

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received DEC 1 1983
date entered

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

1. Name

historic Pieri-Elliott House

and/or common The Old Manse

2. Location

street & number 767 East Moreland St. N/A not for publication

city, town Phoenix N/A vicinity of

state Arizona code 04 county Maricopa code 013

3. Classification

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

4. Owner of Property

name Eugenia Marie Gass Lenz

street & number 767 East Moreland

city, town Phoenix N/A vicinity of state Arizona

5. Location of Legal Description

courthouse, registry of deeds, etc. Maricopa County Recorders Office

street & number 111 South Third Avenue

city, town Phoenix state Arizona

6. Representation in Existing Surveys

An Initial Survey and Overview of Historic Resources within the Phoenix Metropolitan Study Area
title Prepared by the Arizona State Historic Preservation Office for the U.S. Army Corps of Engineers, Los Angeles District
date 1977 has this property been determined eligible? yes no
 federal state county local

depository for survey records Arizona State Historic Preservation Office

city, town 1688 West Adams, Phoenix state Arizona

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

Describe the present and original (if known) physical appearance

SUMMARY/CONTEXT

The Pieri-Elliot House, constructed in 1920-1922, is a two-story, stuccoed, concrete block, Prairie Style residence generally characterized by a cubical form, a projecting horizontal cornice, geometric shaped voids, and a high level of integrity. It is sited on a rectangular lot facing north on the southwest corner of East Moreland and 9th Street in downtown Phoenix, Arizona. Associated with the main house and located to the rear is a garage constructed of smooth river cobbles. A low wall of the same material encloses the yard and connects the two structures. The surrounding environment includes a swath of vacant land to the north, cleared in preparation for the construction of the Papago Freeway and, to the east, west, and south, a dense mix of early twentieth century residential structures.

ARCHITECTURAL DESCRIPTION

Exterior

The main (north) facade is articulated by a porch offset on the west side with access through a central round arched opening. Four jardinieres (planter urns), supported by low square piers on each corner and framing the entry, provide the major orientation for this elevation.

The north and west openings of the porch are rectangular and are joined by a square corner post. The porch features a wide ten-over-one window flanked by narrow four-over-one units and a wooden door with glass panels.

Three symmetrically placed multiple light, double-hung windows punctuate the second story. The central window features a small wrought iron balcony supported by two scrolled brackets.

A simple projecting wood frame cornice with molded fascia and a plastered soffit is positioned above the second level windows on all elevations. A small spherical fluted bracket is located below at each corner. The cornice is repeated on a smaller scale above a bay window on the east and below a rear balcony. It is one of the major architectural features of the house and provides it with a decidedly Prairie Style feeling in contrast to the cubical massing.

The east elevation features a first floor bay window with a horizontal ten light window topped by the cornice. Other windows on this elevation include two pairs of double-hung units on the first floor and, on the second floor, a double-hung unit on the north and two sets of multiple light casements on the south. A third cornice situated below the rear balcony wraps around the southeast corner at the second floor level.

The rear, or south elevation, is highlighted by the second story balcony enclosed by a low horizontal wall. Two jardinieres identical to those on the front are positioned at each corner of the balcony. A service porch on the first floor supports the balcony, and the projecting cornice visually divides the two levels. To the west, a small door leads to the partial basement under the kitchen. Multiple light casements with wood sash frame the chimney on each level.

(See Continuation Sheet)

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Fenestration on the west elevation includes asymmetrically placed, double-hung wood sash windows on each level. The front porch creates a rectangular opening on the north side.

Interior

The 2,000+ square foot interior includes a living room with fireplace, dining room, kitchen, service porch, bathroom, and central hall on the first floor. A double-run stairway with newel post and balustrade leads to the second floor. This level is composed of four bedrooms, a bath, and the balcony/sun deck off one bedroom.

Original interior features, among others, include the fireplace and wall-to-wall mantel, built-in cabinetry and book cases, French doors on each floor, a mirrored buffet, terrazzo balcony and kitchen floors, counters, picture moldings, original light fixtures (including glassed sconces framing the buffet and one atop the newel post), and hardwood floors.

Garage and Wall

The Pieri-Elliot House is connected to a two-bay, river cobble garage by a river cobble wall surmounted by wrought iron pickets. The concrete capped wall, including the pickets, is approximately 4'6" high and encloses the backyard. The posts are wired for electric lights.

The garage is a rectangular structure with a flat galvanized iron roof and a mechanic's pit. Double wooden doors provide access from the east. Two window openings and a door are located on the north.

INTEGRITY

The Pieri-Elliot House property exhibits an extremely high level of architectural integrity. From its construction in the early 1920's to the present, it has received consistent and sensitive maintenance. All of the original exterior and interior architectural appointments remain intact and well preserved.

