

United States Department of the Interior
National Park Service

4344

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.



1. Name of Property

Historic name: Pierson Place Historic District

Other names/site number: _____

Name of related multiple property listing:
Residential Subdivisions and Architecture in Central Phoenix, 1870-1963

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

2. Location

Street & number: Roughly bounded by Central Ave., 7th Ave., Camelback Rd. and Grand Canal

City or town: Phoenix State: AZ County: Maricopa

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X 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 X local

Applicable National Register Criteria:

X A ___ B X C X D

K. Cooper
Signature of certifying official/Title: _____ Date 12 July 2019
AZ SHPO / Arizona State Parks and Trails
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official: _____ Date _____

Title : _____ State or Federal agency/bureau or Tribal Government

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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:)

 
Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>226</u>	<u>36</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u> </u>	<u> </u>	buildings
<u>226</u>	<u>36</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling
DOMESTIC/multiple family

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling
DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT/Ranch style
MODERN MOVEMENT/International style
LATE 19th & EARLY 20th CENTURY AMERICAN MOVEMENTS/Bungalow/Craftsman

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LATE 19th & EARLY 20th CENTURY AMERICAN MOVEMENTS/Tudor Revival
LATE 19th & EARLY 20th CENTURY AMERICAN MOVEMENTS/Mission/Spanish
/Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: brick, concrete block, adobe

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Pierson Place Historic District is a residential suburban neighborhood located approximately four miles north of downtown Phoenix within the area bounded by Camelback Road to the north, Central Avenue to the east, 7th Avenue to the west, and the Salt River Project Grand Canal to the south (Figure 1). The district's 71.24 acres are separated from these major streets by commercial properties along Central and 7th Avenues and parking facilities along Camelback Road for an adjacent light rail station. Additional commercial properties separate the eastern half of the district's southern boundary from the Grand Canal, while to the west the rear boundary of properties on the south side of West Hazelwood Street abut the canal right of way. All but eight houses within the district are oriented towards either north or south along east-west running streets. The majority of the modest residences are built of brick and concrete block, constructed in the 1930s and 1940s. Pierson Place Historic District contains 241 parcels with 262 residential buildings, of which 219 are single-family houses and 43 are multifamily duplexes, triplexes and fourplexes; 226 of the buildings are classified as contributing. Building styles include Bungalow, Period Revival, Ranch, and International. The district's landscape is characterized by streets without sidewalks, with housing set back typically from 20 to 25 feet from the streets by front yards. Yardscapes vary from property to property and because an irrigation system was included only in a portion of the neighborhood, yards vary from grass lawns and mature trees to water-saving xeriscape.

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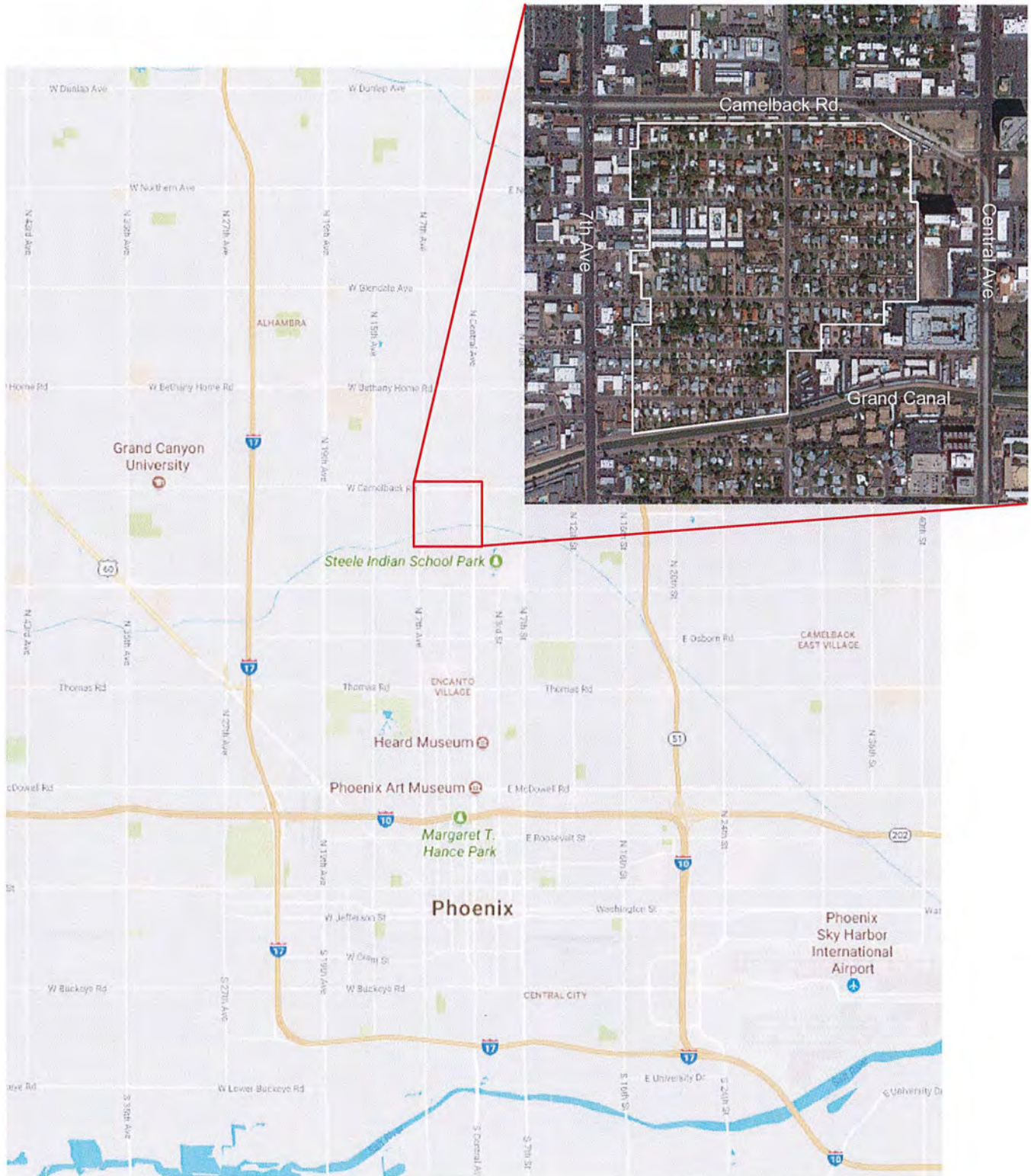


Figure 1. Map of central Phoenix, Arizona, with inset of Pierson Place Historic District. Source: Google, 2017.

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Narrative Description

GENERAL SETTING

The Pierson Place Historic District is located between Central and 7th Avenues, two major north-south arterial streets in central Phoenix, Arizona. Another major arterial, Camelback Road, runs east-west and is separated from the district's northern boundary by a parking lot serving the light rail station at the southwest corner of Central and Camelback. Lots along Central and 7th Avenues have been developed with commercial buildings, separating the neighborhood's housing from the major streets. Central Ave. is Phoenix's primary corridor for high rise development with the 17-story Camelback Towers residential high rise, constructed in 1963, at the south-east corner of Central and Camelback. Also on Central east of the district is the National Register-listed Brophy College Preparatory, a Catholic high school founded in 1928. At the northeast corner of Central and Camelback is Uptown Plaza, a 1955 auto-centric commercial development that was a milestone in the post-1945 exodus of retail commerce from downtown. The public Central High School, opened in 1957, is located to the southeast of Pierson Place Historic District, just south of the Grand Canal. To the north of Camelback Rd., west of Central Ave., is the National Register-listed Medlock Place Historic District. The neighborhood west of 7th Ave. includes the area's public middle school and dates to the early 1950s.

The Phoenix light rail system began service in 2008. Its track runs north-south along Central Ave., then turns to continue westward along Camelback Rd. This federally-funded project removed the intersection of Central Avenue and Mariposa Street, leaving Mariposa Street a cul-de-sac. The National Register-listed Grand Canal carries Salt River Project (SRP) irrigation water on a curvilinear southwestward path and is adjacent to the district's southern boundary south of Hazelwood St.

SUBDIVISIONS

Pierson Place Historic District is comprised of seven subdivisions (Figure 2). The plats of five subdivisions date to the 1920s and another to 1946. These subdivisions developed slowly over the course of three decades and contain the neighborhood's historic housing. The Pierson West subdivision of 1973 is encompassed with the district's boundary, but is an intrusion of later 20th Century multifamily housing into a neighborhood characterized primarily by single-family residences. Though each subdivision was initially planned by independent land developers, and there remain distinctive features to each, time has stitched them into a coherent neighborhood unified by the characteristic features of housing styles of the period 1924-1958, including scale, setback, and landscaping. As the building blocks of the Pierson Place neighborhood, these subdivisions are described below.

Prior to its subdivision into residential lots, the land had been used for agriculture. What precisely was grown there is not known, but aerial photography suggests that the land underlying Pierson Place was not planted in citrus. Citrus was widely planted in the Salt River Valley in the

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Figure 2. Satellite image of Pierson Place Historic District with district boundary (white) and outlines of original constituent subdivisions (yellow). Source: Google, 2017.

1910s and 1920s, though typically further north than the location of the Pierson Place neighborhood and watered by the more northerly Arizona Canal. This is important for understanding the area's landscaping. It was common in the post-war era's rapid development of these citrus farms to keep many existing trees as landscaping features and to this day remnant citrus is characteristic of many neighborhoods to the north of Pierson Place. Such is not the case in Pierson Place, where it appears that, historically, landscaping was minimal, with front yards left to the individual lot owner to plant.

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Suburban Acres

The oldest subdivision in the Pierson Place Historic District is Suburban Acres, platted in 1924, which occupied the southeastern corner of the neighborhood. It is also, unfortunately, the subdivision most affected by the replacement of historic housing with modern apartments. As a result, only the northwest portion of Suburban Acres still has historic single-family residences and is included in the Pierson Place Historic District Boundary. Houses in this area are located from 109 to 171 W. Highland Ave.; 4635 to 4641 N. 3rd Ave.; and 204 to 256 W. Coolidge St. The lots within the surviving historic portion of Suburban Acres facing Coolidge St. and 3rd Ave. have vertical curbing whereas the north-facing lots on Highland Ave. have rolled curbs (Figure 4). The latter reflects a later vintage of construction since rolled curbing was introduced to speed the construction process in the post-war era. The 1924 residence at 208 W. Coolidge St. and the 1928 residence at 204 W. Coolidge St., both Bungalow Style houses, are two of the three oldest houses in the Pierson Place Historic District and visually convey this remnant of Suburban Acres as the oldest area of the neighborhood. Houses along Highland Ave. were constructed after World War II and reflect the revival of construction from the hiatus of the Great Depression and the war.

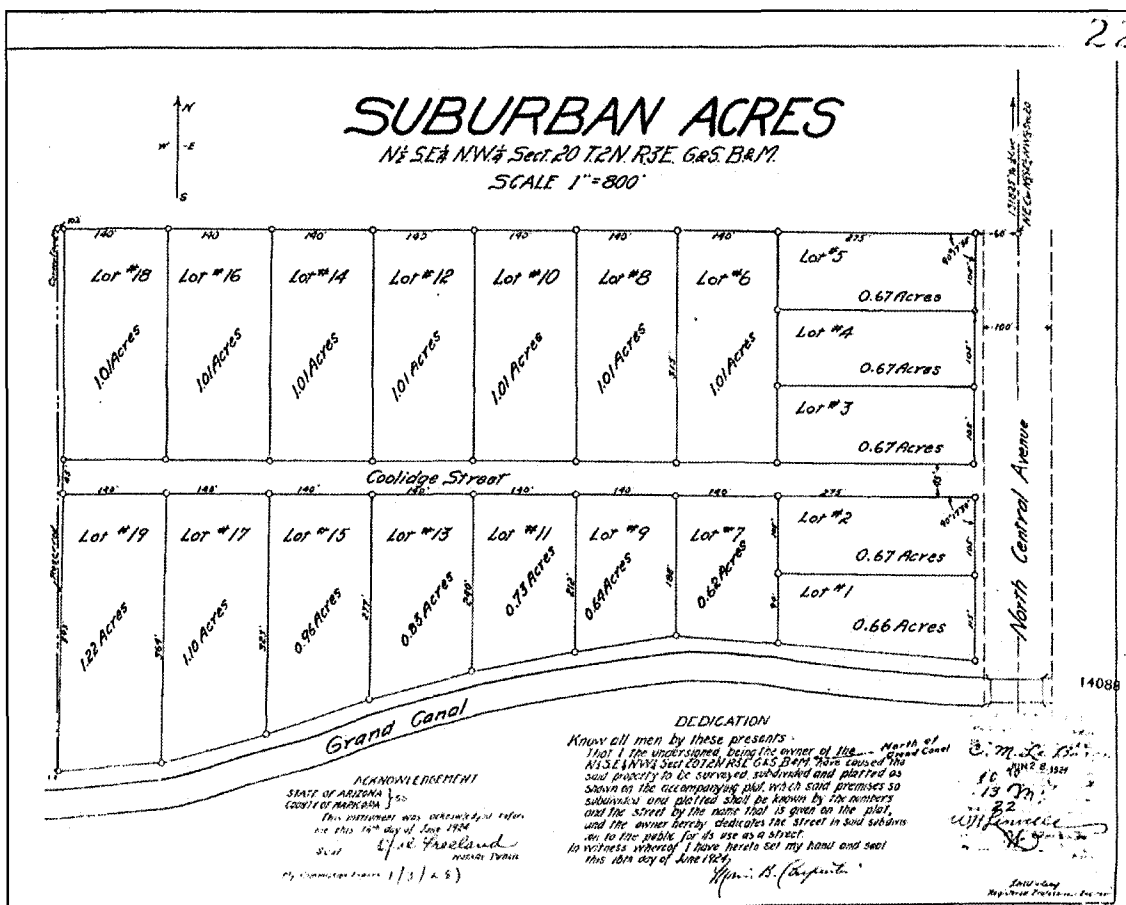


Figure 3. 1924 plat map for Suburban Acres subdivision. Not illustrated on this map are the bounding streets of Hazelwood St. to the north and 3rd Ave. to the west. Source: Maricopa County Recorder.

