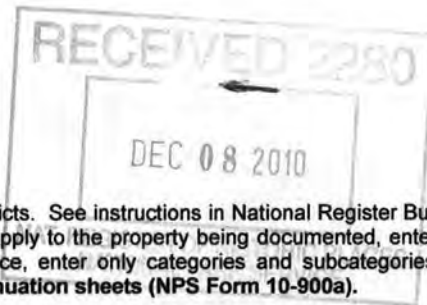


United States Department of the Interior
National Park Service

1163



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 Diller, Adam, House

Other names/site number Lightning "Z" Ranch

2. Location

street & number 8702 North 7th Avenue not for publication

city of 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, 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. Gorman
Signature of certifying official

6 DECEMBER 2010
Date

State Historic Preservation Officer Arizona 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

1-24-11

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.)

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
1	1	buildings
		sites
	7	structures
		objects
1	8	Total

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

Number of contributing resources previously listed in the National Register

North Central Phoenix Farmhouses and Rural Estate Homes

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)

LATE 19TH & EARLY 20TH CENTURY

AMERICAN MOVEMENTS

Bungalow

LATE 19TH & 20TH CENTURY REVIVALS

American Colonial Revival

foundation: CONCRETE

walls: CONCRETE

WOOD: clapboard

roof: ASPHALT: shingle

other:

Narrative Description

Summary Paragraph

The Adam Diller House is a one and one-half-story vernacular house with early bungalow influences. The house has a rectangular plan and a belcast, hipped roof with box corniced eaves and a central dormer. The Diller House was primarily constructed of rusticated block, with a clapboard clad sleeping quarters in the rear. It has a partial width, wraparound front porch supported by Ionic columns on rusticated piers. There is a more contemporary slump block rear addition. Two other buildings are located on the property; a guesthouse/carriage house and a water tower. Both buildings were built around the same time as the house, and of similar materials, but they have been altered substantially and are non-contributors to this nomination. Also non-contributing, though due age, are a ramada, swimming pool, pool house, carport, and a small shed. The Diller House fronts to the east on 7th Avenue. It is an excellent representation of the farmhouse type detailed in the associated Multiple Property Documentation Form, "North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959," and as a rare example of vernacular construction, which is covered in the same MPDF.

Narrative Description

The Adam Diller House is located at 8702 North 7th Avenue in North Central Phoenix. It is a residential property consisting of three buildings and four structures situated on .6 acres. Set back from 7th Avenue forty-six feet, the main residence is a one and one-half-story, 2,700 square foot, early bungalow influenced vernacular farmhouse. There are also a guesthouse house, water tower, carport, ramada, swimming pool, pool house, and a small shed located on the property. All are non-contributors to this nomination; the guesthouse and water tower due to integrity and the rest because of age—they were constructed during the last two decades of the twentieth century.

The .6-acre lot is comparably large for the area; the typical residential lot ranges from one-fourth- to one-third-acre. Originally, the lot was a little over ten acres and part of a larger family owned agricultural area covering sixty acres. It was subdivided over time, becoming its current size in 1952. The Diller House faces 7th Avenue on the east. The lot is surrounded on two sides—north and west—by the Grace Mennonite Church, property donated by Perry Diller in 1969. On the south, are located newer homes built during the 1960s through 1990s.

The landscape is mature with palms dating back to the time the home was constructed. The property is accessible from 7th Avenue via a brick and concrete driveway. The driveway is entered through a setback wrought iron gate. The driveway runs along the south side of the house before making a dogleg between the guesthouse and the pool area to a large concrete recreational vehicle parking area. The gate is part of a wrought iron fence, with concrete block columns, that runs the length of the property along 7th Avenue and approximately 138 feet long the north side of the property. A chain link fence with slats and overgrown with cat claw ivy continues the fence line eighty feet providing the pool area west of the house a modicum of privacy from the church parking lot to the north. Just west of the pool, the fence gives way to a sixteen-foot high slump block wall further separating the home from the church property on the northwest corner and west side.