8. Significance

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

Specific dates 1920–1922 **Builder/Architect** Paul Pieri/A.J. Knapp

Statement of Significance (in one paragraph)

SUMMARY

The Pieri-Elliott House, constructed of hollow concrete blocks between 1920 and 1922, was determined eligible for the National Register of Historic Places in 1977. This action took place under Section 36 CFR 800.67 of the National Historic Preservation Act of 1966, as amended. The documentation submitted to the National Register was referenced in the Determination of Eligibility Notification which acknowledged the property as "an example of a simplified Spanish Colonial Revival Style house of high design quality". However, the primary architectural statement of the Pieri-Elliott House can be interpreted as Prairie Style, and it is significant as a rare local example of this style.

HISTORICAL CONTEXT

Paul Pieri was born in Marseilles, France, in 1888 and emigrated to the United States in 1901. He grew up in California and ultimately entered the business field, establishing the Western Pipe and Steel Company in Fresno. In 1920 he moved his family to Phoenix, Arizona, and established the business in the burgeoning desert city of Phoenix.

In planning for the construction of his residence, it is known that Pieri sketched his ideas for local Phoenix architect, A. J. (Jake) Knapp. (It is surmised that Pieri was influenced by Mediterranean architectural forms in his homeland, as well as the contemporary Spanish-derived revivals then sweeping the American west. This influence is evidenced in the structure's Spanish Colonial Revival elements which are discussed later.)

Knapp, who was active in Phoenix throughout the 1920's, then drew the more detailed construction plans. Little is known about his exact role in the design of this house or the extent of his work in Phoenix during this period. The place which this work holds within the context of his career has yet to be determined, but it may be significant.

In addition to assisting in the planning for his residence, Mr. Pieri actively participated in the construction process. He designed and fabricated the steel molds for the hollow concrete blocks which were poured on location. He fabricated the heavy steel beams which frame the basement ceiling and support the kitchen above. The wrought iron gate to the back yard, the driveway gates, and all iron ornamentation on the rock wall and elsewhere were fabricated in his shop. He likewise designed and made the steel molds for the two-foot tall jardinieres that adorn the corners of the house and rear sun deck.

Pieri resided in the house from the time of its completion until 1946 when it was sold to Adolph Gass. A daughter, Genevieve Gass Elliott, and her family also lived in the home, and the property was thus identified as the Pieri-Elliott House in the Determination of Eligibility documentation.

(See Continuation Sheet)

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property Less/Acre

Quadrangle name Phoenix

Quadrangle scale 1:24,000

UTM References

A

1	2	4	0	1	3	6	8	3	7	0	2	7	1	8
Zone			Easting					Northing						

B

Zone			Easting					Northing						

C

Zone			Easting					Northing						

D

Zone			Easting					Northing						

E

Zone			Easting					Northing						

F

Zone			Easting					Northing						

G

Zone			Easting					Northing						

H

Zone			Easting					Northing						

Verbal boundary description and justification

Part of Lot 18, Brill's Addition

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

state N/A code county code

state code county code

11. Form Prepared By

name/title Bill Perreault, Historian/Registrar (with information provided by Marie Gass Lenz and Don Lenz)

organization Arizona State Historic Preservation Office date 9/15/83

street & number 1688 West Adams telephone (602) 255-4174

city or town Phoenix state Arizona 85007

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature Donna J. Schuber

title State Historic Preservation Officer date November 28, 1983

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

Michelle Byers Entered in the National Register date 12/29/83

Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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Adolph Gass was one of five brothers who were major restaurateurs in Phoenix, owning and operating the Gass Brothers Chop House in downtown Phoenix. The house is currently owned by another daughter Eugenia Marie Gass Lenz.

ARCHITECTURAL CONTEXT/SIGNIFICANCE

The Pieri-Elliot House is situated within an extensive series of early twentieth century residential subdivisions located north of Phoenix's historic commercial center. These neighborhoods are comprised of a full range of historic architectural resources, including Bungalows, various Period Revivals, and many eclectic forms.

Within this context, a small number of the eclectic forms combine Bungalow and Prairie Style elements, labeled "Airplane Bungalows" in the local architectural nomenclature. The Pieri-Elliot House, unlike the few Airplane Bungalows, features the Prairie Style in combination with Spanish Colonial Revival elements.

Of particular importance on the Pieri-Elliot House is the cornice treatment which, due to its appearance at three distinct levels on the primary elevations, imparts Prairie Style horizontally to the otherwise vertical mass. Other elements critical in quintessential Prairie Style architecture (as embodied in Wright's Frederick Robie House) are the use of urns as vertical elements which play against the building's horizontal planes and the lack of ornamentation on the wall surfaces.

Spanish Colonial Revival elements include the round arched entry, the balconies above the entry and on the rear, the extensive use of wrought iron for the balconets, the exterior light fixtures and gates, and finally, a white monochromatic paint scheme on the exterior.

