

United States Department of the Interior
National Park Service



631

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets (NPS Form 10-900a).

1. Name of Property

Historic name el chaparral (note: the historic name is lower-case)

Other names/site number _____

2. Location

street & number 4935 East Lafayette Boulevard not for publication

city of town Phoenix vicinity

State Arizona code AZ county Maricopa code 013 zip code 85018

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

___ national ___ statewide local

James W. Garrison
Signature of certifying official

20 JULY 2011
Date

State Historic Preservation Officer AZ STATE PARKS/SHPO
Title State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Edson H. Beall
Signature of the Keeper Date of Action 9-8-11

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

| | |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | Private |
| <input type="checkbox"/> | public - Local |
| <input type="checkbox"/> | public - State |
| <input type="checkbox"/> | public - Federal |

| | |
|-------------------------------------|-------------|
| <input checked="" type="checkbox"/> | building(s) |
| <input type="checkbox"/> | District |
| <input type="checkbox"/> | Site |
| <input type="checkbox"/> | Structure |
| <input type="checkbox"/> | Object |

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 3 | | buildings |
| | | sites |
| 1 | 2 | structures |
| | | objects |
| 4 | 2 | Total |

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

MODERN MOVEMENT

foundation: CONCRETE

Minimal Traditional

walls: BRICK

roof: CERAMIC TILE

other:

Narrative Description

Summary Paragraph

el chaparral is a rural estate home consisting of a complex of buildings built in 1937-1938 and influenced by the Minimal Traditional Style. The main house is single story with an irregular plan and a multi-level, low-pitched, hipped and gabled roof with box cornice and shallow overhanging eaves and sheathed with flat ceramic tiles. The foundation is concrete and the walls are brick. A two-story guesthouse and single story garage/tractor barn, originally built at the same time as the main house, share similar construction features and are contributors to this nomination, as is a swimming pool. Two recently constructed stand-alone, open-air shelters are non-contributing. el chaparral is located on three acres, in a prestigious area in northeast Phoenix's. It is a very unique example of a rural estate home and one of only a few remaining in the area.

Narrative Description

el chaparral is located at 4935 East Lafayette Boulevard, in an affluent suburban area in northeast Phoenix, Arizona near the city's boundaries with the cities of Paradise Valley and Scottsdale. The home is situated on three acres and is a complex of painted brick buildings inspired by the Minimal Traditional Style including a main house, guesthouse, and garage/tractor barn. The buildings and swimming pool were originally constructed in 1937-1938 and are all contributors to this nomination. Two additional structures, a carport and an open-air storage shelter, were constructed in the 1990s and are non-contributors. The property is surrounded on three sides by contemporary development, its boundaries delineated by a combination of block walls and mature foliage.

The three-acre lot is rectangular—almost a perfect square—and on a northwest-southeast axis, conforming to the directional layout of an open irrigation ditch—a contributor and the namesake of the Burgess Lateral Historic District—and the parallel and adjacent Lafayette Boulevard. This layout deviates from Phoenix's ubiquitous grid, which is based on the Arizona's cadastral system. Following the same alignment, the main house, located at the front of the complex, has an irregular plan and is set back from the property line, and the historic lateral, approximately 180 feet. It is surrounded by well-maintained landscaping.

el chaparral is entered via a small concrete bridge over the Burgess Lateral and through an iron and wood gate. The front yard of the house has a large circular driveway, paved in decomposed granite and encircling a decorative area with a small pond and fountain. East of the driveway, in the eastern corner of the property, is a desert garden accessed via brick-piered, wooden post and lintel gateways on the north and west. To the southwest of the desert garden are two open-air structures, one for motor vehicles and the other for garden-related equipment. These structures, built in the 1990s, are constructed of wood, on brick piers, with slightly pitched, metal roofs. The carport has four bays and the garden structure has low, brick walled structures for the storage of mulch and other garden products. Southwest of the open-air structures are raised gardens with vegetables, herbs, and grape vines supported by wooden trellises. In the southern corner of the property is a citrus orchard. To the northwest of the orchard, and behind the complex is a soccer field. Northwest of the soccer field, in the west corner is another citrus orchard. Along a strip between the west and north corners and running along northwest of the complex is a grassy area with mature vegetation and an in-ground trampoline.

A low, painted brick wall provides cohesion to the complex by connecting the main house to the guesthouse and garage/tractor barn. The front façade of the main house and wings is approximately 155 feet long. As with all of the contributing buildings in this nomination, the house has a concrete foundation, painted brick walls, and multi-light steel fixed and casement windows with projecting sills. All of the doors are French, multi-light, and steel. The roof of the main house is multi-level, low pitched, gabled on the main house and hipped on the wings, and sheathed in flat ceramic tiles with decorative cupolas on some of the wing ridges. Some eaves are box-corniced while others overhang small projecting roof beams or *vigas* set on top of a narrow horizontal band of brick. The chimneys, one located in the front slope to the right of the entrance, one on the rear, and one on the northeast end of the southeast wing, are low with three horizontal bands projecting outward.

The main entrance to the house is through an opening in the front complex wall. The wall is approximately four feet tall and extends approximately 95 of the 155 feet of the façade, creating a flagstone paved courtyard measuring almost 2,000 square feet. A portico, directly lined up with the gateway in the front wall, leads to a front door in an entry of recessed brick course. On the far left of the front door, a five-foot wall creates an alcove from the front courtyard, with its own wooden arbor covered courtyard area. There is an entrance to the southeast wing of the house via paired French doors. To the right of the doorway are sets of fixed and casement windows along the façade, within and outside of the main front courtyard.

The northeast wall of the southeast wing has a prominent chimney, flanked by fixed and casement windows. The southeast wall has two more windows and a French door with a canvas awning. Connected to the southeast wall is a trellis covered gateway providing entrance to a concrete driveway slab. This driveway leads to the north side of the garage/tractor barn. The garage portion of this building faces northwest and has two garage bays and a storage area accessible from the driveway. The tractor barn access is from the opposite side of the structure, on the south side of the complex. Over the garage portion, the building has a low-pitch, gable roof with small eaves over small projecting *vigas* and flat ceramic tiles. Over the tractor barn portion, the roof is flat, with a deck and arbor accessible via a wooden staircase. The tractor barn portion has a single bay, which has been enclosed and converted into an office. The concrete driveway slab also provides access to the basement, the main house, and the rear of the southeast wing.