The Diller House has a rectangular plan with a belcast hipped roof, box corniced eaves, and a central dormer. The porch is partial width, wraparound, and supported by ionic columns on rusticated concrete piers. Windows are wood, double-hung with concrete sills and lintels. The house is primarily constructed of rusticated block—a popular building material in the early twentieth century—with a clapboard clad sleeping quarters in the rear. An addition was built onto the rear of the house in the early 1970s. This addition is constructed of slump block walls—painted to match the house—with a gabled, clerestory roof, and deep eaves and exposed rafters. The roofing is asphalt shingle and chimneys are located on the north slope of the main house, at the transition to the sleeping quarters, at the northeast corner of the sleeping quarters, and on the north wall of the addition. The windows on the main house are wood, double-hung, with concrete sills and lintels. On the sleeping quarters, the windows are single wood casement on the lower floor and paired wood casement on the upper floor. All windows on the sleeping quarters are trimmed with wood. The addition has sliding aluminum and single-hung windows with protruding sills. A circular window is located high in the rear wall.

Behind and directly west of the house is a former water tower, built at the same time as the house and constructed of rusticated blocks. On top of the tower is a small wood framed watchtower-like room, sheathed in wood slats with wood framed, aluminum sliding glass windows. Access to the tower room is via wood stairs with slump block banister. The garage was also built at the same time, and with the same materials as the house and tower. It was converted into a guesthouse in the early twenty-first century. Both the water tower and garage have been altered substantially and are non-contributors to this nomination. A swimming pool, added in the 1970s, is surrounded by wrought iron fence on south and east sides, slatted chain link on north, and slump block wall on west. There is also small bathhouse south of the pool in pool area. Beyond the swimming pool is a storage shed, built in the early twenty-first century. There is also a metal, freestanding carport and a wood and brick freestanding ramada, both erected in the 1990s. These five structures are all non-contributors.

Integrity

The Adam Diller House is iconic in its representation of an early twentieth century farmhouse. The house has very good integrity and, though altered, the addition is to the rear of the house and is not visible from the street. The garage has been converted into a guesthouse and a watchtower-like structure has been erected at the top of the water tower. Hence, neither building is a contributor to this nomination. As is typical with homes from this period, the upstairs sleeping porch has been enclosed, but this is also not visible from the street. The .6-acre lot is significantly smaller than the original ten acres, but is larger than most residential lots in the area. The Diller House's prominent setback, driveway, original architectural materials, design, and workmanship provide for the look and feeling of a 1900s farmhouse when viewed from 7th Avenue exemplifying the house's association with farmhouse development in North Central Phoenix during the first half of the twentieth century.

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)

ARCHITECTURE

Period of Significance

1909-1959

Significant Dates

1909

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Adam Diller and sons.

Period of Significance (justification)

The period of significance is from 1909, when the house was built, to 1959, when the rural area was annexed by the city of Phoenix.

Criteria Considerations (explanation, if necessary) n/a

Statement of Significance Summary Paragraph

The Adam Diller House is a vernacular farmhouse with bungalow and American Colonial Revival influences. It is eligible for the National Register of Historic Places under Criterion C, "Architecture" because it embodies the distinctive characteristics of vernacular architecture that developed in North Central Phoenix during the period 1895 to 1959 as explained in the associated Multiple Property Documentation Form, "North Central Phoenix Farmhouses and Rural Estates Homes, 1895-1959." The house is also associated with early twentieth century concrete block construction.

Narrative Statement of Significance

The Adam Diller House is significant under Criterion C as a rare example of farmhouses described in the MPDF "North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959," because it is a unique example in the North Central

Phoenix area of a vernacular farmhouse with bungalow and American Colonial Revival influences. Its bungalow characteristics are its one and one-half stories, has a rectangular plan with a simple box-like shape, a large porch, and tall, double-hung windows. Its American Colonial Revival characteristics are its precast concrete, classical columns, hip roof with belcast eaves, and hipped roof dormer. Also unique to this home are the rusticated blocks, used for the walls and for the piers under the ionic columns. The house is a well-maintained example of vernacular construction with most of its original architectural integrity intact.

The Diller House is the oldest remaining example of rural farmhouse located in the North Central Phoenix area. The Diller House is also associated with the advent of concrete block construction that occurred locally and nationally during the first three decades of the twentieth century and therefore represents the historic context "Concrete Block Construction in Phoenix, 1900-1930."

Concrete Block Construction in Phoenix, 1900-1930

The modern concrete block industry began with Harmon S. Palmer's invention of a cast iron block machine, which he patented in 1900. Palmer-type hand-operated machines producing single blocks, 1900-1920, characterized the first phase of the industry. In 1902, Palmer founded the Hollow Building Block Company to manufacture his machines and within two years, his company was producing approximately four hundred machines a year. Though Palmer possessed a patent, competitors soon flooded the market with similar machines.