Within a larger statewide context, only a few properties of this type appear. Designed by noted architect Henry Trost, they are located primarily in Tucson. His legacy includes the Frederick Ronstadt House, individually listed on the National Register of Historic Places, the Lincoln House in Armory Park Historic District, and the Hereford House in El Presidio Historic District. At least one other Prairie Style House by Trost is extant in Warren, a historic mining community in southeastern Arizona. All of these employ Spanish-derived elements and Sullivanesque detailing incorporated into the Prairie Style.

The Pieri-Elliot House possesses architectural significance as the singular example of its style in Phoenix and as one of a limited collection statewide.

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MAJOR BIBLIOGRAPHICAL REFERENCES

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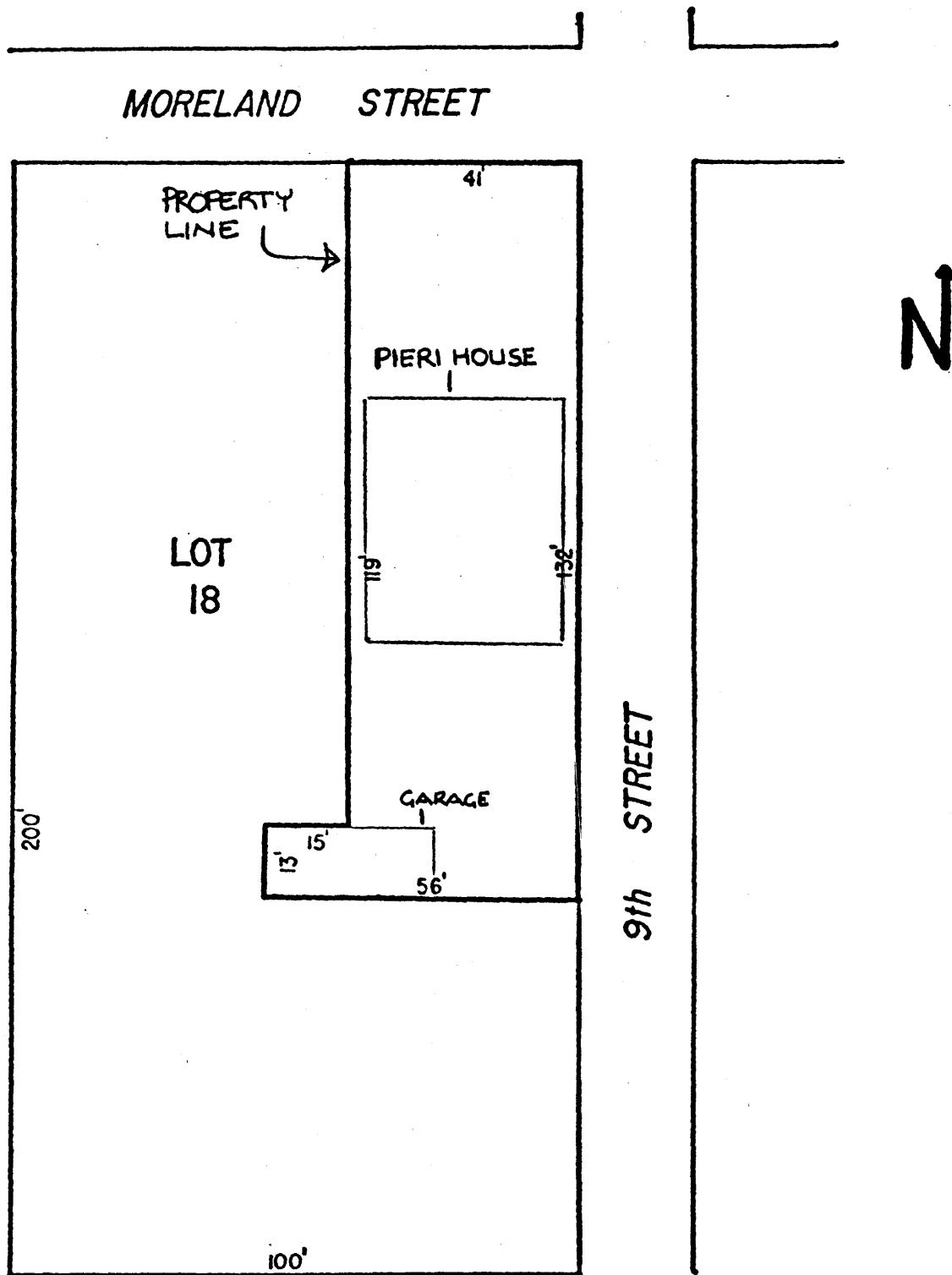
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Phoenix Business Directories. 1920-1928.

Pieri, Horace. Oral interview with V. P. Huntimer, Arizona Department of Transportation.

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Rifkind, Carole. A Field Guide to American Architecture. Plume Publishing, New York, New York, 1980.



Part of lot 18, Block 2, Brill's Addition
book 2, page 45.