The backyard space within the complex is entered from the garage area via an arched gateway. An addition extends from the rear of the main house, built in the late 1950s. The addition has a hip on deck roof with wide overhanging eaves with

boxed cornices. Two sets of French doors open out to the rear, flanked by casement and fixed windows. French doors and casement windows are located on both sides of the addition, providing cross ventilation. A staircase on the northwest side of the addition leads to the deck, which wraps around a tower. The tower has round, fixed multi-light windows on the northwest and southeast, and rectangular fixed multi-light windows on the southeast. A matching set of the latter windows is within the tower allowing light to pass through the central portion of the main house.

The rear side of the northwest wing has a French door entering from near the stairs on the main house addition. The southwest side has fixed and casement windows on the corners, with canvas awnings. Paired French doors enter the northwest end of the wing from the southwest side. A single fixed and casement window lies just beyond the gate on the northwest complex wall.

The wall runs along the southwest side of the complex, extending from the garage/tractor barn to the guesthouse with an opening to the soccer field, a built in fountain, and a small poolside cabana. Another larger cabana, complete with outdoor fireplace, is located on the northwest wall, which extends from the guesthouse to the northwest wing. Both cabana roofs are sheathed in flat ceramic tiles as is the guesthouse, which faces southeast towards the pool.

The guesthouse is a two-story building with a hip on deck roof and small eaves over small projecting *vigas*. A portion of the second floor is supported by piers. French doors lead in to the first floor from the pool area. The second floor has French doors leading to a balcony on the south corner. An additional balcony is accessed via paired French doors with sidelights. This second smaller balcony is flanked by fixed windows. The pool is rectangular and approximately twenty-by-forty feet and is in the same alignment as the rest of the complex.

Integrity

Most of el chaparral appears the way it did when originally built in 1937-1938. However, there have been some modifications. A sunroom was removed from the rear of the house in the 1950s, allowing for an addition and extending the living space into the backyard. At the same time, the guesthouse received a second floor, doubling its livable area. After the family of Carrie Louis Hulburd (granddaughter of the original owners) took possession of the house in the 1990s, some additional changes were made. Since the house was no longer used solely during the winter season, the Hulburds removed an oil-burning heating plant from the basement and added heat pumps to cool the house during the summer. They also added a portico at the entrance to protect visitors from the summer midday sun and enclosed an alcove, formerly used for storing firewood, in the front of the house as part of a kitchen expansion. Also at this same time, the Hulburds added a bathroom to the northwest wing of the house, a chimney to the southeast wing, and converted the tractor barn into a home-office space. These recent changes were performed very sensitively, using similar materials and construction, and fit in seamlessly with the historic architecture. The Hulburds also planted over forty citrus trees south and west of the house, reflective of the orchard that once surrounded much of the complex.

Though the lot where el chaparral is located is smaller than its original twenty-four-acre parcel, it is still larger than most properties in its vicinity; the majority of homes in the area are located on lots smaller than one half acre. The design of the house and the complex is very close to the original and all additions and modifications were performed with like similar materials and workmanship. Some of the buildings in the complex have been altered, but this was done primarily during the period of significance and very sensitively to el chaparral's unique interpretation of the Minimal Traditional Style. Consequently, the complex as a whole continues to contribute to its historic representation, exemplifying el chaparral's association with rural estate development in Phoenix during the first half of the twentieth century, which due to its design, workmanship and materials, projects the look and feel of a rural estate home.

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)

Property is:

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

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1937-1961

Significant Dates

1937-1938

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Edward Loomis Bowes

Period of Significance (justification)

The period of significance encompasses the period between the beginning of construction in 1937 and 1961 when Arcadia area was annexed to the city of Phoenix and the area was no longer considered rural.

Criteria Considerations (explanation, if necessary) N/A

Statement of Significance Summary Paragraph

el chaparral is significant under Criterion A for its association with an early phase of local community planning and development in a prestigious suburban area of northeast Phoenix, Arizona near the city's boundaries with Paradise Valley and Scottsdale. The property is a unique, well-preserved example of rural estate home. Though area has changed considerably since the home's construction in 1937-1938, el chaparral in retaining a high level of integrity creates a tangible historical connection to a rare facet of Phoenix's past.

Narrative Statement of Significance (provide at least one paragraph for each area of significance)

el chaparral is a fine example of is a rare and well-maintained example of a rural estate home, custom designed with Minimal Traditional Style influences. The house is 5,635 square feet in an area where the average house is 2,500 square feet. The lot size is three acres in an area where average lots size is under a quarter acre. Though the lot is smaller than its original twenty-four acres, the design of the house and the complex is very close to the original and all additions and modifications were performed with similar materials and workmanship. Hence, it possesses most of its historic design features and the fabric and texture of the home are still evident in its walls and surfaces. Some of the buildings in the complex have been altered however the alterations do not impact its historic representation. The combined features of large, manicured lot and well-maintained complex convey a sense of feeling and association of rural estate development trends during the period 1920-1940. Though the area has changed considerably since the home's construction in 1937-1938, el chaparral, in retaining a high level of integrity, continues to exemplify the look and feel of a rural estate home.

Developmental history

The history of the development of agricultural lands in the Phoenix area can be divided into two major periods, each with its own distinct land use patterns. These two periods are typically differentiated by the completion of the Roosevelt Dam on the Salt River in 1911, which is considered one of the most important events in local agricultural history. The period of the Phoenix area's history that preceded the construction of the dam, 1867-1911, was characterized by early canal building for irrigation with water from the Salt River, and the settlement, homesteading, and agricultural development of the irrigated lands. Expansion and eventual consolidation of the canal system occurred in the 1880s and 1890s, in conjunction with widespread land speculation and promotional activities. Most ventures revolved around the development of citrus groves and other agricultural products on lots or tracts of twenty acres or more. However, because of the unpredictability of adequate water for irrigation, most undertakings experienced only modest commercial agricultural success. Also, during this period, land ownership patterns included a disproportionately high number of large tracts of land controlled by a few land owners.