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Suburban Acres originally extended westward from Central to 3rd Aves., and north from the Grand Canal to Highland Ave. In its original plat, fourteen lots faced the east-west running Coolidge St. (Figure 3). Lots on the north side of Coolidge St. were 1.01 acres, while those on the south increased from 0.62 to 1.22 acres following the southwest trending bend of the Grand Canal. An additional four lots of 0.67 and one of 0.66 acres fronted Central Ave. Suburban Acres was later replatted with the large lots in the north half divided into lots of slightly greater than a quarter-acre facing onto Coolidge St. and about one-fifth-acre lots facing Highland Ave. Four lots measuring one-tenth to one-eighth-acre faced 3rd Ave. The lots facing Central Ave. were ultimately developed commercially. Suburban Acres' southern half, south of Coolidge St., has been all but fully redeveloped with modern apartments, apart from a lone single-family residence at 23 W. Coolidge, which is outside the district boundary. Similar modern apartments and commercial development have occupied the lots west of 204 W. Coolidge. Suburban Acres still maintains a strong presence on the south side of Highland Ave, though commercial redevelopment has also occupied the lots east of the house at 109 W. Highland.



Figure 4. Houses within the Suburban Acres subdivision, view southeast from the intersection of 3rd Ave. and Hazelwood Ave. This photo illustrates the change from pre-World War II era vertical curbing to rolled curbing typical of post-war development. Source: Google, 2016.

Pierson Place

The Pierson Place subdivision, namesake for the neighborhood, was platted in 1926. In its original plan, Pierson Place was the largest of the district's constituent subdivisions, its approximately 40 acres extending from Highland Ave. north to Camelback Rd. and west from 3rd to 7th Ave. (Figure 5) The east-west Pierson St. bisected the subdivision and has housing from throughout the district's period of significance. These include Bungalows and Period Revival style houses from the 1920s and '30s to Transitional Ranch style in the 1940s to Ranch style of the mid-1950s. Because lots in Pierson Place were large, they were suitable for multi-

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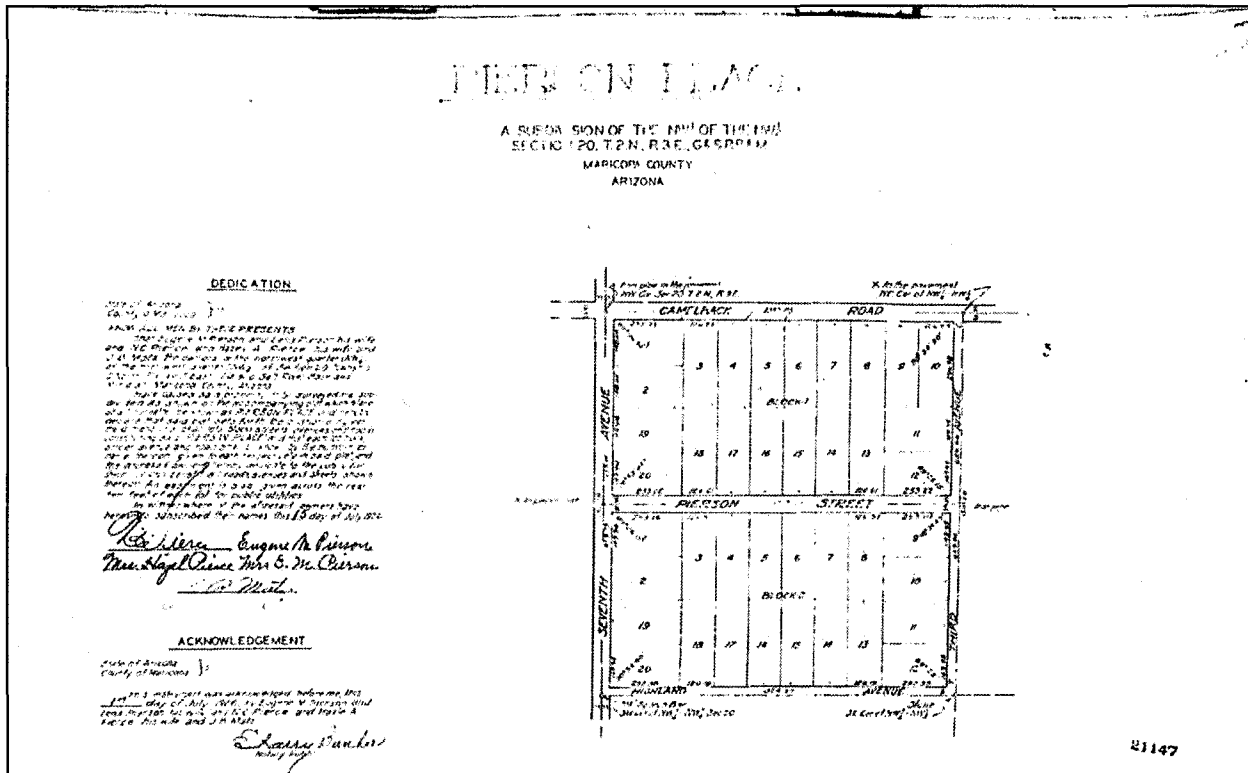


Figure 5. 1927 plat map for Pierson Place subdivision. Source: Maricopa County Recorder.

family residential buildings, which began to be built in the area after the war (Figure 6). The earliest of these are compatible in scale and style to the single-family residences around them. The four-unit building at 320 W. Highland Ave. was built in 1946 in the Ranch Style and is one-story with hip roof. The 1954 apartments at 303 W. Highland Ave. are similar in scale, but with a flat roof conveying the influence of contemporary styles like International, which are also found in the district on a small number of single-family residence.

Pierson Place has vertical curbing along Highland and 3rd Avenues while Pierson St. has rolled curbing. Landscaping is generally sparse. While there are a few homes with grass lawns, most have xeriscape or simple minimal plantings to conserve water. A single eucalyptus within the Pierson Homes groups of housing at 510 W. Highland Ave. appears to be the only mature tree of notable size in the subdivision. Numerous palm trees interspersed through the area likely date to after the district's period of significance.

After the district's period of significance (1924-1958), four larger-scale apartment complexes were constructed on the south side of Pierson St., west of 3rd Ave. (Figure 7). These include apartments constructed in the 1973 plat of Pierson West subdivision carved from an interior portion of Pierson Place subdivision. These apartments are not compatible with the historic housing that nearly surrounds them, being two-stories and of the garden apartment type in which

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units are oriented towards an inner landscaped courtyard rather than engaging the streetscape directly. These are noncontributing properties within the district.



Figure 6. Multi- and single-family residences in Pierson Place subdivision, view northeast towards 516 and 510 W. Highland Ave. Source: Google, 2016.



Figure 7. Streetscape view east along Pierson St., showing Pierson West apartment complex (right) in juxtaposition with houses within Pierson Place subdivision. Source: Google, 2016.

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Pierson Place Amended

The Pierson Place Amended subdivision was platted in 1927 from the northern half of the earlier Pierson Place subdivision (Figure 8). There were originally forty lots in the Pierson Place Amended subdivision of nearly uniform size approximately 127 feet wide and 135 feet deep. Most of these lots were further subdivided into nearly twice the number of lots. Pierson Place Amended included a new road, the east-west running Mariposa St., and utility right-of-ways within each block. Lots originally facing Camelback Rd. and their adjacent utility right-of-way has been replaced by the light rail parking facility. A small part of the parking facility projects into the district at the northwest corner of 3rd Ave. and Mariposa St. While the City of Phoenix constructed a concrete sidewalk along the 3rd Ave. side of the parking lot, it did not extend the sidewalk around the corner to Mariposa St. which has had no sidewalks historically. Pierson Place Amended contains a variety of housing style from across the district's period of significance. The earliest is the 1924 Pueblo Revival Style house at 301 W. Mariposa St., which retains one of the subdivision's few remaining large lots. Later periods of the district's history are represented by houses such as the 1935 Transitional Ranch house at 313 W. Mariposa St. and

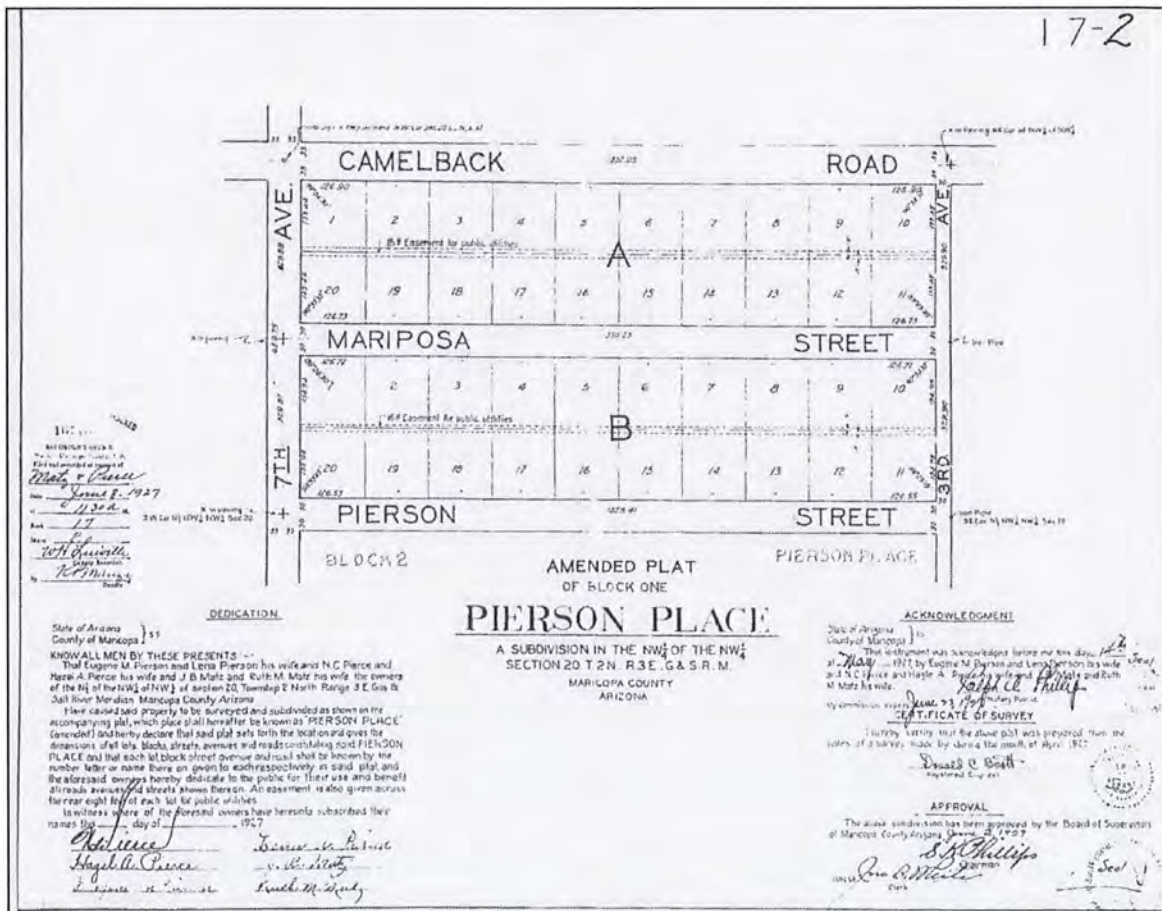


Figure 8. 1927 plat map for Pierson Place Amended subdivision. Source: Maricopa County Recorder.

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the 1952 Ranch Style house at 510 W. Mariposa St. A two-story apartment building at 307 W. Mariposa St. constructed on two lots in 1968 is noncontributing. The majority of front yards in this portion of the district have lawns and mature trees and hedges (Figures 9 and 10).



Figure 9. Streetscape of Period Revival houses in Pierson Place Amended subdivision, view northwest from Mariposa St. Source: Google, 2014.



Figure 10. Streetscape of Pierson St. with contributing single-family residences on the right and noncontributing apartment building to left., view west. Source: Google, 2016

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South Pierson Place

South Pierson Place subdivision was platted in 1927 in the area between the Grand Canal to Highland Ave., from 3rd Ave. to 7th Ave. Lots face Highland Ave., Hazelwood St., and Coolidge St., all of which have vertical curbing and lack sidewalks (Figure 11). Lot sizes were nearly identical to those in Pierson Place Amended, apart from those on the south side of Hazelwood St., whose depth increases property by property as the Grand Canal trends southwestward. Housing styles found within South Pierson Place subdivision represent development across most of the district's period of significance, though there are no properties from the 1920s. They are mostly variations of the Ranch Style, with some International Style-influenced houses along Hazelwood St. Construction dates for houses in South Pierson Place show notable concentrations at the end of the 1930s and early 1940s and again in 1944-45. These concentrations relate to the surge in housing construction stimulated by the Federal Housing Administration (see Section 8, *Context 3: The Influence of Federal Programs on Neighborhood Development and Architectural Form in Phoenix, 1934-1963*) and with the wartime push to relieve the critical housing shortage affecting war production.