The popularity of concrete block grew phenomenally in the first two decades of the twentieth century with perhaps more than a thousand companies and individuals engaged in manufacturing. This success was due to the increasing availability of an improved and reliable Portland cement. Late nineteenth century improvements in the production of cement, the binder in concrete, increased its reliability and decreased its cost.

Concrete block machines were capable of creating a variety of standard plain and rock faces and molds were available for porch columns, piers, rails, and balusters. The blocks were fireproof, needed little care, and could be made and installed faster than traditional materials, such as brick. They could also be poured at the job site, thereby reducing transportation costs and potential breakage in handling.

During the 1910s and 1920s, the concrete block industry developed new machines, mixtures, and curing methods to improve the product. However, by the 1930s, changes in taste and technology led the industry to shift into greater production of the more utilitarian and less decorative plain-faced blocks.

Developmental History

Adam Diller and his family moved from Ohio to the Salt River Valley in 1906, attracted by the agricultural potential of the area. He and his sons first built a house near 16th and Roosevelt streets. In 1908, he sold that home, purchased forty acres on 7th Avenue, north of Butler Drive (the present location), and built a house at the new site. He and his sons built both homes, using rusticated block manufacturing machine they had taken with them from Ohio. He subdivided the forty acres, reserving ten acres for him and his wife Kathrine. The sons and their respective families acquired the other lots. Within a short time, the families were producing citrus crops on what was locally known as "Diller Row."

Adam died in 1920, and Kathrine the following year, and the property was sold to Juliana R. Bateman in 1923. At the time, the property included "...a nine room dwelling house of cement blocks, cement garage 20 feet by 20 feet, cement water tower and windmill, frame barn 28 feet by 35 feet, cement ditches (and) about 9 and a half acres of citrus in full bearing, with a variety of deciduous trees." Bateman, a retired teacher of deaf children continued to raise citrus on the property and was still listed as a member of the Arizona Citrus Growers Association three years after her death in 1934.

Bateman willed her land to her nephews, Carl and Fred Tupper, though the former died before her own passing. Fred acquired the property from Bateman's estate, and subdivided the property, creating a two and three-quarter-acre lot with the house, water tower, windmill, and garage, and two-plus acres of citrus. This lot was sold to Eugene and Augusta Zielinski. The Zielinskis named their new place the Lightning Z Ranch and continued the Diller's legacy of raising citrus on the property. In 1952, the Zielinskis subdivided the property, carving off two-plus acres of citrus orchards which they sold to Lewis and Twila Peterson. This property was later purchased by Perry Diller, a descendent of Adam Diller, who donated it to the Grace Mennonite Church. The remaining .6 acre lot, with the house, garage, and water tower was sold to Marjorie C. Allan in 1960.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Book of Agreements, vol. 72. Phoenix: Maricopa County Recorder's Office, 1944.

Book of Deeds, vols. 81, 87, 284, and 363. Phoenix: Maricopa County Recorder's Office, 1908, 1909, 1910, 1934, and 1941.

Book of Mortgages, vol. 164. Phoenix: Maricopa County Recorder' Office, 1923.

Book of Miscellaneous, vols. 28, 53, and 61. Phoenix: Maricopa County Recorder's Office, 1908, 1937, and 1941.

"Diller House on Seventh Avenue." *Sunnyslope Historical Society Newsletter*. Phoenix: Sunnyslope Historical Society, Spring 2007.

Murray, Vincent S., and Kevin Weight, "North Central Phoenix Farmhouses and Rural Estate Homes," National Register of Historic Places Multiple Property Documentation Form. Arizona State Historic Preservation Office, 2009.

North Central Corridor Estate Survey: Phoenix, Arizona. Tempe: Woodward Architectural Group, 1993.

Warranty Deed, Docket 2857. Phoenix: Maricopa County Recorder's Office, 1959.

Warranty Deed, Docket 10464. Phoenix: Maricopa County Recorder's Office, 1974.

Weight, Kevin. "Concrete Block Construction in Phoenix, 1900-1930" from "Rezoning Applications Z-78-03-8 and Z-82-03-8: Concrete Block Bungalows." Phoenix: City of Phoenix Historic Preservation Office, 2003.