By the 1890s, the problems with flooding and drought had brought great hardship to most local farmers and a stable, predictable system of irrigation was seen as the only long term solution. The passage of the National Reclamation Act of 1902 established the Reclamation Service and authorized the agency to implement and finance reclamation projects in the west, such as the construction of dams and storage reservoirs. To qualify, users of reclamation project irrigation systems were required to form cooperative associations to manage the system and pay for improvements financed by the federal government. In 1902, local farmers created the Salt River Valley Water Users Association and federal legislation authorizing the construction of Roosevelt Dam passed the following year. Work on the dam began in 1906 and it was completed five years later. The construction of Roosevelt Dam stabilized the water supply allowing for growth in the Salt River Valley.

The period after the construction of the dam, 1911-1942, was one of significant population growth and development characterized by a steady, controlled system of irrigation, overseen by a water users association, and guided by the laws and regulations under the jurisdiction of the Bureau of Reclamation. With a stable source of water for the Salt River Valley, there was a rapid increase in housing construction in the Phoenix area. Large agricultural properties gave way to smaller farmsteads and an increase in residential growth occurred in agricultural areas peripheral to the city. These changes in landownership patterns led some land speculators to create subdivisions with relatively large five- and ten-acre lots and mandate restrictions on the minimum cost of homes that could be built. *Phoenix: Rural and Estate Architecture*, a study of rural and estate architecture in Phoenix conducted by the Woodward Architecture Group in 1991, and a subsequent report *Arcadia Historic Residential Survey*, referred to properties developed in this manner as rural estates homes. Unlike the farms and ranches in the area, which were developed for subsistence living, the purpose of the rural estate properties was to provide an ambiance of country living in a farm-like setting with some tracts developed with orchards and tree-lined streets.

Rural estate homes were typically located in a prominent location, and set back from the street with a large front yard and well-manicured landscaping. The architecture of rural estate homes typically reflected popular trends, were built with high quality construction, and possessed amenities such as long or carriage driveways and carriage houses. In 1915, Lawrence and Nannie Froman platted the Citrus Homes subdivision, with twenty-five lots ranging from eight to eighteen acres. Unlike most subdivisions in the Phoenix area, which followed the rectangular form of the cadastral survey system, Citrus Homes followed the curvature of the Arizona Canal along its southern boundary. Its northern boundary was a road, created by the Fromans and paralleling the Burgess Lateral, an irrigation ditch watering the subdivision (the contemporary boundaries would be Camelback Road and Lafayette Boulevard to the north, 56th Street to the east, and the Arizona Canal to the south).

The Fromans also created an entrance into Citrus Homes, a road (Arcadia Drive) from the bridge over the Arizona Canal, running between Citrus Home lots 11 and 12, to connect the boundary road to the county road running along the section line south of the canal. The Fromans deeded both the access and entrance roads to Maricopa County as public roads, thereby guaranteeing periodic maintenance. While the name Citrus Homes alluded to the preference for planting citrus orchards, owners also used the land for planting dates, olives and raising cattle and sheep.

As part of the creation of the Citrus Homes subdivision, the Fromans had joined the Salt River Water Users Association, which provided water to most of the subdivision. The northern edge of the Salt River Valley Water Users Association (later known as Salt River Project) service area, was the Burgess Lateral. The land between it and the Arizona Canal could be irrigated, but not the land between the Burgess Lateral and Lafayette Drive. Though part of the same lot, the Citrus Homes property owners had to rely on well water for anything northeast of the lateral.

For the purpose of lateral maintenance access, in 1927, the Bureau of Reclamation moved the Burgess Lateral 180 feet northeast to the south side of Lafayette Boulevard. Though the ditch moved, the rights to the water in the ditch did not stretch to Lafayette Boulevard, only to the lands between the original ditch and the Arizona Canal. Therefore, the lands to the north of the original lateral receive their water from their own wells, or the Arcadia Water Company, which developed wells to irrigate the properties to the north of Lafayette Boulevard. Placement of houses on the Citrus Homes lots prior to 1927, were typically between the original lateral location and Lafayette Boulevard. After 1927, the houses were further back from the street.

el chaparral was built at the behest of its first owners, John J. and Henrietta Louis. In February 1936, the Louis family of Chicago arrived via train in Phoenix for a stay at the newly opened Camelback Inn. A few months after the trip, they purchased lots 10 and 11 in the Citrus Acres subdivision. These two twelve-acre lots, like most within the subdivision, were planted with citrus trees.

To design what would become the Louis's winter vacation home, they enlisted Edward Loomis Bowes, a photographer, engineer, and furniture designer from Evanston, Illinois. Loomis had recently designed the Camelback Inn and the Edward L. Jones house in Phoenix, though he was not a licensed architect. Loomis' design was heavily influenced by the then-contemporary Minimal Traditional Style—a precursor to Ranch Style—that evolved in the 1930s and incorporated popular Revival forms with the Modern and International preference for little ornamentation. However, unlike typical Minimal Traditional homes, which are usually small, Bowes design was for a sprawling compound (see figure 1). Construction began in the fall of 1937 (see figures 2-4) and local craftsmen paid careful detail to the design: a rambling series of buildings and structures that when taken together formed an "enchanted brick and tile hacienda."

The house was constructed with ample windows as well as a sunroom with a glass roof to allow light into the home. The Louis family came to winter vacation in 1938 before the painting and landscaping were complete (see figures 5-7) and christened the property "el chaparral" (in lower case) after rejecting names such as "L'Orangerie" and "Casa Fiasco." In the 1950s, the family removed the sunroom, replacing it with an atrium and built an addition on the rear of the house to add more indoor space. A second floor was also added to the guesthouse.

After World War II, as with many rural areas near Phoenix, Citrus Homes succumbed to local development patterns: higher density development, smaller lots, and homes designed in the Ranch Style. This was especially during the 1950s and 1960s (see figures 8-10), when rural estates in the area were subdivided and many of the homes demolished in the process. Though a house was built on the northern corner of the property for one of the Louis children during the 1960s, el chaparral remained a seasonal residence until the early 1990s, when Henrietta Louis passed away and the property was sold at an estate sale.