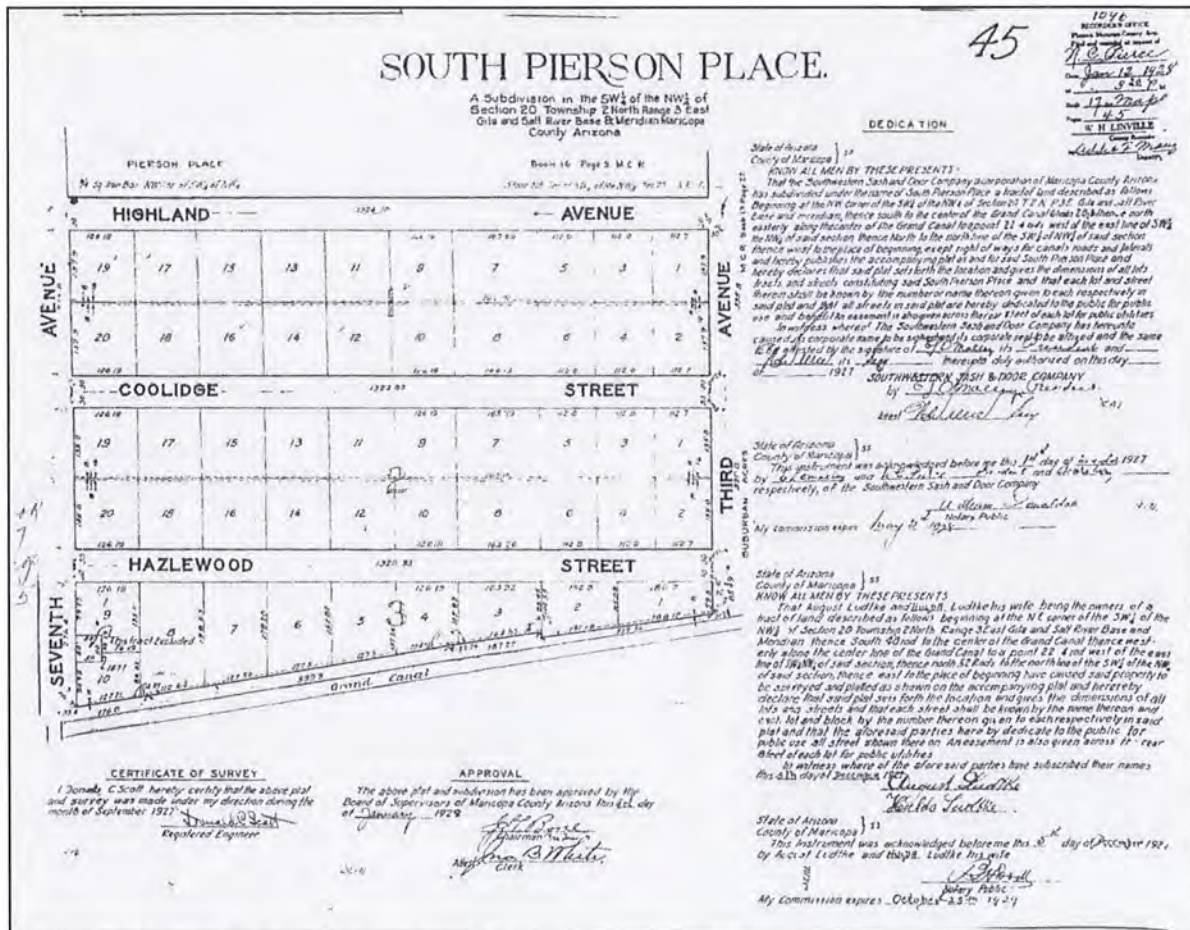


Figure 11. 1927 plat of South Pierson Place subdivision. Source: Maricopa County Recorder.

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Landscaping throughout this area is predominately xeriscape with a few sprinkler-watered lawns. Palm are the most common tree. Here, as elsewhere in the district, yardscapes vary property by property. There is an irrigation standbox at the southwest corner of 3rd Ave. and Coolidge St., but only a few houses actually take water from the system (Figure 12). A utility alleyway originally ran between Hazelwood and Coolidge street. The City of Phoenix abandoned this right-of-way, which has partially been reclaimed by adjacent property owners.



Figure 12. Streetscape of South Pierson Place subdivision illustrating landscaping, street curbs, and irrigation infrastructure, view west along Coolidge St. from 3rd Ave. Source: Google, 2015.



Figure 13. View south of intersection of 3rd Ave. and Hazelwood St. in South Pierson Place subdivision, with Grand Canal to the left. Source: Google, 2015.

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Stanley Place

Stanley Place subdivision, platted in 1928, occupies the area from Pierson St. to Camelback Rd., Central to 3rd Ave (Figure 14). Lots along the arterial roads have been converted from residential use. East-west utility right of ways ran between the roads, but have been abandoned and partially reclaimed by adjacent property owners. The right-of-way between Pierson and Mariposa streets still has electrical power poles, while the one between Mariposa St. and Camelback Rd. is now part of the parking facility. Lot sizes were generally 75 feet of frontage with 135 feet of setback, with slightly narrower lots adjacent to 3rd Ave.

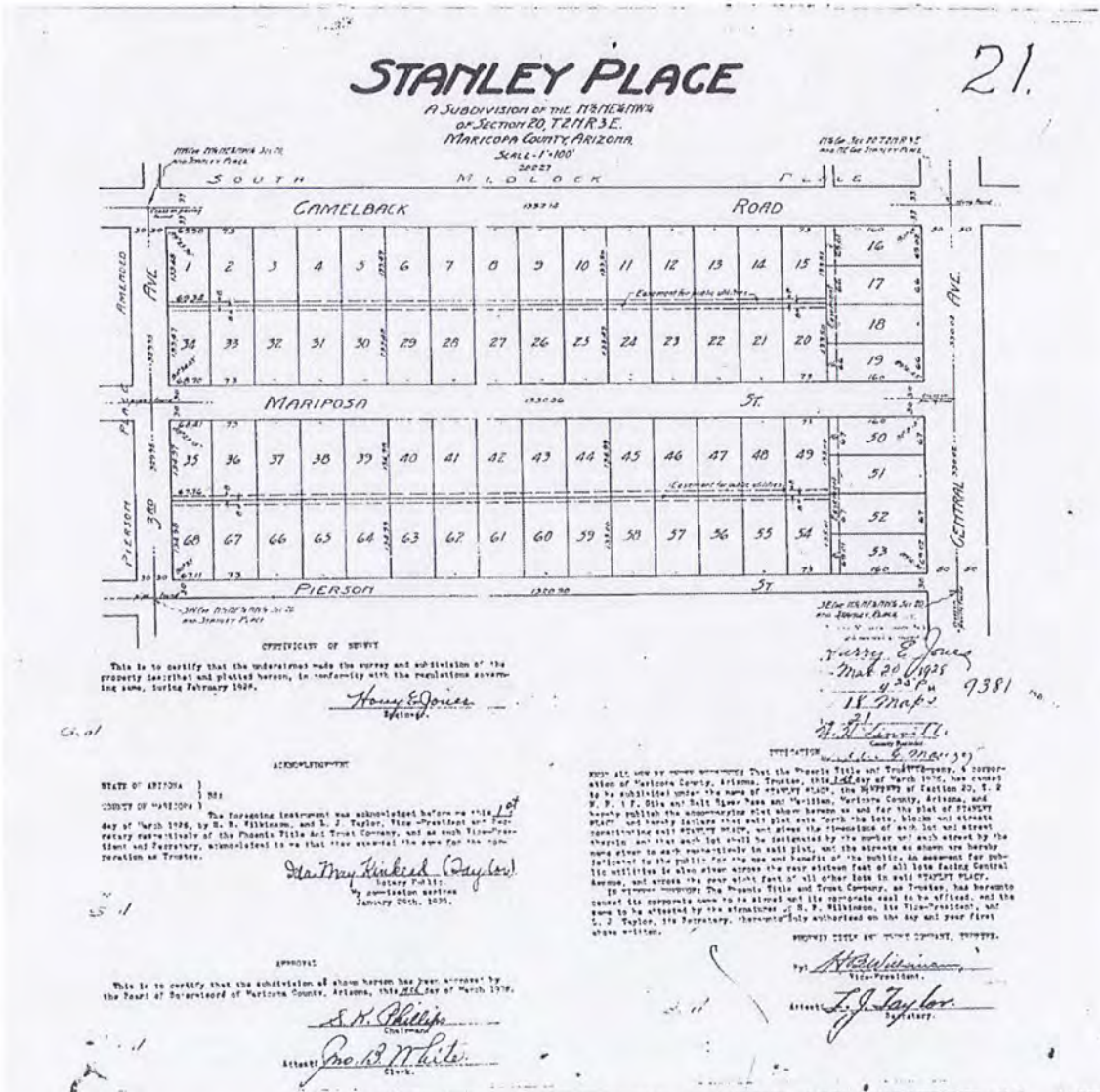


Figure 14. 1928 plat of Stanley Place subdivision. Source: Maricopa County Recorder.

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The oldest residence in Stanley Place is the ca. 1928 Spanish Colonial Revival house at 42 W. Mariposa St., which is unusual for being two stories in a neighborhood generally characterized by single-story houses (Figure 22). Most other houses in this subdivision were constructed from the 1930s through the 1950s, apart from a noncontributing 1971 house at 198 W. Mariposa St. Variations of the Ranch are the most commonly found style. Three houses reflecting the influence of International Style are also located in this part of the Pierson Place Historic District.

The east end of Mariposa St. now ends in a cul-de-sac where its former access to Central Ave. has been terminated by the light rail right-of-way. Mariposa St. has rolled curbing here as it does in the Pierson Place Amended subdivision to the west. Yardscapes are a mix of lawns, mature and recently planted trees, and hedges, with some xeriscape. Palm trees are the most common tree type (Figures 15 and 16).



Figure 15. Streetscape along Mariposa St. within Stanley Place subdivision, view west-northwest. Source: Google, 2014.



Figure 16. Streetscape along Mariposa St. showing the cul-de-sac terminus created by installation of the light rail station, view east. Source: Google, 2014.

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Del Monte Park

Del Monte Park was the district's first subdivision platted after the war in 1946 (the second was the noncontributing Pierson West apartment subdivision from 1973, described above). Extending from Highland Ave. to Pierson St., 1st Ave. to 3rd Ave., Del Monte Park differed from previous plats in that it did not extend to Central Ave. The land from Central and 1st Ave. was separately platted for commercial development.¹ Elm St. bisects the subdivision from 1st Ave. to 3rd Ave. and does not extend further west into the older Pierson Place subdivision. (Figure 17)

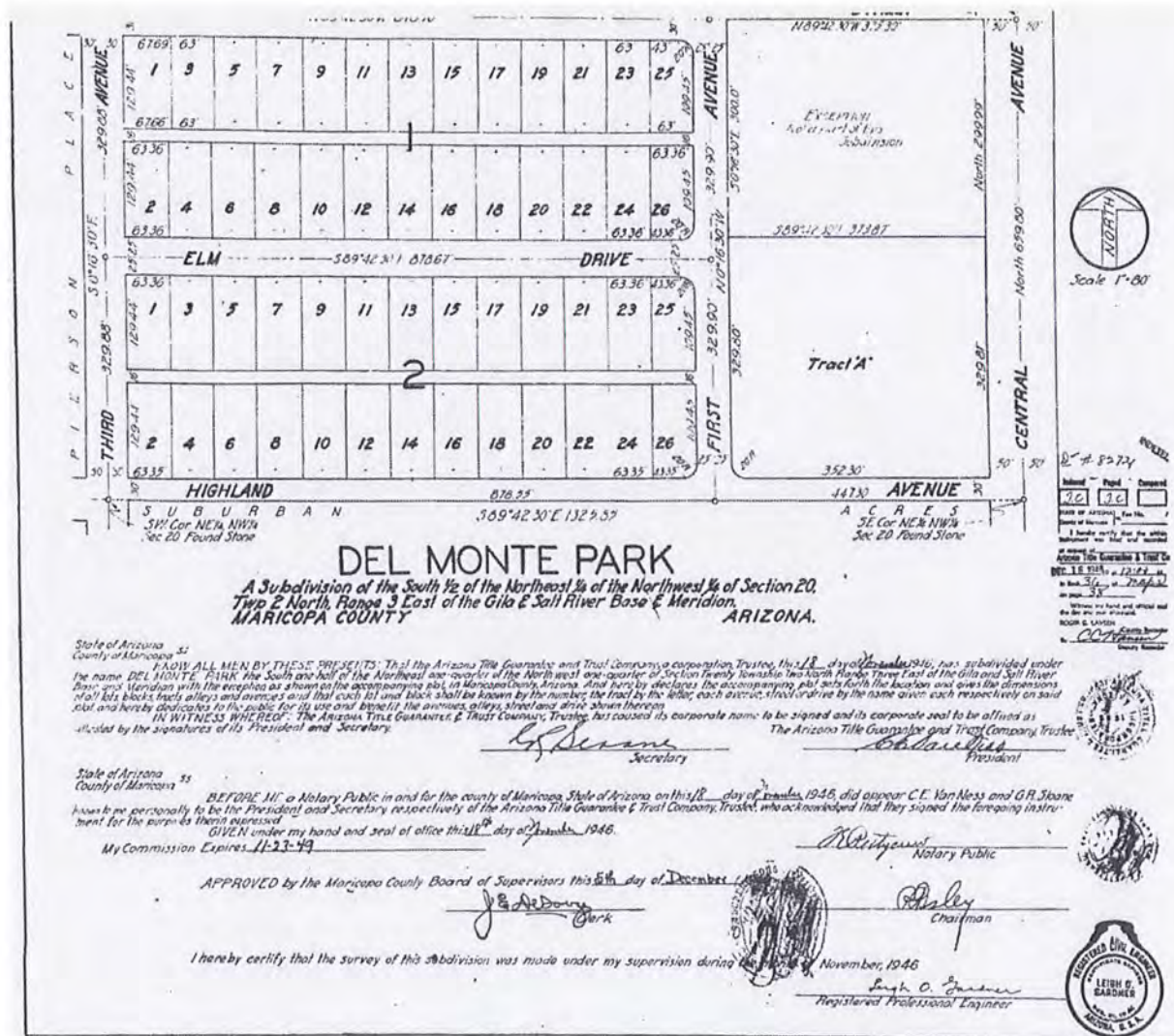


Figure 17. 1946 plat of Del Monte Park subdivision. Source: Maricopa County Recorder.

¹ In the early decades of the 20th century, Central Ave. had been largely residential, but was transitioning to commercial as the city grew. Central Ave. eventually became commercialized as far north as Missouri Ave. (one-half-mile north of Camelback Rd.). Further north, Central Ave. is primarily fronted by single-family and multi-family residences.

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Unlike the eclectic mix of house styles and ages found elsewhere in the Pierson Place Historic District, homes in Del Monte Park along Elm St., the north side of Highland Ave., and the south side of Pierson St. were constructed in 1947 by a single developer. Transitional Ranch is the characteristic style of homes in Del Monte Park and reflects the standards required by the Federal Housing Administration for mortgage insurance, which was becoming a guiding authority in the housing industry. Curbs in Del Monte Park are rolled and as elsewhere in the neighborhood, there are no sidewalks. Each of the blocks has an alley, which remain in use. The building lots are smaller than those generally found in the neighborhood, about 63 feet wide and 130 feet deep (Figures 18 and 19).



