Zone Easting Northing

C _____

B _____
 Zone Easting Northing

D _____

See continuation sheet

Verbal Boundary Description

Lots 5 and 7 of Block "K", University Addition, Phoenix, Arizona. The Osborn House is located on the same 100' by 137' parcel at 1266 West Pierce that it did when it was constructed.

See continuation sheet

Boundary Justification

The building stands on the same lot where it was constructed.

See continuation sheet

11. Form Prepared By

name/title Jay C. Ziemann, Historian, Helene Threadgill
 organization State Historic Preservation Office date January 7, 1991
 street & number 800 West Washington, Suite 415 telephone (602) 542-4174
 city or town Phoenix state Arizona zip code 85007

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city of Phoenix was laid out in 1871 by William Hancock. It was Hancock who built an adobe building near the center of the townsite that is generally considered to be the earliest permanent structure in Phoenix.

John P. Osborn originally came to the state of Arizona in 1864, when he settled with his wife and seven children near Prescott. In January 1865, one of his sons, William L. Osborn, was the member of an eight man party who left Prescott and established a farming settlement on the banks of the Verde River, which was located about five miles below the present day town of Camp Verde, and north of Phoenix. In 1869, William Osborn was accompanied by his wife and became one of the first homesteaders to settle near Phoenix. In 1875, William Osborn sold his homestead and returned to Prescott. Two years later, he moved back to the Salt River valley and homesteaded a second 160 acres. William operated a dairy farm on the present site of Phoenix College (present day 12th Avenue and Thomas Road) for nearly twenty years. In 1898 after financial problems ruined the farm, Osborn moved into the newly constructed wooden Queen Anne style home on Ohio Street in the University Addition in the city of Phoenix (the street name and address was later changed to 1266 West Pierce).

Irrigation afforded by the expansion of the canal system throughout the Valley in the 1870s allowed Phoenix and the surrounding agricultural communities to grow dramatically. By 1877 there were said to be five hundred persons in Phoenix. The city remained a relatively small, agricultural settlement until the Territorial Capitol was moved to Phoenix from Prescott in 1889. That year effectively ends the earliest settlement period of Territorial Phoenix. Although the city grew in prominence as a government and trading center, development was slow until the completion of the Roosevelt Dam in 1911, which provided a more stable water supply for the local farmers, and the granting of Arizona statehood in 1912.

ARCHITECTURAL CONTEXT-LOCAL

Architecturally, the Phoenix townsite in the initial years of settlement consisted primarily of one story adobe structures, due to the limitation of available lumber and other building materials in the central Arizona desert. Materials and lumber had to be imported from the Prescott area to the northwest, as well as overland from California. Importation of building supplies was greatly facilitated by the completion of the Southern Pacific railway to the community of Maricopa Wells, south of Phoenix, in 1879. In the subsequent years, architectural development began to follow a more conventional course. A few examples of Second Empire style commercial and civic

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buildings were constructed during this period, but there is no documentation that the style was ever commonly used in residential homes. Phoenix's residential architecture during this period was dominated primarily by variations of Queen Anne style buildings, based upon designs imported from San Francisco. By the 1880s, bricks were being produced locally which allowed for the construction of more elaborate residences, which were almost exclusively in the Queen Anne style. The Evans House, constructed in 1893 (listed on the National Register September 1, 1976), the Rosson House, constructed in 1895 (listed on the National Register June 3, 1971), and the Petersen House, constructed in 1892, (listed on the National Register January 5, 1978) were all ornate, brick Queen Anne style residences. A recent thematic survey of pre-1900 architecture in the City of Phoenix, identified 125 buildings which have survived from the 19th century. Of these 125, several examples of the brick Queen Anne's remain in Phoenix, but the wooden framed Osborn House is the last remaining example, of this once common type.

INTEGRITY:

In form and design, the Osborn House clearly exhibits the characteristics of the Queen Anne style of the late 1890s. The asymmetrical massing, steeply pitched cross gabled roof and ornamental detailing are hallmark features of the Queen Anne style. Restoration, consistent with the original construction and appearance, have only enhanced the building. The minor alterations that have been made have not compromised the overall form or architectural character of the house.