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: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Less than one acre
(do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>12</u>	<u>399557</u>	<u>3714119</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 (describe the boundaries of the property)

The boundary of the Adam Diller House is the .6-acre property known as Parcel No. 1 and Parcel No. 2 as recorded at the Maricopa County Recorder's Office in Docket 3458, Page 565.

Diller, Adam, House
Name of Property

Maricopa County, Arizona
County and State

Boundary Justification (explain why the boundaries were selected)

The boundary of the Adam Diller House is the current boundary of the property.

11. Form Prepared By

name/title Vincent Murray, Historian
organization Arizona Historical Research date November 30, 2010
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:

Photograph List

Photographer: Vincent Murray

Date Photographed: July 17, 2009

Description of Photograph(s) and number:

1. Façade of front, facing northwest.
2. Façade of front, facing west.
3. Façade of front, facing south west.
4. Southeast corner, facing northwest.
5. Northeast corner, facing southwest.
6. South façade, facing northeast.
7. North façade, facing southeast.
8. Water tower, facing north.
9. Garage/guesthouse, facing west.

Property Owner

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

name Donald R. and Judy A. Lough
street & number 8702 North 7th Avenue telephone (602) 441-4855
city or town Phoenix state AZ zip code 85021

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

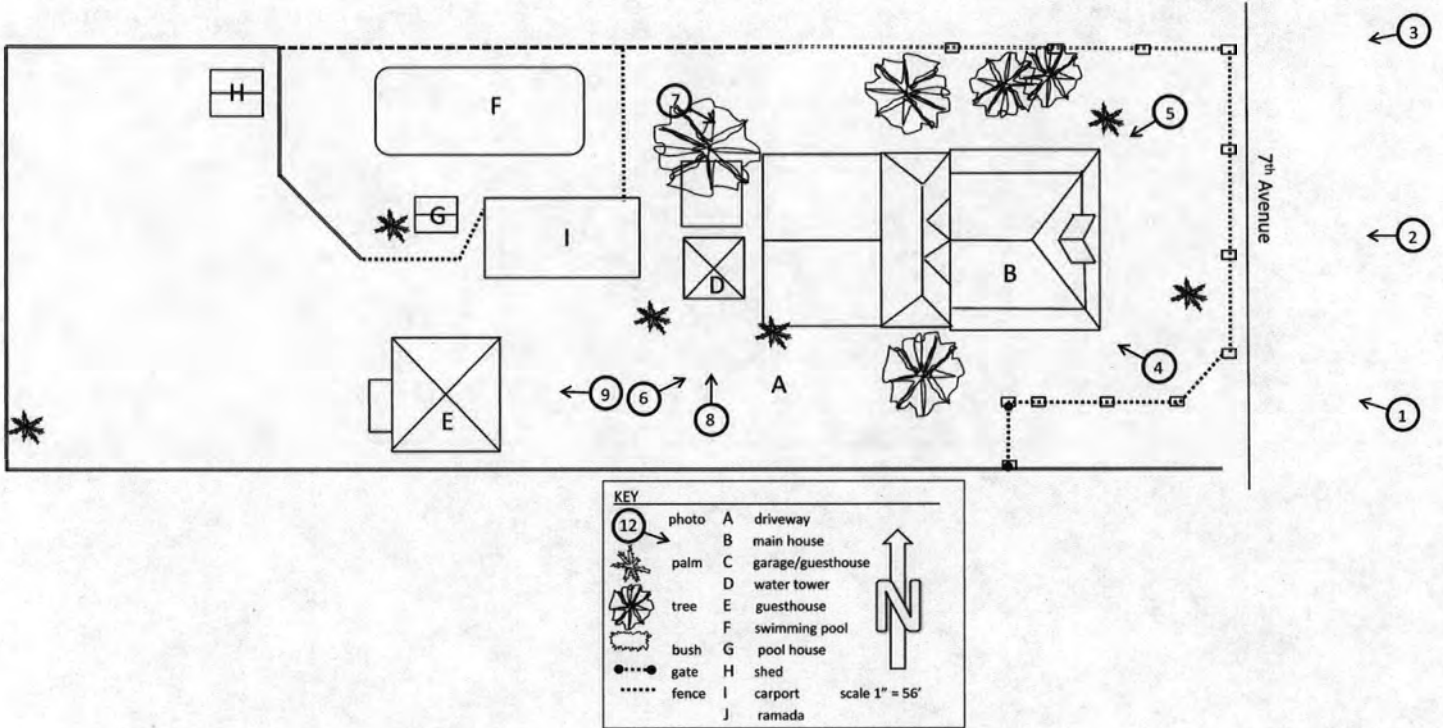
National Register of Historic Places Continuation Sheet