Figure 18. Streetscape view of Del Monte Park subdivision, view east south-east along Pierson St. Source: Google, 2016.



Figure 19. Streetscape view of Del Monte Park subdivision, view west along Elm St. from 1st Ave. Source: Google, 2016.

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AGE DISTRIBUTION OF PROPERTIES IN PIERSON PLACE HISTORIC DISTRICT

Pierson Place Historic District’s character reflects the time in which its housing was constructed. As illustrated in Figure 20, the district experienced three periods of construction activity interrupted by major outside factors—the Great Depression and World War II. This pattern of construction is described in detail in Section 8 below. The first, and slowest period of growth was in the 1920s, following platting of the district’s original subdivisions. Sale of lots was not robust and only a small proportion of housing stock conveys the building styles of that period. The few Bungalow and Period Revival style houses are sufficient to convey that the neighborhood’s origins lay in the 1920s, but its predominant character derives from later bursts of construction activity.

Construction ceased altogether in the nadir years of the Great Depression, 1931-1932 and began to pick up again at the start of the New Deal era in 1933 when the federal government, under the leadership of President Roosevelt, instituted programs to stimulate the economy. During the period 1938 to 1941, and especially 1939, a surge of new construction coincided with the rollout of programs by the Federal Housing Administration (MPDF, Section E, Context 3, pp. 58-69). World War II dampened construction temporarily, but there was a notable resurgence in 1944 associated with the loosening of restrictions on building materials after Phoenix was declared a critical housing area for war production. The neighborhood’s most active period of development

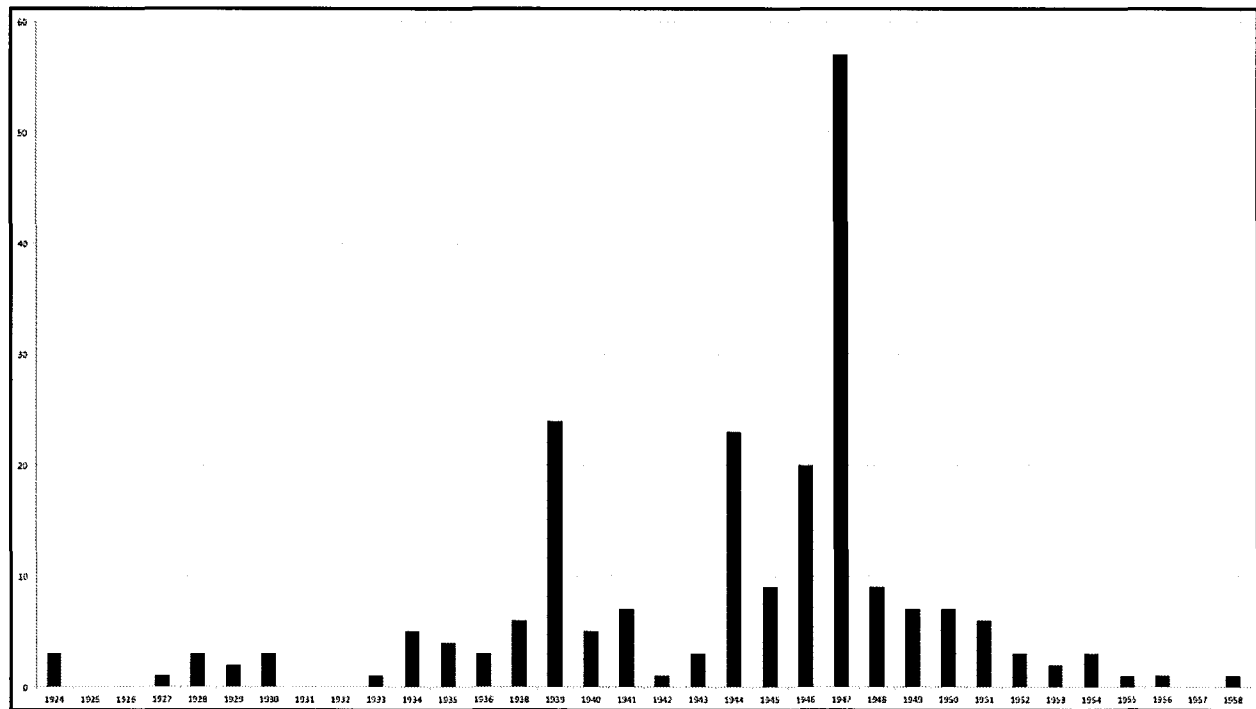


Figure 20. Chart illustrating the age distribution of properties in Pierson Place Historic District. Columns represent number of properties constructed by year.

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occurred in 1946-47, coinciding with the platting of the post-war Del Monte Park subdivision, though many of the houses constructed in the peak year of 1947 are scattered elsewhere in the district. Construction then tapered off until by 1958 the district was effectively built out.

The housing styles found in Pierson Place Historic District reflect this distribution of construction by year. A few houses in the Bungalow and Period Revival styles convey the district's origins in the 1920s, but most are modest homes in the Transitional Ranch style that was both popular for its economy and promoted by the new federal mortgage insurance programs (MPDF, Section E, Context 2, The Progression of Residential Architectural Styles, Building Materials and Construction Practices in Central Phoenix Neighborhoods, 1870-1963). The smaller number of Ranch style and a few Contemporary style houses convey the end of the district's period of significance in the later 1950s.

ARCHITECTURE

Pierson Place Historic District illustrates a diverse range of architectural styles, building types, and materials as a result of its long period of build-out, beginning in the 1920s and continuing into the late 1950s. In the late 1950s, the pattern of small scale development gave way to infill with larger, modern multifamily complexes, often characterized by two stories and multiple units within each building. Most of the buildings in the Pierson Place Historic District are single family houses. However, 15 percent of the properties are multifamily complexes, comprised of detached single-family buildings, duplexes, triplexes, and quadplexes.

The range of architectural styles include Bungalows and Period Revivals, Tudor Revival/English Cottage, Pueblo Revival, and Spanish Colonial Revival houses along with early modern designs, including several International style-influenced houses. From the late 1930s through the late 1950s, the district continued to build-out with modern Ranch styles. The Transitional Ranch, Early Ranch, and French Provincial sub-styles are well represented in the neighborhood.

The earliest houses in the district were built in the Bungalow style. Notable examples are the unusual two-toned brick house at 341 W. Hazelwood St. (ca. 1930), with its gabled front porch and jerkinhead main roof, sited on one and a half lots; 306 W. Pierson St. (1928) (Figure 21), a symmetrical red brick house with a gabled front porch; and 312 W. Pierson St. (1927), which has a ridge-mounted second story. Houses at 512 and 522 W. Highland Ave. (both ca. 1930) are excellent, intact Bungalow examples despite having been assimilated into the surrounding multifamily development. Both houses retain their three-over-one, double-hung wood windows.



Figure 21. Bungalow Style house at 306. W. Pierson St. Source: Google, 2016.

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Period Revival houses are scattered throughout the neighborhood with prevalence of Tudor Revival/English Cottage styles. The house at 314 W. Mariposa St. (1938) has exposed red brick, steel casement windows and a steeply-pitched front gable. The roof is wood shingle, stained green. At 305 W. Pierson St. (1929), the house has walls of spattered gold brick which appears tan from the street. The roof is cross-gabled and steeply-pitched. The Pueblo Revival adobe house at 301 W. Mariposa St. (1924) is an excellent interpretation of the style. The house is situated on a double lot and surrounded by an exposed adobe perimeter wall that alternates in height. The house height varies and square vigas project from the building's east side. The house at 42 W. Mariposa St. (ca. 1928) is a dramatic two-story Spanish Colonial Revival with a cross gable tile roof and wood casement windows (Figure 22).

Clustered along the western stretch of Hazelwood St. is an unusual concentration of five International style houses. The primary feature of the box-like stuccoed houses are large picture window assemblies, either convex or squared-off, of steel casement. The houses at 535 and 585 W. Hazelwood St. (1935 and 1939, respectively) each have pipe railing mounted atop their parapets, recalling the railing on the deck of a ship (Figure 23). The house at 535 W. Hazelwood St. was marketed in a 1935 advertisement in *The Arizona Republic* as an "up to the minute modernistic home." Further north in the district, 45 W. Mariposa St. (1937) and 126 W. Pierson St. (1939) also have railing around their roofs. Both houses retain their original steel casement windows.

The prevalent style of the district is the Ranch house, with its many sub-styles. The Transitional Ranch houses exhibit an austerity in design. The roof forms are predominantly



Figure 22. Unusual example of a two-story house in the Spanish Colonial Revival Style at 42 W. Mariposa St. Source: Google, 2014.



Figure 23. Two houses referencing International Style at 535 and 585 W. Hazelwood St. Source: Google, 2014.



Figure 24. The 1947 house at 149 W. Pierson St. is an example of the Transitional Ranch form. Source: Google, 2016.

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cross-gabled or hipped and porches are simple with four-by-four posts (Figure 24). The Transitional Ranch houses are painted brick with wood sheathing in the gable ends. The majority of Del Monte Park subdivision along the north side of Highland Ave., both sides of Elm St. and the south side of Pierson St. is populated with Transitional Ranch Style houses. The brick houses were constructed with two different window materials, wood and steel. However, window replacement is popular in the subdivision, with vinyl sliding windows being the dominant choice. The French Provincial Ranch houses in Pierson Place are primarily characterized by a lack of eaves with a wide crown molding. The house at 410 W. Coolidge St. (1944) has a bay window along with the wide crown molding.

INTEGRITY

Properties within the boundary of the Pierson Place Historic District are classified as either contributors or noncontributors depending on whether they have a direct association with the significance of the district, and if they retain the ability to visually convey that association. Properties constructed after the period of significance (1924 to 1958), such as the post-1970 apartment complexes on Pierson St. are noncontributors because they are an intrusion of a property type and style different from the single-family and small multi-family properties that characterize the neighborhood. Properties built within the period of significance may be classified as noncontributors if alterations over time have obscured historic character-defining features.

The following points outline the guidelines for the evaluation of properties potentially contributing to a historic district.

1. In a historic district context, evaluation of exterior integrity is the primary focus of survey work with most attention given to the primary, street-facing façade. The architectural and community planning and development aspects of Pierson Place Historic District are expressed as residential properties on individual lots facing a public street. The street-facing façade is primary and apart from houses sited on corner lots, little of the sides or rears is publicly visible. Interiors have not been accessed and do not have a primary association to the district's areas of significance.
2. The primary facade must have a majority of its historic features intact.
3. In general, either the historic wall materials and details must be intact and



Figure 25. The house at 127 W. Highland Ave. is an example of a property classified as a noncontributor due to several additions that have obscured the historic massing and scale of the original single-family house. Source: Google, 2016.

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visible, or the historic massing and openings (doors and windows) must be intact and visible. If both are missing or are hidden behind non-historic materials the building will not be eligible for lack of integrity.

Pierson Place Historic District has a high level of integrity, with 87 percent of the properties contributing to the district's historic character. The primary reason for noncontributing status is alterations. Only twelve buildings were constructed after the end of the district's period of significance (1958) and are noncontributors. Three properties are noncontributors because of high walls, which obscure visibility of the property from public right-of-ways. The apartment complexes along the south side of Pierson St. were constructed after the period of significance and are considered noncontributors. The list of properties within the district (pp. 25-30), provides their date of construction, style classification, contributing/noncontributing status, and succinct reasons why a property may be noncontributing follows.

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INVENTORY OF RESOURCES

Address	Construction Date	Style	Contributing Status	Reason Noncontributing
4635 N. 3rd Ave.	1950	Ranch	Contributing	
4639-4641 N. 3rd Ave.	ca. 1949	Ranch	Contributing	
4700 N. 3rd Ave.	1951	Ranch	Contributing	
4702-4704 N. 3rd Ave.	1951	Ranch	Contributing	
4714 N. 3rd Ave.	1950	Ranch	Contributing	
4714 N. 3rd Ave. - 2	1945	Vernacular	Contributing	
4716 N. 3rd Ave.	1924	Bungalow	Noncontributing	Alterations
4718 N. 3rd Ave.	1946	Transitional Ranch	Contributing	
4722 N. 3rd Ave.	1945	Transitional Ranch	Contributing	
4722 N. 3rd Ave. - 2	1947	Ranch	Contributing	
204 W. Coolidge St.	1928	Bungalow	Noncontributing	Alterations
208 W. Coolidge St.	1924	Bungalow	Contributing	
256 W. Coolidge St.	1949	Ranch	Contributing	
301 W. Coolidge St.	1941	Transitional Ranch	Noncontributing	Visibility
302 W. Coolidge St.	1946	Ranch	Noncontributing	Alterations
303 W. Coolidge St.	1941	Transitional Ranch	Contributing	
304 W. Coolidge St.	1944	Transitional Ranch	Contributing	
305 W. Coolidge St.	1941	Ranch	Contributing	
306 W. Coolidge St.	1944	Ranch	Contributing	
307 W. Coolidge St.	1941	Transitional Ranch	Contributing	
308 W. Coolidge St.	1942	Ranch	Noncontributing	Alterations
309 W. Coolidge St.	1940	French Provincial Ranch	Contributing	
310 W. Coolidge St.	ca. 1930	English Cottage	Contributing	
311 W. Coolidge St.	1945	Ranch	Contributing	
401 W. Coolidge St.	1938	Pueblo Revival	Contributing	
402 W. Coolidge St.	1945	Transitional Ranch	Noncontributing	Alterations
403 W. Coolidge St.	1945	Transitional Ranch	Contributing	
405 W. Coolidge St.	1939	Southwest	Contributing	
406 W. Coolidge St.	1944	Transitional Ranch	Contributing	
410 W. Coolidge St.	1944	French Provincial Ranch	Contributing	
449 W. Coolidge St.	1944	Transitional Ranch	Contributing	
500 W. Coolidge St.	1944	Transitional Ranch	Contributing	
501 W. Coolidge St.	1944	French Provincial Ranch	Contributing	
502 W. Coolidge St.	1949	Transitional Ranch	Contributing	
503 W. Coolidge St.	1944	French Provincial Ranch	Contributing	
505 W. Coolidge St.	1944	Transitional Ranch	Contributing	
506 W. Coolidge St.	1939	Transitional Ranch	Contributing	
509 W. Coolidge St.	1944	Transitional Ranch	Contributing	
510 W. Coolidge St.	1937	Transitional Ranch	Contributing	
511 W. Coolidge St.	1944	Transitional Ranch	Contributing	
523 W. Coolidge St.	1944	California Ranch	Contributing	
600 W. Coolidge St.	1944	Transitional Ranch	Contributing	
642 W. Coolidge St.	1944	International	Noncontributing	Alterations
643 W. Coolidge St.	1944	Transitional Ranch	Contributing	