The lot was cleared, the citrus trees were removed, and a new forty-one-home subdivision was carved out of the property (see figure 11). Wanting to preserve el chaparral, the family of Henrietta Louis' granddaughter, Carrie Hulburd, purchased three acres in from the middle of the original twenty-four-acre property, which included the house-complex. Minor changes were made to the house to make the home livable year-round, including the installation of modern air-conditioning, addition of a bathroom, and a portico added at the entrance to protect visitors from the midday sun. Today, el chaparral is one of a small number of rural estate homes remaining in this area of Phoenix.

9. Major Bibliographical References

Bibliography

Arcadia Historic Residential Property Survey, Phoenix, Arizona. Phoenix: City of Phoenix, 1993.

Book of Deeds. Phoenix: Maricopa County Recorder's Office, 1937.

Book of Maps. Phoenix: Maricopa County Recorder's Office, 1914.

Hulburd, Jon. "el chaparral." Non-published, 2005.

Phoenix City Directories, 1938-1960.

Phoenix: Rural and Estate Architecture. Phoenix: City of Phoenix, 1991.

Stevenson, Charles F. We Met at Camelback! Kingsport: Kingsport Press, 1968.

| | | |
|---|--|--|
| Previous documentation on file (NPS): | Primary location of additional data: | |
| _____ preliminary determination of individual listing (36 CFR 67 has been | _____ requested | <input checked="" type="checkbox"/> State Historic Preservation Office |
| _____ previously listed in the National Register | _____ previously determined eligible by the National Register | <input type="checkbox"/> Other State agency |
| _____ designated a National Historic Landmark | _____ recorded by Historic American Buildings Survey # _____ | <input type="checkbox"/> Federal agency |
| _____ recorded by Historic American Buildings Survey # _____ | _____ recorded by Historic American Engineering Record # _____ | <input checked="" type="checkbox"/> Local government |
| | | <input checked="" type="checkbox"/> University |
| | | <input checked="" type="checkbox"/> Other |
| | | Name of repository: _____ In possession of owner _____ |

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 3 acres
(do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

| | | | | | | | |
|---|-----------------------------|-----------------------------|-----------------------------|---|-----------------------------|-----------------------------|-----------------------------|
| 1 | <u>12</u> | <u>445578</u> | <u>3684553</u> | 3 | <u> </u> | <u> </u> | <u> </u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| 2 | <u> </u> | <u> </u> | <u> </u> | 4 | <u> </u> | <u> </u> | <u> </u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |

Verbal Boundary Description

The boundary of the property is that of Maricopa County Assessor's parcel numbers 172-38-005-C and E, which is the remaining portion of lots 10 and 11 of the Citrus Homes subdivision.

Boundary Justification

The three acres are the remaining vestige of once twenty-four acre el chaparral property.

11. Form Prepared By

name/title Vincent Murray, Historian

organization Arizona Historical Research date July 7, 2011

street & number 5025 North Central Avenue, Suite 575 telephone (480) 829-0267

city or town Phoenix state AZ zip code 85012

e-mail vince@azhistory.net

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Photograph List

Photographer: Vincent Murray

Date Photographed: May 13, 2010.

Description of Photograph(s) and number:

1. Front façade, facing southwest.
2. Landscape and carport-like structures, facing south.
3. Landscape and front façade of southeast wing, facing southwest.
4. Front façade of southeast wing, facing southwest.
5. Garage area, facing southwest.
6. Garage, facing southwest.
7. Gate to backyard, facing northeast.
8. Tractor barn, facing northeast.
9. Guesthouse, facing north.
10. Guesthouse, facing northwest.
11. Rear addition, facing northeast.
12. Rear addition, facing east.
13. Northwest wing and addition, facing north.
14. Northwest wing and addition, facing south.
15. West side landscape, facing southwest.
16. Landscape and front façade of northwest wing, facing southwest.
17. Front façade of northwest wing, facing southwest.
18. Front courtyard, facing southeast.