Diller, Adam, House
Name of Property

Maricopa County Arizona
County and State

Additional Documentation Page 8

North Central Phoenix Farmhouses and
Rural Estate Homes, 1895-1959
Name of multiple property listing (if applicable)



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

National Register of Historic Places Continuation Sheet

Diller, Adam, House

Name of Property

Maricopa County Arizona

County and State

Additional Documentation Page 9

North Central Phoenix Farmhouses and

Rural Estate Homes, 1895-1959

Name of multiple property listing (if applicable)

List of Figures

1. Dan and Adam P. Diller (sons of Adam and Kathrine), Maude and Brownie (the horses), ca. 1910. Courtesy of Judy A. Lough.
2. The Diller House ca. 1912, Courtesy of Judy A. Lough.

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

National Register of Historic Places Continuation Sheet

Diller, Adam, House
Name of Property

Maricopa County Arizona
County and State

Additional Documentation Page 10

North Central Phoenix Farmhouses and
Rural Estate Homes, 1895-1959
Name of multiple property listing (if applicable)



Figure 1. Dan and Adam P. Diller, (sons of Adam Diller), Maude and Brownie (the horses) , ca. 1910. Courtesy of Judy A. Lough.

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

National Register of Historic Places Continuation Sheet

Diller, Adam, House

Name of Property

Maricopa County Arizona

County and State

Additional Documentation Page 11

North Central Phoenix Farmhouses and

Rural Estate Homes, 1895-1959

Name of multiple property listing (if applicable)



Figure 2. The Diller House ca. 1912, Courtesy of Judy A. Lough.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Diller, Adam, House
NAME:

MULTIPLE North Central Phoenix Farmhouses and Rural Estate Homes, 189
NAME: 5-1959

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 12/08/10 DATE OF PENDING LIST: 1/06/11
DATE OF 16TH DAY: 1/21/11 DATE OF 45TH DAY: 1/23/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10001163

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 1.24.11 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. Adam Diller House .
Maricopa County, Arizona