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Address	Construction Date	Style	Contributing Status	Reason Noncontributing
644 W. Coolidge St.	1939	Transitional Ranch	Contributing	
101 W. Elm St.	1947	Transitional Ranch	Contributing	
102 W. Elm St.	1947	Transitional Ranch	Contributing	
107 W. Elm St.	1947	Transitional Ranch	Contributing	
108 W. Elm St.	1947	Transitional Ranch	Contributing	
113 W. Elm St.	1947	Transitional Ranch	Contributing	
114 W. Elm St.	1947	Transitional Ranch	Contributing	
119 W. Elm St.	1947	Transitional Ranch	Contributing	
120 W. Elm St.	1947	Transitional Ranch	Contributing	
125 W. Elm St.	1947	Transitional Ranch	Contributing	
126 W. Elm St.	1947	Transitional Ranch	Contributing	
131 W. Elm St.	1947	Transitional Ranch	Contributing	
132 W. Elm St.	1947	Transitional Ranch	Contributing	
137 W. Elm St.	1947	Transitional Ranch	Contributing	
138 W. Elm St.	1947	Transitional Ranch	Contributing	
143 W. Elm St.	1947	Transitional Ranch	Contributing	
144 W. Elm St.	1947	Transitional Ranch	Contributing	
149 W. Elm St.	1947	Transitional Ranch	Contributing	
150 W. Elm St.	1947	Transitional Ranch	Contributing	
155 W. Elm St.	1947	Transitional Ranch	Contributing	
156 W. Elm St.	1947	Transitional Ranch	Contributing	
161 W. Elm St.	1947	Transitional Ranch	Contributing	
162 W. Elm St.	1947	Transitional Ranch	Contributing	
167 W. Elm St.	1947	Transitional Ranch	Contributing	
168 W. Elm St.	1947	Transitional Ranch	Contributing	
173 W. Elm St.	1947	Transitional Ranch	Contributing	
174 W. Elm St.	1947	Transitional Ranch	Contributing	
301 W. Hazelwood St.	ca. 1940	Transitional Ranch	Contributing	
302 W. Hazelwood St.	1946	Transitional Ranch	Contributing	
303 W. Hazelwood St.	1944	Transitional Ranch	Contributing	
304 W. Hazelwood St.	1948	Transitional Ranch	Contributing	
306 W. Hazelwood St.	1945	Transitional Ranch	Contributing	
307 W. Hazelwood St.	1946	Transitional Ranch	Noncontributing	Alterations
308 W. Hazelwood St.	1939	Transitional Ranch	Contributing	
311 W. Hazelwood St.	1946	Transitional Ranch	Contributing	
320 W. Hazelwood St.	1943	Transitional Ranch	Contributing	
324 W. Hazelwood St.	1943	Transitional Ranch	Contributing	
325 W. Hazelwood St.	1939	Transitional Ranch	Noncontributing	Alterations
330 W. Hazelwood St.	1943	Transitional Ranch	Contributing	
333 W. Hazelwood St.	1947	Transitional Ranch	Contributing	
336 W. Hazelwood St.	1949	Transitional Ranch	Contributing	
340 W. Hazelwood St.	1939	Transitional Ranch	Contributing	
341 W. Hazelwood St.	ca. 1930	Bungalow	Contributing	
344 W. Hazelwood St.	ca. 1940	International	Contributing	
350 W. Hazelwood St.	1946	Transitional Ranch	Contributing	
498 W. Hazelwood St.	1938	Transitional Ranch	Contributing	
500 W. Hazelwood St.	1940	Transitional Ranch	Noncontributing	Alterations

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Address	Construction Date	Style	Contributing Status	Reason Noncontributing
505 W. Hazelwood St.	1945	Transitional Ranch	Contributing	
509 W. Hazelwood St.	1945	Transitional Ranch	Contributing	
514 W. Hazelwood St.	1939	Transitional Ranch	Noncontributing	Alterations
515 W. Hazelwood St.	1939	Transitional Ranch	Contributing	
525 W. Hazelwood St.	1948	French Provincial Ranch	Contributing	
535 W. Hazelwood St.	1935	International	Contributing	
560 W. Hazelwood St.	1939	International	Contributing	
585 W. Hazelwood St.	1939	International	Contributing	
610 W. Hazelwood St.	1939	Spanish Colonial Revival	Contributing	
635 W. Hazelwood St.	1939	International	Contributing	
639 W. Hazelwood St.	1936	Southwest	Noncontributing	Alterations
640 W. Hazelwood St.	1939	Art Moderne	Contributing	
102 W. Highland Ave.	1947	Transitional Ranch	Contributing	
108 W. Highland Ave.	1947	Transitional Ranch	Contributing	
109 W. Highland Ave.	1947	Transitional Ranch	Contributing	
114 W. Highland Ave.	1947	Transitional Ranch	Contributing	
115 W. Highland Ave.	1950	Ranch	Contributing	
119 W. Highland Ave.	1940, 1968	Ranch	Noncontributing	Age & alterations
120 W. Highland Ave.	1947	Transitional Ranch	Contributing	
126 W. Highland Ave.	1947	Transitional Ranch	Contributing	
127 W. Highland Ave.	1950	Contemporary	Noncontributing	Alterations
132 W. Highland Ave.	1947	Transitional Ranch	Contributing	
133 W. Highland Ave.	1954	Ranch	Contributing	
135 W. Highland Ave.	1952	Transitional Ranch	Contributing	
138 W. Highland Ave.	1947	Transitional Ranch	Contributing	
141 W. Highland Ave.	1950	Ranch	Contributing	
144 W. Highland Ave.	1947	Transitional Ranch	Contributing	
150 W. Highland Ave.	1947	Transitional Ranch	Contributing	
156 W. Highland Ave.	1947	Transitional Ranch	Contributing	
162 W. Highland Ave.	1947	Transitional Ranch	Contributing	
168 W. Highland Ave.	1947	Transitional Ranch	Contributing	
169 W. Highland Ave.	1951	Ranch	Contributing	
171 W. Highland Ave.	1950	Transitional Ranch	Contributing	
174 W. Highland Ave.	1947	Transitional Ranch	Contributing	
301 W. Highland Ave.	1952	Transitional Ranch	Contributing	
303 W. Highland Ave.	1954	International	Contributing	
304 W. Highland Ave.	1948	Transitional Ranch	Contributing	
305 W. Highland Ave.	ca. 1930	Bungalow	Contributing	
315 W. Highland Ave.	ca. 1949	Ranch	Contributing	
319 W. Highland Ave.	ca. 1949	Ranch	Contributing	
320 W. Highland Ave.	1946	Ranch	Contributing	
322 W. Highland Ave.	1949	Ranch	Contributing	
322 W. Highland Ave. - 2	ca. 1949	Ranch	Contributing	
322 W. Highland Ave. - 3	1949	Ranch	Contributing	
325 W. Highland Ave.	1946	Transitional Ranch	Contributing	
328 W. Highland Ave.	1948	Ranch	Contributing	
328 W. Highland Ave. - 2	ca. 1948	Transitional Ranch	Noncontributing	Alterations

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Address	Construction Date	Style	Contributing Status	Reason Noncontributing
329 W. Highland Ave.	1944	Ranch	Contributing	
333 W. Highland Ave.	1944	Ranch	Noncontributing	Alterations
334-338 W. Highland Ave.	1948	Ranch	Contributing	
338 W. Highland Ave. - 2	1948	Ranch	Contributing	
337 W. Highland Ave.	1944	Ranch	Contributing	
339 W. Highland Ave.	1939	Transitional Ranch	Contributing	
340 W. Highland Ave.	ca. 1930-1947	Bungalow and Ranch	Noncontributing	Alterations
340 W. Highland Ave. - 2	1947	Ranch	Noncontributing	Alterations
340 W. Highland Ave. - 3	1947	Ranch	Noncontributing	Alterations
345 W. Highland Ave.	1944	Transitional Ranch	Contributing	
501 W. Highland Ave.	1944	Transitional Ranch	Contributing	
502 W. Highland Ave.	1949	Ranch	Contributing	
502 W. Highland Ave. - 2	1949	Ranch	Contributing	
502 W. Highland Ave. - 3	1953	Ranch	Contributing	
502 W. Highland Ave. - 4	1953	Ranch	Contributing	
502 W. Highland Ave. - 5	1953	Ranch	Contributing	
502 W. Highland Ave. - 6	1953	Ranch	Contributing	
509 W. Highland Ave.	1941	French Provincial Ranch	Contributing	
510 W. Highland Ave.	1946	Transitional Ranch	Contributing	
510 W. Highland Ave. - 2	ca. 1930 (moved ca. 1953)	Minimal Traditional	Contributing	
510 W. Highland Ave. - 3	1953	Ranch	Contributing	
512 W. Highland Ave.	ca. 1930	Bungalow	Contributing	
512 W. Highland Ave. - 2	ca. 1920s	Bungalow	Contributing	
515 W. Highland Ave.	1936	Tudor Revival	Contributing	
516 W. Highland Ave.	1953	Ranch	Contributing	
516 W. Highland Ave. - 2	1955	Contemporary	Contributing	
516 W. Highland Ave. - 3	1955	Contemporary	Contributing	
516 W. Highland Ave. - 4	1955	Contemporary	Contributing	
516 W. Highland Ave. - 5	1955	Contemporary	Contributing	
516 W. Highland Ave. - 6	1955	Contemporary	Contributing	
522 W. Highland Ave.	ca. 1930	Bungalow	Contributing	
31 W. Mariposa St.	1939	Transitional Ranch	Contributing	
35 W. Mariposa St.	1959	Contemporary	Noncontributing	Age
40 W. Mariposa St.	1937	Transitional Ranch	Contributing	
42 W. Mariposa St.	ca. 1928	Spanish Colonial Revival	Contributing	
45 W. Mariposa St.	1937	International	Contributing	
50 W. Mariposa St.	1946	Transitional Ranch	Contributing	
54 W. Mariposa St.	1954	Ranch	Contributing	
91 (89) W. Mariposa St.	1951	Ranch	Contributing	
95 W. Mariposa St.	1944	Transitional Ranch	Contributing	
96 W. Mariposa St.	1939	Transitional Ranch	Contributing	
97 W. Mariposa St.	1946	Transitional Ranch	Contributing	
98 W. Mariposa St.	1949	Transitional Ranch	Contributing	
99 W. Mariposa St.	1947	Transitional Ranch	Contributing	
102 W. Mariposa St.	1946	Transitional Ranch	Contributing	

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Address	Construction Date	Style	Contributing Status	Reason Noncontributing
147 W. Mariposa St.	1936	Southwest	Contributing	
149 W. Mariposa St.	1948	Transitional Ranch	Contributing	
151 W. Mariposa St.	1941	Transitional Ranch	Noncontributing	Alterations
194 W. Mariposa St.	1951	French Provincial Ranch	Contributing	
198 W. Mariposa St.	1971	Contemporary	Noncontributing	Age
301 W. Mariposa St.	1924	Pueblo Revival	Contributing	
307 W. Mariposa St.	1968	Contemporary	Noncontributing	Age
309 W. Mariposa St.	ca. 1939	Transitional Ranch	Contributing	
310 W. Mariposa St.	1934	Southwest	Noncontributing	Visibility
311 W. Mariposa St.	1946	Transitional Ranch	Contributing	
312 W. Mariposa St.	ca. 1940	Transitional Ranch	Contributing	
313 W. Mariposa St.	1935	Transitional Ranch	Contributing	
315 W. Mariposa St.	2013	Contemporary	Noncontributing	Age
314 W. Mariposa St.	1938 & 1998	English Cottage	Contributing	
316 W. Mariposa St.	1938	Art Moderne	Contributing	
317 W. Mariposa St.	1933	Transitional Ranch	Contributing	
319 W. Mariposa St.	1934	Southwest	Contributing	
348 W. Mariposa St.	1938	Spanish Colonial Revival	Contributing	
502 W. Mariposa St.	1934	Bungalow	Contributing	
510 W. Mariposa St.	1952	Ranch	Contributing	
514 W. Mariposa St.	2012	Contemporary	Noncontributing	Age
518 W. Mariposa St.	2014	Contemporary	Noncontributing	Age
521 W. Mariposa St.	ca. 1935	Bungalow	Noncontributing	Alterations
522 W. Mariposa St.	1947	Transitional Ranch	Contributing	
525 W. Mariposa St.	1939	Transitional Ranch	Contributing	
533 W. Mariposa St.	1946	Transitional Ranch	Contributing	
535 W. Mariposa St.	1934	Southwest	Contributing	
537 W. Mariposa St.	1940	French Provincial Ranch	Contributing	
539 W. Mariposa St.	ca. 1939	English Cottage	Contributing	
101 W. Pierson St.	1947	Transitional Ranch	Contributing	
106 W. Pierson St.	1946	International	Contributing	
107 W. Pierson St.	1947	Transitional Ranch	Contributing	
110 W. Pierson St.	1948	French Provincial Ranch	Contributing	
113 W. Pierson St.	1947	Transitional Ranch	Contributing	
114 W. Pierson St.	1946	Transitional Ranch	Contributing	
118 W. Pierson St.	1941	Transitional Ranch	Contributing	
119 W. Pierson St.	1947	French Provincial Ranch	Contributing	
122 W. Pierson St.	1947	Transitional Ranch	Contributing	
125 W. Pierson St.	1947	Transitional Ranch	Contributing	
126 W. Pierson St.	1939	International	Contributing	
130 W. Pierson St.	1938	Transitional Ranch	Contributing	
131 W. Pierson St.	1947	Transitional Ranch	Contributing	
134 W. Pierson St.	1946	Transitional Ranch	Contributing	
137 W. Pierson St.	1947	Transitional Ranch	Contributing	
140 W. Pierson St.	1944	Transitional Ranch	Contributing	
143 W. Pierson St.	1947	Transitional Ranch	Contributing	
144 W. Pierson St.	1956	California Ranch	Contributing	