el chaparral
Name of Property

Maricopa County, Arizona
County and State

Property Owner

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

name Carrie L. and John R. Hulburd

street & number 4935 East Lafayette Boulevard

telephone (602) 615-6400

city or town Phoenix

state AZ zip code 85018

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

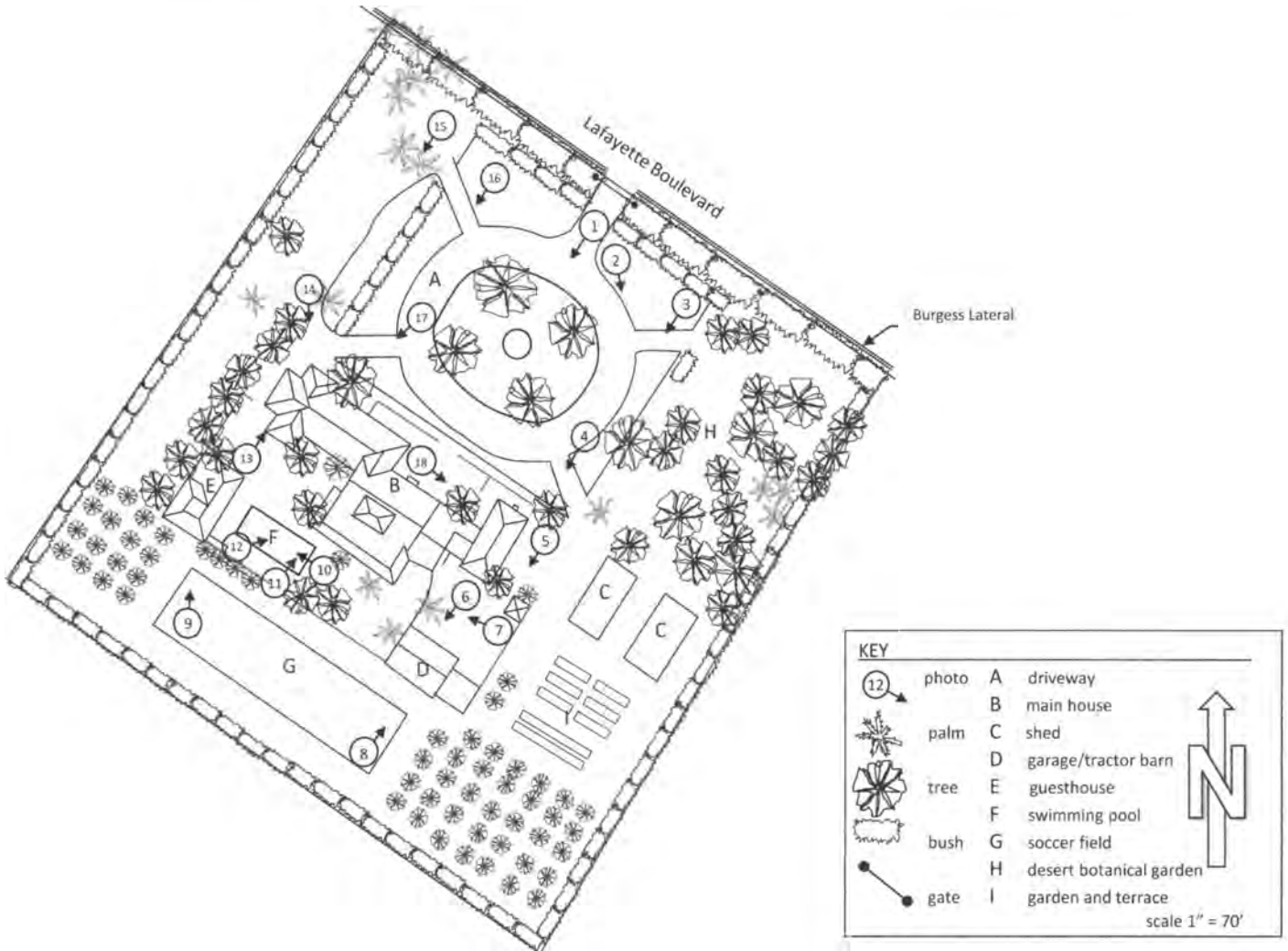
National Register of Historic Places Continuation Sheet

el chaparral
Name of Property

Maricopa County, Arizona
County and State

Additional Documentation Page 11

Name of multiple property listing (if applicable)



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

el chaparral

Name of Property

Maricopa County, Arizona

County and State

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Name of multiple property listing (if applicable)

List of Figures

- Figure 1. el chaparral model, by Edward Loomis Bowes, 1937.
- Figure 2. el chaparral under construction, 1937.
- Figure 3. el chaparral under construction, 1937.
- Figure 4. el chaparral under construction, 1937.
- Figure 5. el chaparral completed, 1938.
- Figure 6. el chaparral completed, 1938.
- Figure 7. el chaparral completed, 1938.
- Figure 8. Aerial of el chaparral and area, 1949.
- Figure 9. Aerial of el chaparral and area, 1959.
- Figure 10. Aerial of el chaparral and area, 1969.
- Figure 11. Aerial of el chaparral and area, 2001.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

el chaparral
Name of Property

Maricopa County, Arizona
County and State

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Name of multiple property listing (if applicable)

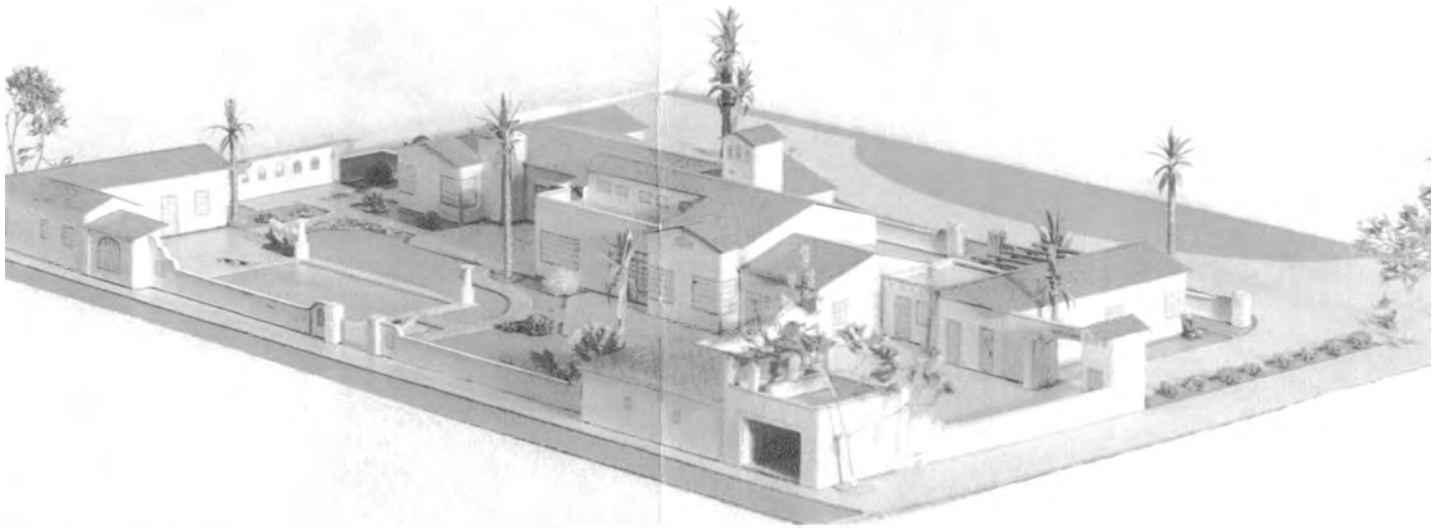


Figure 1. el chaparral model by Edward Loomis Bowes, 1937. Courtesy of Hulburd Family.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

el chaparral

Name of Property

Maricopa County, Arizona

County and State

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Name of multiple property listing (if applicable)