2. Adam Diller House
Maricopa County, Arizona



3. Adam Diller House
Maricopa County, Arizona



4. Adam Diller House
Maricopa County, Arizona



5. Adam Diller House,
Maricopa County, Arizona



6. Adam Diller House
Maricopa County, Arizona



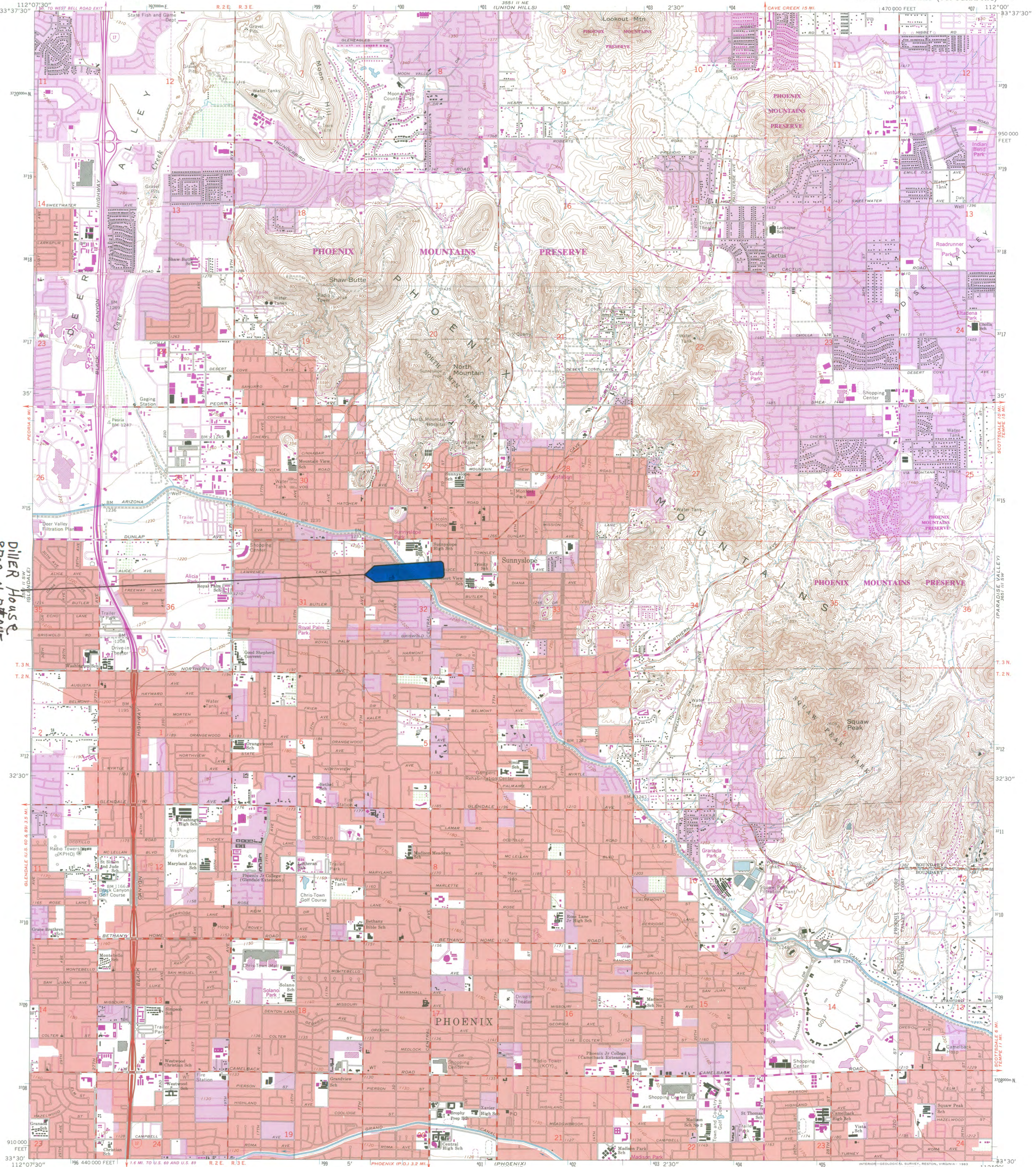
7. Adam Diller House
Maricopa County, Arizona



8. Adam Diller House
Maricopa County, Arizona

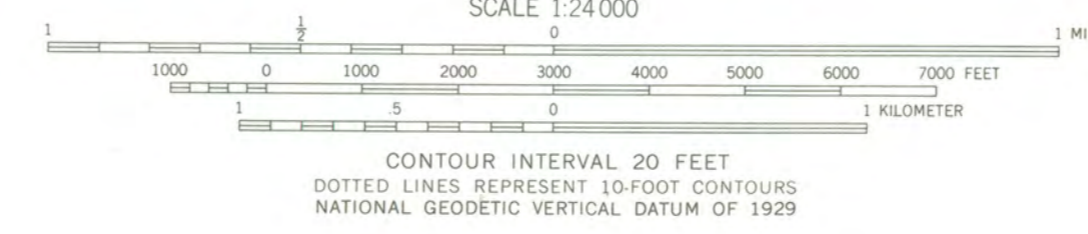
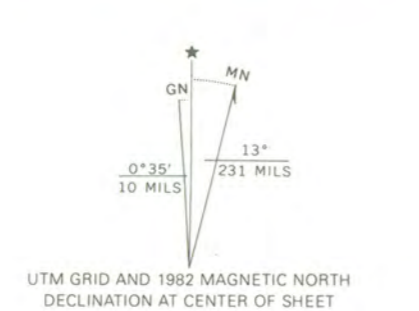


9. Adam Diller House
Maricopa County, Arizona



DILIER HOUSE
8702 N 7th AVE
PHX AZ

Mapped, edited, and published by the Geological Survey
Control by USGS, NOS/NOAA, and U.S. Bureau of Reclamation
Topography by photogrammetric methods from aerial
photographs taken 1962. Field checked 1965
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 areas 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



ROAD CLASSIFICATION

Primary highway, all weather, hard surface	Light-duty road, all weather, improved surface
Secondary highway, all weather, hard surface	Unimproved road, fair or dry weather

○ Interstate Route ○ U.S. Route ○ State Route



SUNNYSLOPE, ARIZ.
N3330—W11200/7.5

1965
PHOTOREVISED 1982
DMA 3551 II SE-SERIES V898

THIS MAP COMPLIES WITH MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple and woodland compiled from
aerial photographs taken 1978 and other sources. This
information not field checked. Map edited 1982
Purple tint indicates extension of urban areas