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Address	Construction Date	Style	Contributing Status	Reason Noncontributing
149 W. Pierson St.	1947	Transitional Ranch	Contributing	
150 W. Pierson St.	1945	Ranch	Noncontributing	Alterations
155 W. Pierson St.	1947	Transitional Ranch	Contributing	
161 W. Pierson St.	1947	Transitional Ranch	Contributing	
167 W. Pierson St.	1947	Transitional Ranch	Contributing	
173 W. Pierson St.	1947	Transitional Ranch	Contributing	
301 W. Pierson St.	1939	Art Moderne	Contributing	
302 W. Pierson St.	1929	English Cottage	Contributing	
305 W. Pierson St.	1929	English Cottage	Contributing	
306 W. Pierson St.	1928	Bungalow	Contributing	
309 W. Pierson St.	1937	Spanish Colonial Revival	Noncontributing	Alterations
310 W. Pierson St.	1934	Ranch	Contributing	
311 W. Pierson St.	1939	English Cottage	Contributing	
312 W. Pierson St.	1927	Bungalow	Contributing	
314 W. Pierson St.	1948	Transitional Ranch	Contributing	
316 W. Pierson St.	1949	International	Contributing	
318 W. Pierson St.	1948	Transitional Ranch	Contributing	
336 W. Pierson St.	1955	Ranch	Contributing	
357 W. Pierson St.	1960	Contemporary	Noncontributing	Age
365 W. Pierson St.	1960	Contemporary	Noncontributing	Age
375 W. Pierson St.	1984	Contemporary	Noncontributing	Age
376 W. Pierson St.	1946	French Provincial Ranch	Contributing	
380 W. Pierson St.	1945	Transitional Ranch	Contributing	
385 W. Pierson St.	1974	Contemporary	Noncontributing	Age
504 W. Pierson St.	1949	Ranch	Contributing	
506 W. Pierson St.	1949	Ranch	Noncontributing	Visibility
514 W. Pierson St.	1948	French Provincial Ranch	Contributing	
590 W. Pierson St.	1946	Transitional Ranch	Contributing	
601 W. Pierson St.	1935	Bungalow	Noncontributing	Alterations
603 W. Pierson St.	1958	Ranch	Noncontributing	Age
606 W. Pierson St.	1939	Transitional Ranch	Contributing	
608 W. Pierson St.	1939	Transitional Ranch	Contributing	

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or 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

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Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Architecture

Period of Significance

1924-1958

Significant Dates

1924

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N.C. Pierce

J.B. Matz

Alfred Andersen

E.W. D'Allemand

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Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Pierson Place Historic District is recommended eligible for the National Register of Historic Places for its association with significant themes in history and architecture as discussed in the Multiple Property Documentation Form (MPDF), *Residential Subdivisions and Architecture in Central Phoenix, 1870-1963*. Pierson Place is a good example of what the MPDF refers to as an “Early Builder Subdivision.” The district is associated with the MPDF’s “Context 1: Trends and Patterns of Residential Subdivision Development in Phoenix, 1870-1963,” as an illustration of Phoenix’s farmland-to-subdivision conversion in the early-20th Century, which opened the door for the city’s expansion in the mid-20th Century. It is also associated with “Context 2: The Progression of Residential Architectural Styles, Building Materials and Construction Practices in Central Phoenix Neighborhoods, 1870-1963,” as it exhibits the dominant architectural styles of the 1920s and 1930s progressing into the Ranch styles of the 1940s and 1950s. Finally, the district is associated with “Context 3: The Influence of Federal Programs on Neighborhood Development and Architectural Form in Phoenix, 1934-1963,” which allowed for government-backed mortgages and an influx of first-time homebuyers, culminating in the post-World War II construction of the Del Monte Park subdivision. The period of significance for the Pierson Place Historic District, 1924 to 1958, encompasses the first subdivision plat through the date of the last house constructed prior to the early-1960s influx of large-scale multifamily housing. Because Pierson Place represents important trends in the city’s expansion through the mid-20th Century, as well as displaying fine examples of architectural styles prevalent at this time, it is nominated to the National Register of Historic Places under Criterion A for Community Planning and Development and Criterion C for Architecture. The level of significance is local.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Introduction

This statement of significance begins with a concise history of the development of the Pierson Place Historic District identifying the developers and their real estate planning efforts from the 1920s through the 1940s. This is followed by a summary of the contexts provided by the *Residential Subdivisions and Architecture in Central Phoenix, 1870-1963* Multiple Property Documentation Form (MPDF), which provides a detailed consideration of the following relevant historic contexts:

- Context 1: Trends and Patterns of Residential Subdivision Development in Phoenix, 1870-1963
- Context 2: The Progression of Residential Architectural Styles, Building Materials and Construction Practices in Central Phoenix Neighborhoods, 1870-1963.
- Context 3: The Influence of Federal Programs on Neighborhood Development and Architectural Form in Phoenix, 1934-1963.

The narrative will demonstrate how the specific history of the Pierson Place neighborhood relates to each of these context themes. Over the course of three decades, the Pierson Place neighborhood transitioned from farmland into a neighborhood of seven subdivisions platted between 1926 and 1973 (the last a noncontributing property). The developmental history of Pierson Place was affected by several outside factors, such as the Great Depression, World War II, the Federal Housing Administration (FHA), and the influx of modern multifamily apartment complexes. Conceived during the final years of the Period Revival era of housing styles in the 1920s, these factors delayed final completion of the area as a neighborhood of single-family homes until near the end of the 1950s. By that time, the influence of post-World War II government policies and changes in housing demand had influenced architectural styles and building methods. The neighborhood began with houses in the Bungalow and Period Revival styles and was completed with housing in variations of the Ranch style. This section concludes with an evaluation of the proposed district based on the eligibility criteria found in the MPDF.

Development History of the Pierson Place Historic District

The Grand Canal, the oldest still-operating canal on the north side of the Salt River, was the first structure constructed near the area that would become the Pierson Place neighborhood. Its

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channel runs adjacent to the southern boundary of the Pierson Place Historic District.² Private interest constructed the Grand Canal in 1878 starting from headworks on the Salt River and stretching over 22 miles generally westward. The United States Reclamation Service (now the Bureau of Reclamation) enlarged the Grand Canal from 1907 to 1912 as part of the development of the Salt River reclamation system at the time of the construction of Roosevelt Dam, completed in 1911. Water for the Grand Canal is drawn from the Salt River at Granite Reef Diversion Dam east of the Phoenix area and carried westward through the Arizona Canal until a portion is diverted to the Grand through the New Crosscut Canal.



Figure 26. This photo of children playing in a lateral of a Grand Canal lateral near 7th Avenue provides a glimpse of the rural character of the area that became Pierson Place neighborhood. Source: *Salt River Project Diversion and Conveyance System Historic District*, NRHP Registration Form, 2017, p. 172.

The General Land Office surveyed the area that would become Pierson Place in 1868, identifying the land as level with first- and second-rate soil. A diagonal road passed through the southwest corner from southeast to northwest. Nicholas Balsz received a patent for the 160 acres of the northwest corner of Section 20, Township 2 North, Range 3 East in 1890. It is not known what Balsz did with this land as he was a butcher and city directories of 1892 and 1899-1900 list his residence in town and the meat market where he worked. In 1917, J.W. and Laura Stone, who owned the land that would become the Pierson Place neighborhood, applied and received a water right to irrigate their 86.56 acres from the Grand Canal. Little is known of the agricultural use of the land, though it was not used for citrus, which was beginning to be planted extensively in the Salt River Valley following completion of Roosevelt Dam. In those days, canals and laterals were often tree-lined with cottonwoods and tamarisk, which created verdure corridors popular for informal recreation (Figure 26).

In June 1924, Maricopa County approved the Suburban Acres subdivision plat. This land was owned and subdivided by Conway M. LeBaron. LeBaron was a contractor/builder during the 1920s who bought and sold land and houses and leased residential properties.³ The first known house for sale was a 4-room frame building on a



Figure 27. Newspaper advertisement for a home in the Suburban Acres subdivision. Source: *The Arizona Republic*, 13 January 1924.

² The Grand Canal was listed in the National Register of Historic Places in 2017 as a contributing property to the Salt River Project Diversion and Conveyance System Historic District.

³ Conway LeBaron built homes throughout Phoenix's burgeoning suburbs such as F.Q. Story, University Addition, Dennis Addition, Capitol Addition, and Oakland. He held mortgage notes on many of his properties, including a 1925 mortgage for lot 11 in Suburban Acres. Apparently, LeBaron suffered financial reverses and several liens were

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one-acre lot with a well and garage priced at \$2,000. The real estate agent was J.S. Griffin, who was continuing to sell property in Suburban Acres at least until 1926 (Figure 27). In March 1926, Griffin placed a newspaper advertisement for three remaining acre lots in Suburban Acres for \$500 each, dwelling not included. Suburban Acres was an example of what the MPDF refers to as an Early Builder Subdivision (MPDF, 14-15). Such subdivisions generally represented the efforts of a single developer who built homes for sale on a speculative basis rather than for a known buyer. Such developers oversaw multiple aspects of a project, from the initial land subdivision to the final house sales. They provided basic utilities like water, gas, and sewer lines. Because Suburban Acres was located in unincorporated Maricopa County, it was not required to pave Coolidge Street, its only road.

In 1926, three couples, Eugene and Lena Pierson, N. Clyde and Hazel Pierce, and J.B. and Ruth Matz acquired the forty-acre tract southeast of 7th Ave. and Camelback Rd. and began subdividing a series of tracts named after the Piersons from which the neighborhood derived its name. All three couples were associated with Southwestern Sash and Door Company, an important local supplier of construction materials, and a subsidiary of the O'Malley Lumber Company. Pierce was Southwestern's general manager and he was involved in residential and commercial development in Phoenix into the 1960s, his work including Wagon Wheel Shopping Center and Thomas Mall. Pierce maintained community connections through social organization like the Masons, the Lions Club and the Arizona Club. Matz was a general contractor who began working in the Phoenix area in 1920. He was noted particularly for his expertise in acoustic engineering, such as that designed for Phoenix's Strand Theater. He was active with the Associated General Contractors of Maricopa County, including service as the group's president. Like Suburban Acres, the initial Pierson Place subdivision offered one-acre lots, with houses set well back from the road to ensure privacy and sufficient room for gardens. While the large lot allowed for a semi-rural lifestyle, it was anticipated that many owners would further subdivide and sell their land, and so recoup part of their initial cost. This flexibility in lot splitting further distinguishes Early Builder Subdivisions from later tracts offered by merchant

Yes, You Can Own That Home

"A family that owns its own home takes a pride in it, maintains it better, gets more pleasure out of it, and has a more wholesome, healthful, and happy atmosphere in which to bring up children.

"The home owner has a constructive aim in life, he works harder outside his home; he spends his leisure more profitably and he and his family live a finer life and enjoy more of the comforts and cultivating influence of our modern citizens.

A husband and wife who own their own home are more apt to save. They have an interest in an advancement of a social system that permits the individual to store up the fruits of his labor. As a direct taxpayer, they take a more active part in local government. Above all, the love of home is one of the finest instincts and the greatest of inspirations of our people.

We build that home to your own specifications or sell you acreage and you can build it yourself 10% down, and 1% per month.

Matz & Pierce
PIERSON PLACE
Phone 102R3

Figure 28. Advertisement for homes in Pierson Place appealing to the emerging ideal of the American Dream. Source: *The Arizona Republican*, 31 July 1917.

filed against him in 1926 and 1927 for nonpayment of items such as paint supplies, electrical wiring and fixtures, and lumber. There were some foreclosures against him, including one on a property in Suburban Acres in 1933. During the early 1930s, he is referred to in city directories as a decorator and painter, but was building homes again by the end of the 1930s. He relocated to Kingman, Arizona in the early 1940s.

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home builders of the post-war era. The land configuration continued to evolve after the initial subdivision according to the wishes of individual owners, unlike later subdivisions such as Del Monte Place where lots have remained static since their initial plat.

Development of Pierson Place coincided with a movement that was just beginning to gain momentum in the 1920s, involving federal support for single-family homeownership. Associated with Herbert Hoover both prior to and during his presidency, an ideal was evolving that through homeownership, families could build a stronger foundation for their own financial security and become better citizens. (MPDF, 59). It was a 20th century variation on an older belief in the importance of the yeoman farmer as the foundation of American democracy, translated for America's increasingly urban character. It was an ideal, however, that was at odds with contemporary reality. In 1930, only about 43 percent of homes in Arizona were owner occupied, lower than the national rate of about 47 percent. As described in Context 3 of the MPDF, new federal programs begun during the 1930s and 1940s would transform the housing market and raise the proportion of homeownership to approximately 66 percent. Matz and Pierce used this emerging ideal of the "American Dream" to market Pierson Place (Figure 28).

Early Pierson Place advertisements boasted of "a distinctive class of homes at a moderate cost." The "modern" subdivision had a number of English and other Period Revival style homes, constructed for sturdiness with brick and insulated with Celotex ceiling insulation. "So confident [was] he of its future," that Mr. Matz and his wife built their home in the new neighborhood in 1926. Pierson and his wife lived at 300 W. Mariposa Street (now 305 W. Camelback Road, and a public transit park-and-ride lot). The next year, the three couples recorded Pierson Place Amended, subdividing the area from their original plat. In the amended plat, Mariposa Street split the 300-foot deep lots, creating one-third acre parcels. Two of these larger single family residential parcels still remain; the majority were later split into 8,500 square foot lots. Two of



Figure 29. Newspaper headline touts the opening of South Pierson Place subdivision in 1927. Source: *The Arizona Republican*, 9 October 1927.