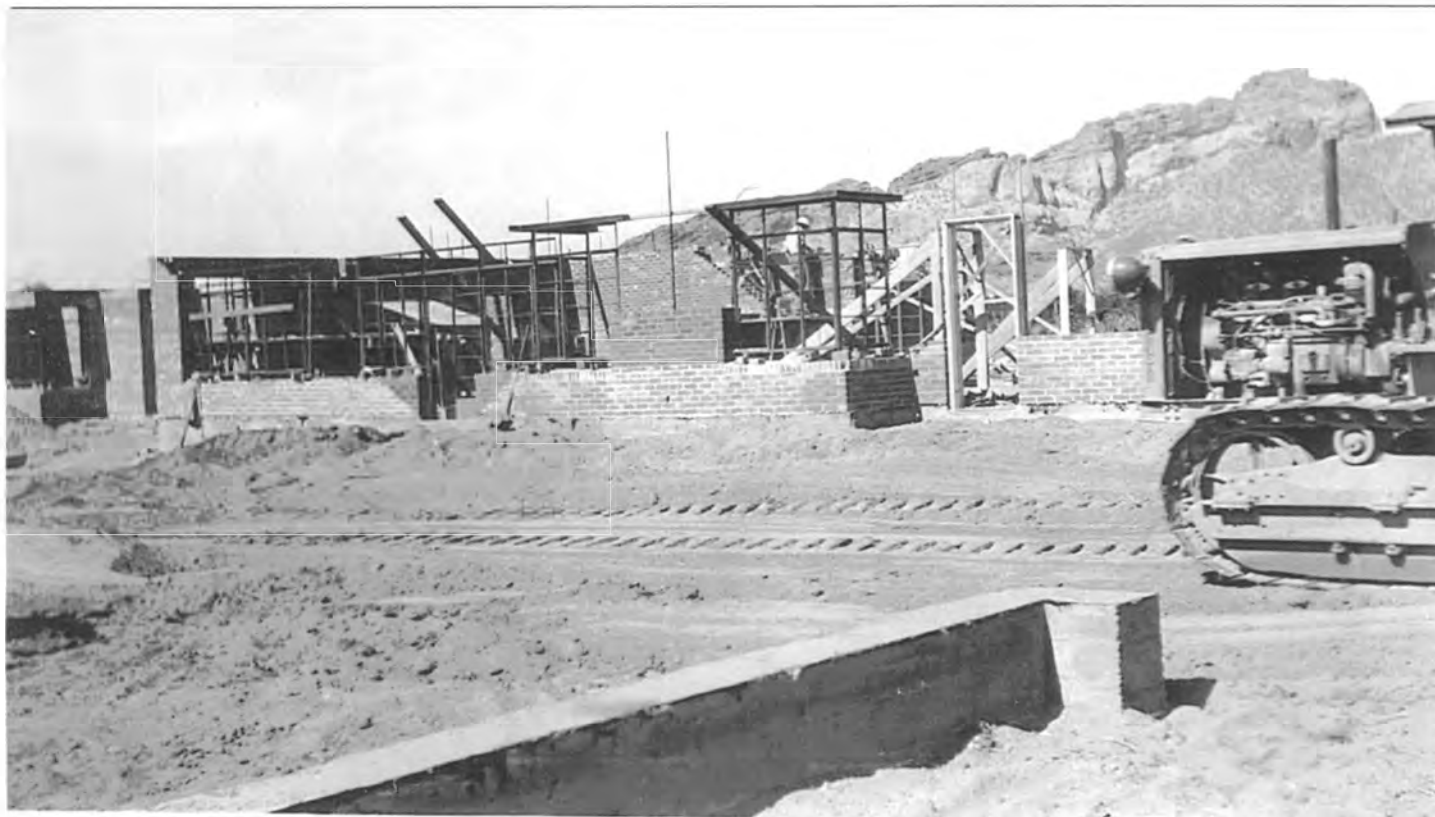


Figure 2. el chaparral under construction, 1937. Courtesy of Hulburd Family.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

el chaparral

Name of Property

Maricopa County, Arizona

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Additional Documentation

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Name of multiple property listing (if applicable)



Figure 3. el chaparral under construction, 1937. Courtesy of Hulburd Family.

United States Department of the Interior
National Park Service

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el chaparral
Name of Property

Maricopa County, Arizona
County and State

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Figure 4. el chaparral under construction, 1937. Courtesy of Hulburd Family.

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National Park Service

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el chaparral

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Figure 5. el chaparral completed, 1938. Courtesy of Hulburd Family.

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National Park Service

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el chaparral

Name of Property

Maricopa County, Arizona

County and State

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Figure 6. el chaparral completed, 1938. Courtesy of Hulburd Family.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

el chaparral
Name of Property

Maricopa County, Arizona
County and State

Additional Documentation Page 19

Name of multiple property listing (if applicable)