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the neighborhood's adobe houses were built on these larger parcels, including a distinctive Pueblo Revival style with exposed adobe block at 3rd Avenue and Mariposa Street. Matz and Pierce's Southwestern Sash and Door Company also subdivided South Pierson Place in 1927 (Figure 29). Hazelwood Street was named for Hazel Pierce. Most of the one-half-acre (plus) lots were subsequently split again, though the area was not developed with single family and multifamily residences until the 1930s and 1940s.

By 1928, a new builder was involved in homebuilding in the northern portion of the neighborhood, E.W. d'Allemand (Figure 30), who came to Phoenix around 1920 from Denver and quickly became one of its leading developers. His work in the Pierson Place area was only part of his real estate portfolio in Phoenix. His Elsinore subdivision of 1926 featured electric street lights and home appliances, providing the conveniences of city living in the semi-rural suburbs. He continued in the real estate business until approximately 1946 and was referred to as "one of the empire builders of the city and state" following his death in 1958.

In Pierson Place, d'Allemand offered 0.2-acre lots in addition to one acre and half-acre lots, which sold from \$395 and up, depending on the location and depth. Streets came fully graded and capped with caliche and gravel, which resulted in hard surface streets without any paving assessments to pay. Lots were supplied with water from a high pressure, deep water well, in addition to telephone and electrical service. Homes sold on both a speculative and custom basis, and by October 1928 twenty homes were built in the amended Pierson Place tract. Restrictions called for houses that cost at least \$2,500, exclusive of the lot, to ensure "a happy medium for good development." Deed restrictions also limited ownership only to caucasians. The developers specifically marketed to families whose children would be attending Brophy Memorial College, a 1,500-student college preparatory school just three blocks east of the neighborhood.

Dean Stanley, of the Stanley Fruit Company, subdivided Stanley Place in 1928. Born in 1894 in Illinois, Stanley looked initially at journalism as a career and in 1912-1916 was editor of the Rocky Ford Tribune in Rocky Ford, Colorado (a Stanley family owned newspaper). He briefly owned *The Arizona*



Figure 30. E.W. d'Allemand in 1926. Source: *The Arizona Republican*.



Figure 31. Dean Stanley, 1894-1974. Source: *The Arizona Republic*.

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Gazette, which he renamed *The Phoenix Evening Gazette*, at the end of the 1920s. While still a newsman, Stanley started handling advertising and public relations for a California grower, from which he began his own agricultural initiatives. Arriving in Phoenix in 1920, Stanley formed the Stanley Fruit Company in 1924 and quickly became among the region's leading agriculturalists, participating in several farmers organizations such as the Vegetable Growers Association and the Western Growers Association. As a civic leader, he served on the boards of several local social and charitable organizations (Figure 31).

In 1927, Stanley entered the real estate business by forming the Security Improvement Company in association with Dwight and Maie Bartlett Heard, two of Phoenix's most important developers of the 1910s-1920s (MPDF, 16, 18, 20). They commenced their partnership with construction of two important commercial properties, the Security Building and the San Carlos Hotel (both still extant and NRHP listed) that same year. In 1928, they began their first residential development with the platting of Stanley Place.

The Stanley Place plat carried the grid street pattern from the amended Pierson Place plat immediately west, over to Camelback Road, Mariposa and Pierson Streets between 3rd to Central Avenues. Newspaper advertisements for Stanley Place noted its location near Brophy Memorial College, its gravel roads, and the potential for purchasers to profit by subdividing their large lots (Figure 32). Stanley decided to auction lots in a tent set up in the subdivision in March 1928 and though sales were brisk—including purchases by Floyd W. Medlock, subdivider of Medlock Place—he was disappointed, remarking to the press, “I had hoped to realize much higher prices on all the lots sold.” A two-story Spanish Colonial Revival residence built with adobe was among the first three homes constructed in the new subdivision in 1930. The onset of the Great Depression slowed development until the late 1930s.

Maricopa County flood control district aerial photography from 1930 shows the Pierson Place neighborhood (Figure 33). Housing was sparse with a concentration in the Suburban Acres subdivision (lower right) and scattered within the Pierson Place and Stanley Place subdivisions.

Development in the neighborhood picked up in the late 1930s with the availability of Federal Housing Administration (FHA) mortgages. In 1936, the Gold Spot Investment Company, a firm referred to by *The Arizona Republic* as a “holding concern for Dean Stanley,” built two new

The advertisement is a rectangular box with a black border. At the top, it reads "Let the Growth of Phoenix Make Money for You!". Below this, it states: "Follow the judgment of well-known Eastern investors who recently have invested large sums in Phoenix property because they believe in Phoenix and its future and because they know that property values are bound to increase in Phoenix." It then quotes: "As a City Grows Property Increases in Value And Makes Money For the Shrewd Investor". The text continues: "You Have An Exceptional Opportunity To Invest For Profit or For a Home Tomorrow Sat-March 10th at 2 P. M. When We Will Sell At ABSOLUTE AUCTION SALE". Below this, it says "Titles Insured by Phoenix Title & Trust Co." and lists "STANLEY PLACE" and "NEW SILVER HOTEL". At the bottom, it says "ATTEND THE AUCTION SALE SATURDAY AT 2 P. M. AT CENTRAL AVE. AND CAMELBACK ROAD" and "EASY TERMS".

Figure 32. Newspaper advertisement for Stanley Place subdivision. Source: *The Arizona Republican*, 9 March 1928.

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homes in Stanley Place. The company worked with designer and builder David Rubenstein, who built the houses to be fire-proof and termite-proof, using concrete joists in a flat roof, with structural steel sashes in a very modern Streamline Moderne style (Figure 35). Homes in the neighborhood were constructed with a variety of materials. Brick was the most common structural wall material used, though block and wood frame houses also were constructed. Several adobe homes were constructed on Mariposa and Pierson Streets, further adding to the variety of materials that characterizes the neighborhood.



Figure 33. Aerial photograph from 1930 illustrating scattered development of the Pierson Place Historic District during the 1920s. The line of trees along Pierson St. has no remnants today and may have been related to previous agricultural use of the land. Source: Maricopa GIS Portal (accessed 12-06-2016) (<http://gis.maricopa.gov/MapApp/GIO/AerialHistorical/index.html>).

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Builders Plan Modernistic Development

Planning a large development with a new type of home, the Goldspot Investment Corporation has begun construction of three low-cost homes in Stanley place, west of Brough college and south of Camelback road. David Rubenstein, architect, announced yesterday.

White bricks now are being made and the first of the new homes will be in the \$3,000 to \$7,000 class, will be ready for occupancy by September 15.

One of the major features of the building program is that the homes are furnished with entirely new design, will be designed for air conditioning and for the most part, will be prefabricated, Mr. Rubenstein said.


The Stanley place tract, opened in 1935, is partially developed and there already are a number of homes on the tract. George E. Lull is sales agent for the investment firm in the development.

Individual Character

While homes to be built in the tract will be individual in character and covering personal requirements of owners, all will follow a basic "modernistic" design, Mr. Rubenstein pointed out.

Embodying the design of the model home, Mr. Rubenstein said, the development has been made in a modern style and women's apparel and home furnishings are subject to seasonal changes in design and materials, and the buyers of these homes will receive something new in some new adapt-

Home Features Comfort, Will Be Fire And Termite Proof



PLOT PLAN

PERSPECTIVE OF MANTEL AND BOOKCORNER.

PERSPECTIVE.

Embodying the latest principles of construction and adapted specially to this section, the home pictured above represents the best in architectural design, according to the builders, the Goldspot Investment Corporation, which now is building this residence in Stanley place, west of Brough college and south of Camelback road. This will be the first of three homes in the first group to be built under a new development program. Note the compact floor plan at left and the interior perspective at top. The roof deck and other features of the home are depicted in the central drawing. The design pictured will be the basic plan from which other homes in the new development will be built. David Rubenstein, Phoenix, is the architect.

Figure 34. Newspaper article on the "Modernistic" houses planned in Stanley Place. Source: *The Arizona Republic*, 21 July 1935.

The peak of development in the Pierson Place neighborhood came in 1946 with the replatting of Del Monte Park by Alfred Andersen. Andersen's contributions to Phoenix's residential subdivision development are described in detail in the MPDF, where he is noted as one of the transitional figures who adapted FHA/VA-driven housing standards to improved methods of construction and vertically integrated real estate development firms (MPDF, 26-27). Andersen is remembered primarily for development of the Westwood neighborhood, which in the early 1950s was the largest residential project by a single developer within what was then Phoenix's city limits. His career in the late 1930s had transitioned from carpenter to contractor, primarily working on commercial projects. During the war, he worked as a private contractor on war-related construction, such as military airfields in Arizona and Texas. Approved by the Maricopa County Board of Supervisors in December 1946, Del Monte Park was one of Andersen's earliest post-war residential projects, the success of which

Veterans!

Choice location . . . 2- and 3- bedroom brick homes with or without garage. Near school and transportation and shopping center. Some will be completed in 30 days.

Del Monte Park

Third Ave. and Highland

Alfred Andersen

Contractor

1724 Grand Ave. Ph. 3-1512 or 5-8229

Figure 35. Newspaper advertisement for Del Monte Park targeting veterans qualified for new VA mortgage guarantee programs. Source: *The Arizona Republic*, 16 February 1947

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would lead to his work in the Westwood developments. Andersen's rapid construction of simple Transitional Ranch houses in 1947 was the single largest episode of construction in the history of the Pierson Place neighborhood (Figure 35). Andersen did not reside in Del Monte Park, but in 1948 would construct a sprawling Ranch house one mile north at 3rd Ave. and Bethany Home Rd. He semi-retired from development in the later 1950s following completion of the Westwood area and died in 1970. His son, Alfred Andersen, Jr., was also a residential developer, known primarily for custom building.

Build-out in the Pierson Place neighborhood continued through the first decade following World War II. The Del Monte Park plat was recorded in 1946, and completely built out the following year with modest Transitional Ranch homes. Multifamily infill complexes were built throughout Pierson Place. In the early postwar years, these apartments ranged from collections of one story, single family, duplex, triplex, and quadplex buildings. Larger, multi-unit, two-story buildings are associated with the late 1960s and early 1970s. The neighborhood was annexed by the City of Phoenix in 1959. Over time, the edges of the Pierson Place neighborhood along the major arterial streets became commercialized, which resulted in the loss of some residential properties (Figure 36). Comparison of aerial photographs from 1930 and 1959 shows the dramatic change over the neighborhood's two decades of development (Figures 33 and 37).



Figure 36. These houses on Highland Street, are between the Pierson Place Historic District boundary and 7th Ave. illustrating the loss of integrity along the edges near the commercial arterial streets. Sources: Google, 2015 (left); *The Arizona Republic*, 12 March 1939 (right).

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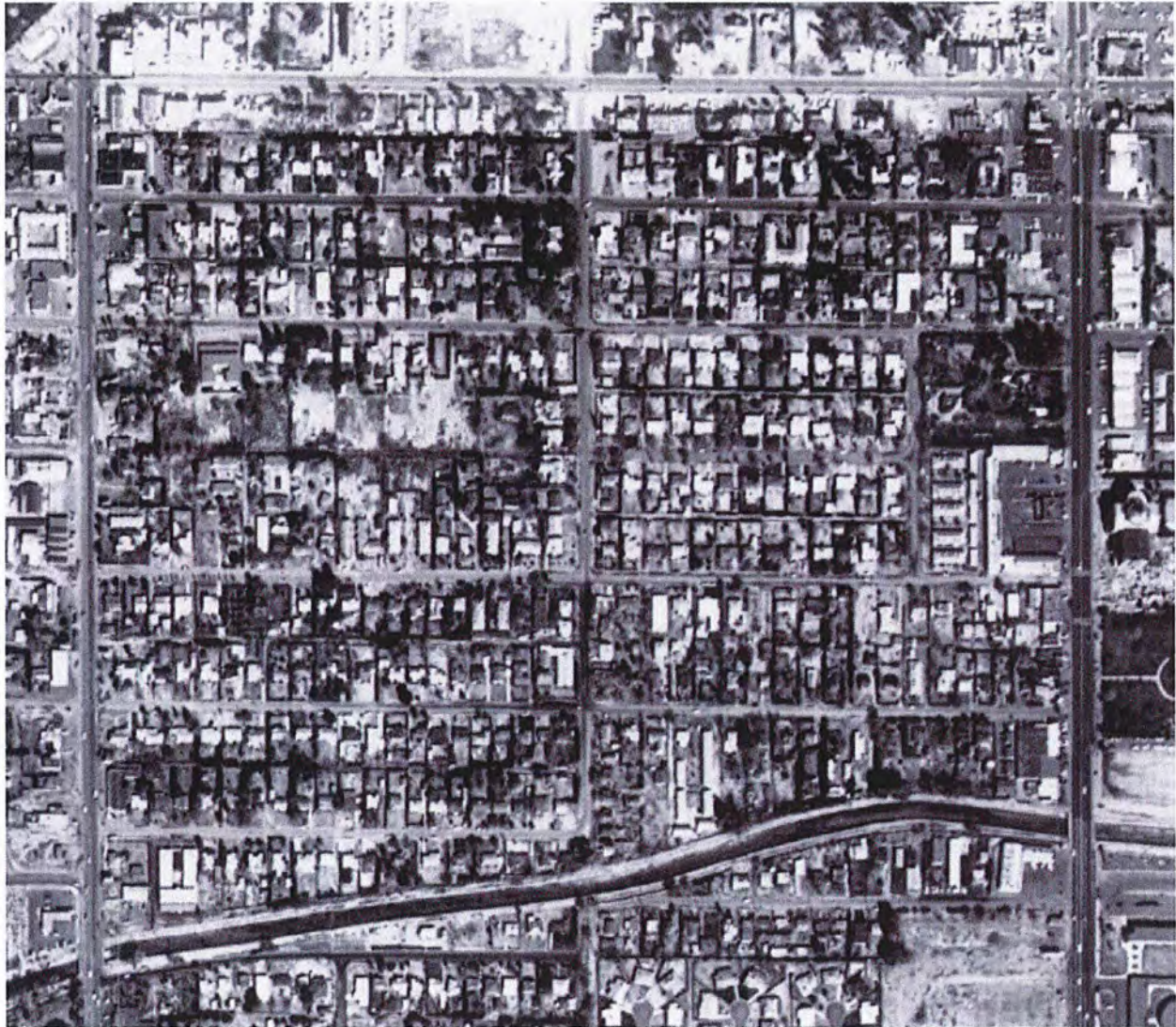


Figure 37. Maricopa County flood control district aerial photo from 1959 illustrates the neighborhood at full residential buildout. Source: Maricopa GIS Portal (accessed 12-06-2016) (<http://gis.maricopa.gov/MapApp/GIO/AerialHistorical/index.html>).