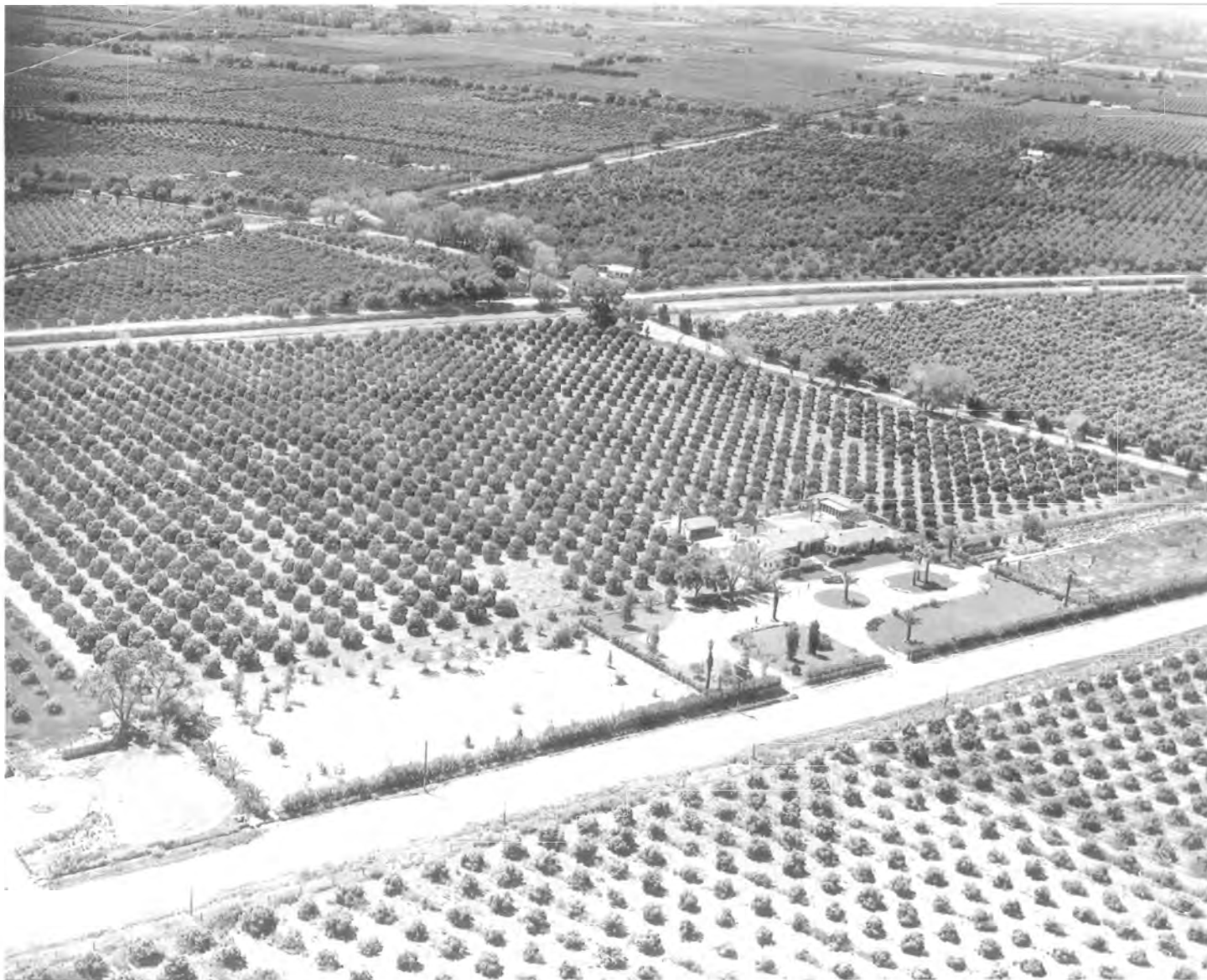


Figure 7. el chaparral completed, 1938. Courtesy of Hulburd Family.

United States Department of the Interior
National Park Service

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el chaparral
Name of Property

Maricopa County, Arizona
County and State

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Name of multiple property listing (if applicable)



Figure 8. Aerial photograph of el chaparral (center of photograph) and area, 1949. Courtesy of the Flood Control District of Maricopa County.

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National Park Service

National Register of Historic Places Continuation Sheet

el chaparral
Name of Property

Maricopa County, Arizona
County and State

Additional Documentation Page 21

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Figure 9. Aerial photograph of el chaparral (center) and area, 1959. Courtesy of the Flood Control District of Maricopa County.

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National Park Service

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el chaparral
Name of Property

Maricopa County, Arizona
County and State

Additional Documentation Page 22

Name of multiple property listing (if applicable)



Figure 10. Aerial photograph of el chaparral (center) and area, 1969. Courtesy of the Flood Control District of Maricopa County.

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National Park Service

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el chaparral
Name of Property

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County and State

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Name of multiple property listing (if applicable)



Figure 11. Aerial photograph of el chaparral (center) and area, 2001. Courtesy of the Flood Control District of Maricopa County.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY el chaparral
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 7/29/11 DATE OF PENDING LIST: 8/24/11
DATE OF 16TH DAY: 9/08/11 DATE OF 45TH DAY: 9/13/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000631

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9.8.11 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



1. el chaparral

Maricopa County, Arizona



2. el chaparral
Maricopa County, Arizona



3. el chaparral

Maricopa County, Arizona



4. el chaparral

Maricopa County, Arizona



4. el chapp chaparral

5. Maricopa County, Arizona



6. el chaparral

Maricopa County, Arizona



7. el chaparral

Maricopa County, Arizona



8. el chaparral
Maricopa County, Arizona



9. el chaparral
Maricopa County, Arizona



10. el chaparral

◁ Maricopa County, Arizona



11. el chaparral
Maricopa County, Arizona



12. el chaparral

Maricopa County, Arizona



13. el chaparral

Maricopa County, Arizona



14. el chaparral

Maricopa County, Arizona



15. el chaparral
Maricopa County, Arizona



16. el chaparral
Maricopa County, Arizona

Kodak
Photo Paper

Kodak
Photo Paper

Kodak
Photo Paper



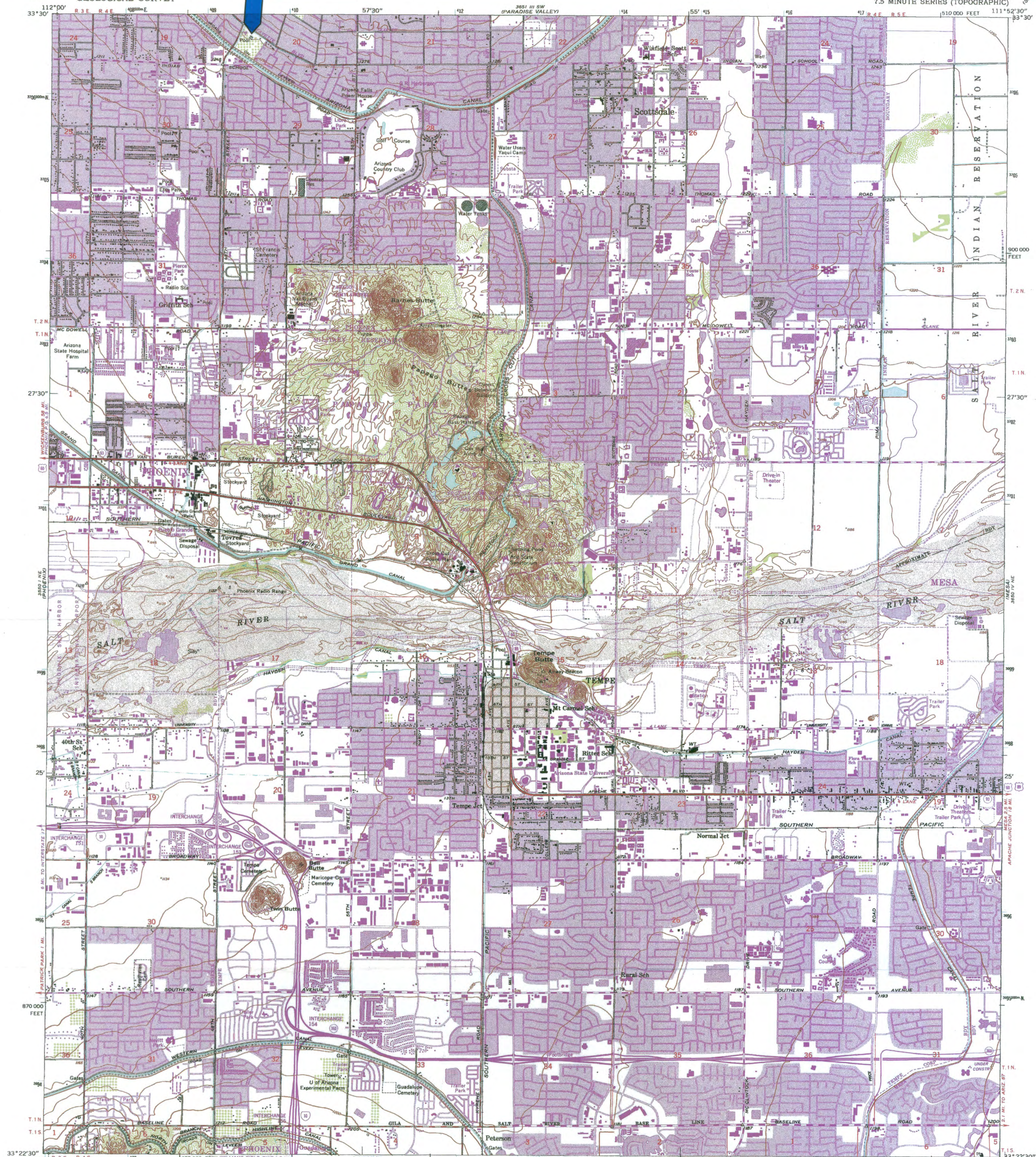
17. el chaparral

Maricopa County, Arizona



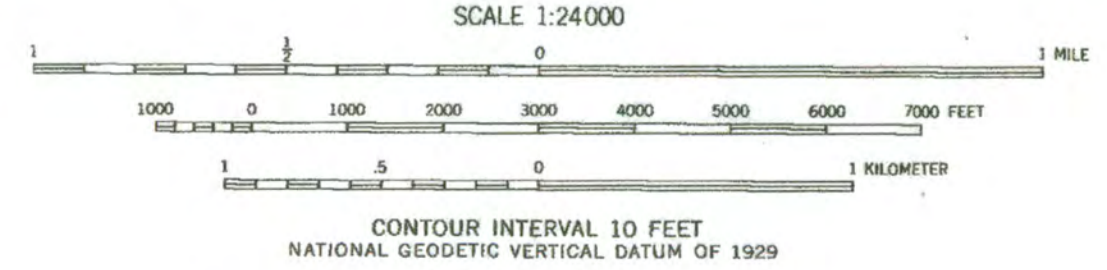
18. el chaparral
Maricopa County, Arizona

el Chaparral
Phoenix, AZ



Mapped by the Army Map Service
Published for civil use by the Geological Survey
Control by USGS, NOS/NOAA and USCE
Topography by photogrammetric methods from aerial
photographs taken 1951. Field checked 1952
Polyconic projection, 10,000-foot grid ticks based on
Arizona coordinate system, central zone
1000-meter Universal Transverse Mercator grid ticks,
zone 12, shown in blue. 1927 North American Datum
To place on the predicted North American Datum 1983
move the projection lines 2 meters south and
65 meters east as shown by dashed corner ticks
Red tint indicates area in which only landmark buildings are shown
There may be private inholdings within the boundaries of
the National or State reservations shown on this map

UTM GRID AND 1982 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET
Revisions shown in purple and woodland compiled by the
Geological Survey from aerial photographs taken 1978 and
other sources. This information not field checked
Map edited 1982
Purple tint indicates extension of urban areas



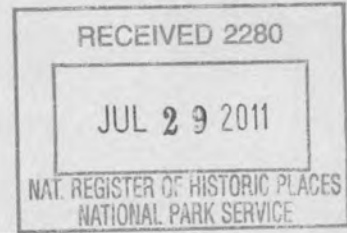
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



ROAD CLASSIFICATION
Primary highway, all weather, hard surface
Secondary highway, all weather, hard surface
Light-duty road, all weather, improved surface
Unimproved road, fair or dry weather
Interstate Route U.S. Route State Route

TEMPE, ARIZ.
N3322.5-W11152.5/7.5
1952
PHOTOREVISED 1982
DMA 3650 IV-N-SERIES V698





July 25, 2011

Carol Shull
Keeper of the National Register
National Park Service
1201 Eye Street, NW 8th Floor (MS2280)
Washington, D.C. 2005-5905

Janice K. Brewer
Governor

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Arizona State Parks
1300 W. Washington
Phoenix, AZ 85007

Tel & TTY: 602.542.4174
AZStateParks.com

800.285.3703 from
(520 & 928) area codes

General Fax:
602.542.4180

Director's Office Fax:
602.542.4188

**RE: el chaparral at 4935 East Lafayette Boulevard
Phoenix, Maricopa, Arizona**

Dear Ms. Shull:

I am pleased to submit the National Register of Historic Places Registration Form for the property referenced above.

Accompanying documentation is enclosed, as required. Should you have any questions or concerns please contact me at vstrang@azstateparks.gov or at 602.542.4662.

Sincerely,

Vivia Strang, CPM
National Register Coordinator
State Historic Preservation Office

Enclosures

VS:vs

Arizona®
State Parks