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Residential Subdivisions and Architecture in Central Phoenix, 1870-1963

Context 1: Trends and Patterns of Residential Subdivision Development in Phoenix, 1870-1963

The historic preservation program of the City of Phoenix has long placed emphasis on the historic districts as the basis for efficient listing of resources on the National Register and as a means to promote neighborhood stability and revitalization. The City-sponsored National Register Multiple Property Documentation Form, *Residential Subdivisions and Architecture in Central Phoenix, 1870-1963*, has been the reference document guiding the evaluation of potential historic districts in Phoenix since its approval in 2010.⁴ Districts listed under this cover document are: Campus Vista, East Evergreen, Encanto Vista, Garfield, Los Olivos, North Garfield, Villa Verde, Woodlea, and Yapple Park. Pierson Place was first identified as potentially eligible for listing during consultation for the light rail project pursuant to NEPA/Section 106 review. The neighborhood is included in the text of the MPDF as a location where Phoenix's architectural history can be visually conveyed (see MPDF, pp. 52 and 54).

The MPDF presents three context statements. The first, "Trends and Patterns of Residential Subdivision in Phoenix, 1870-1963"⁵ provides a broad overview of the city's development starting from its early settlement and the survey of the original townsite in 1870. Between 1870 and approximately 1910, Phoenix grew, though slowly and unevenly as it was affected by larger economic trends in the Arizona Territory. The agricultural basis for the Salt River Valley's economy depended on irrigation through a system of canals and laterals, but until storage dams were constructed on the Salt River and its tributary the Verde River, the growth potential was limited. Still, beginning in 1880 the pattern of replacement of farmland with urban development began to take hold as landowners near the townsite platted new subdivisions near its periphery. This succession from farm to city remained characteristic of Phoenix's growth for about a century until, through annexations, its border came against those of other incorporated cities in the Valley, such as Tempe and Scottsdale to the east and Glendale and Peoria to the west. While Phoenix continued to grow by annexing former desert and mountain land to the north, the farm-to-city pattern continues on the southern and western periphery of the metropolitan area to this day.⁶

Phoenix's growth depended on an efficient mode of transportation provided by the street railway (streetcar, trolley), initially mule-drawn in 1887 and electrified after 1893. The street railway system was a private venture headed by Moses Sherman, who was also involved with the building of Los Angeles' streetcar system. The street railway was not an independent venture, but tied directly to the development interests of Sherman and his collaborators. The streetcar line

⁴ The *Residential Subdivisions and Architecture in Central Phoenix, 1870-1963* MPDF was a supplementary amendment to the earlier *Historic Residential Subdivisions and Architecture in Central Phoenix, 1912-1950* MPDF, approved in 1994.

⁵ The time period specified in the heading on p. 4 of the MPDF is an error as the text and subheadings take the context to 1963 and the correct heading is specified in the table of contents on p. 2.

⁶ The last substantial area of agriculture in Phoenix is at its southwestern corner, an area likely to witness rapid urbanization with the revival of the post-Great Recession economy and the construction of the Loop 202 freeway that will wrap southward around South Mountain Park.

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was planned to provide access to new subdividable land owned by these investors. The streetcar subdivision became an urban form characterizing new neighborhoods planned between about 1890 and 1925, when it was acquired by the City. Streetcar suburbs like the National Register-listed F.Q. Story and Coronado historic districts were characterized by north-south and east-west grid patterns of streets with narrow lots. Most often, houses were constructed to face either north or south. A critical event in the history of Phoenix was the construction of Roosevelt Dam on the Salt River, completed in 1911. This and subsequent dams established the water supply stability necessary for the region's continuing growth. The area of farmable land expanded as the reclamation system developed, but even as new farms and ranches were founded on the periphery, older farms nearer the city were being urbanized.⁷

Pierson Place is an example of what the MPDF refers to as an "Early Builder Subdivision" (p. 14). In the earliest phase of the city's growth, land owners subdivided former farms into building lots. Purchasers were individually responsible for the design and construction of the house, though guided sometimes by deed restrictions specifying minimum costs. The builder subdivision departed from this pattern by combining the role of subdivider and builder so the purchaser could contract to buy the lot and build the home at the same time. An innovation around 1912, this change marked the start of an important trend towards vertical integration as the developer took on additional roles as planner, subdivider, and builder. The history of Pierson Place began with the 1926 plat of the Suburban Acres subdivision. Located north of downtown and beyond the range of streetcars, Suburban Acres depended initially on the older model of selling lots without houses. The neighborhood grew slowly through the 1920s.

Onset of the Great Depression severely reduced demand for new houses (MPDF, 21-22). Within what was then the bounds of the City of Phoenix, building permits issued fell from 501 in 1929 to only 46 in 1932 and 11 in 1933. Though a severe decline, the situation was not as dire as these numbers imply. Until the 1960s, the expansion of the city's boundary lagged far behind the spread of new subdivisions. The subdivisions of Pierson Place neighborhood were then in unincorporated Maricopa County, which had no powers to zone or issue building permits. Real estate developers took advantage of this relative freedom from regulation and most new construction took place outside the city bounds, and thus there is no record of permits. The situation improved by the end of the 1930s, in part due to the implementation of new federal programs to stimulate housing construction (see Context 3 below). With entry of the United States in the war at the end of 1941 came restrictions on building materials, which again reduced new construction in 1942 and 1943 (MPDF, 22). After Phoenix was classified a critical housing area for war production, the situation improved and housing starts increased. In the Pierson Place neighborhood, new construction fell from seven houses in 1941 to only one completed in 1942 and three in 1943. The easing of materials restrictions ignited a boom of twenty-three new houses in 1944.

⁷ The Salt and Verde river reclamation system was constructed by the Bureau of Reclamation and is managed by the Salt River Project. This system was listed in the National Register in 2017 under the contextual cover document *The Salt River Project, Arizona, A Federal Reclamation Project* MPDF.

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Other trends discussed in the MPDF's context on residential subdivisions in Phoenix include the rapid growth in the city's population and geographic area (MPDF, 22-23). In 1940, Phoenix's population was about 65,000 in an area of less than ten square miles. In 1960, after an aggressive program of annexation, the city encompassed 190 square miles with a population of about 440,000. Pierson Place was among the established neighborhoods annexed. The MPDF also describes the contributions of several of Phoenix's leading real estate developers, one of whom—Alfred Andersen—was involved with Pierson Place neighborhood (MPDF, 26-27). Andersen was one of Phoenix's major developers in the late 1940s and his Westwood subdivisions represented the largest development in the bounds of Phoenix in the early 1950s. His contributions to Pierson Place represent his first important residential project after the war. Other Pierson Place developers fall in the category of "Small-Scale Builders" (MPDF, 35-38) who, though they did not build housing by the thousands, did establish neighborhoods embodying the characteristic architecture of their time.

Context 2: The Progression of Residential Architectural Styles, Building Materials and Construction Practices in Central Phoenix Neighborhoods, 1885-1963

The Pierson Place Historic District is recommended eligible to the National Register under Criterion C in the Architecture area of significance. The MPDF's context on housing designs and development practices reveals the significance of the housing found in Pierson Place (MPDF, 40-57). Starting in 1924 and continuing through most of the 1950s, the neighborhood's development included examples of several historic building styles. The Bungalow Style (ca. 1905-1930) was nearing the end of its popularity when Pierson Place was begun and examples are rare and among the oldest housing in the neighborhood (Figure 38). The few examples found in Pierson Place are usually constructed of brick and feature a side gable form with a front facing porch usually about half the width of the front façade. The bungalow front porch with its characteristic oversize posts made them a distinctive "neighborhood" house where residents could engage their streetscape while comfortably seated above and set-back from the street. Examples of bungalows in Pierson Place are described in Section 7.



Figure 38. The ca. 1930 bungalow at 341 W. Hazelwood St. was constructed in brick in a side gabled form with front facing gabled porch across about half the façade. This house features decorative quoins in brick at the corners and window openings. Source: Google, 2015.

More immediately relevant to Pierson Place's development were the picturesque designs of the Period Revival era (MPDF, 47-52). Period Revival appropriated the romantic imagery of earlier eras and other cultures, fusing them eclectically into designs that rarely existed historically, but

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that home buyers appreciated for their imaginative character. As the MPDF relates, the most common Period Revival style in Phoenix was the Spanish Colonial Revival. Originating in California, Spanish Colonial Revival was influenced by the architecture of Spain and its New World empire, which was advocated for its genuine association with the history of the American Southwest. Spanish Colonial Revival was not a pure style, however, and American architects working with the form found additional artistic inspiration from the larger Mediterranean world, including Italy and the older Moorish tradition. The result was a distinctly American version of Spanish (or Mediterranean) architecture put to the purpose of selling single-family homes. There are several houses in Pierson Place in the Spanish Colonial Style as described above in Section 7.

Closely related, and somewhat pre-dating the introduction of Spanish Colonial Style in the 1910s was the Mission Style, again a design mode utilizing historic references, here the system of Catholic missions that extended along the northern periphery of the Spanish New World Empire, which included California and Arizona. Both Mission and Spanish Colonial Revival houses were typically stuccoed and often featured arches (MPDF, 48). Characteristic Mission Revival roofs were hidden behind curvilinear parapets, while Spanish Colonial Revival were usually gabled with clay tile. Spanish-influenced Period Revivals usually possessed only a small entry porch rather than the larger porch characteristic of the bungalow. This shrinking of porch sizes continued into the subsequent Minimal Traditional period when they effectively disappeared. This was an important change in how houses related to the streetscape.

Another Period Revival form found in Pierson Place drew on old English influences and is referred to as Tudor Revival (MPDF, 50-52). Character-defining features of Tudor Revival include steeply pitched roofs with at least one intersecting gabled ell. Decoration might include half-timbering in the upper gable walls. Exterior walls might be stuccoed or textured brickwork. Tudor Revival houses also lacked porches other than small entry porches under an overlapping



Figure 39. The 1929 house at 305 W. Pierson St. (left) is a rare example of English Cottage influence in the Pierson Place Historic District. The house features the distinctive steeply pitched roof whose overhang forms the small entry porch at the corner. It's exposed brick exterior contrasts with the characteristic stucco finish of the simple 1937 Spanish Colonial Revival house at 309 W. Pierson St. (right). Source: Google, 2016.

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gable roof. The Tudor Revivals found in Pierson Place were designed and constructed by small-scale builders who applied a simplified template of English influenced imagery for small houses. Examples in Pierson Place are not “high style” as might be found in the more affluent contemporary Encanto-Palmcroft neighborhood near central Phoenix. Rather they were the housing product affordable by the average family who wanted their homes to have a romanticized style (Figure 39).

Most houses in Pierson Place Historic District date from what the MPDF refers to as “The Early Ranch Era (1935-1950)” (MPDF, 52-54) and “The Ranch Era (1945-1963)” (MPDF, 55-57). These style, like much else affecting Phoenix, emerged from California and found great popularity across the country. The Ranch Style was versatile and evolved from a simple, affordable house form appropriate to the later years of the Great Depression, to more elaborate sprawling forms on large lots sometimes featuring “Character” features that reintroduced decoration drawing from other times and places.

The early Ranch style era that began in the mid-1930s coincided with the long recovery from the worst years of the Great Depression and was influenced by federal New Deal programs to stimulate the housing industry. While the Ranch style has an important association with innovative architects like Cliff May, the examples found in Pierson Place reflect the straightened circumstances of the times. The romantic decoration of the Period Revival gave way to a simplified form referred to variously as “Transitional Ranch,” “Early Ranch,” or “Minimal Traditional.” The typical Transitional Ranch is a small, one-story house with low or medium roof pitch, and little roof overhang. This simple house form was economical and continued to be built in the immediate post-war years when economy in use of resources remained important. It is the most common style found in Pierson Place, which reflects that its most robust period of development was the immediate pre- and post-war years (Figure 40).



Figure 40. Examples of Transitional Ranch style housing, the most common in Pierson Place Historic District. The example at 590 W. Pierson St. (left) is from 1939. The house at 108 W. Elm St. (right) is one of several constructed in 1947 on Elm St., the main street through the post-war Del Monte Park subdivision. Source: Google, 2016.

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The MPDF describes how the Ranch style evolved in the 1950s to become the dominant housing form for suburban development in Phoenix as much of the rest of the country as well (MPDF, 55). Some of the essential characteristics of the Ranch style are long, low massing, and low roof pitch. Ranch dwellings are often asymmetrically massed, with intersecting hipped or gable roofs and moderate to wide overhangs. Window materials range from wood and metal casement to fixed picture to ribbon, with aluminum windows in late examples. In the Pierson Place neighborhood, metal casement windows were the most common, especially among the earlier Transitional Ranches, with picture windows more prominent in true Ranch style houses of the 1950s. The sprawling Ranch form was a particular type found in areas where affordable land made possible lots with broad street frontage. Such are not found in the Pierson Place neighborhood, where the subdivisions followed the older pattern of relatively narrow lots. Sprawling Ranch style houses are found further to the north and northeast of this area of Phoenix.

During the 1950s, Phoenix enjoyed a booming economy, rapidly expanding population and land base. As household incomes increased, the housing market became more competitive and the housing product offered by builders became increasingly larger, with more stylistic details and modern conveniences. From the relatively plain Transitional Ranch, the Ranch blossomed into a variety of stylistic variations. These variations or substyles restored elements of romantic, foreign or historic reference that had largely disappeared with the end of the Period Revival era. The Spanish Colonial Ranch, the French Provincial Ranch, and the American Colonial Ranch are labels applied to Ranch style variations drawing on particular period references (MPDF, 56)

(Figure 41). For example, the Spanish Colonial Ranch was usually stuccoed with a red tiled roof, reminiscent of the Spanish Colonial Revival, but on a Ranch form house. The Ranch was the most common style of housing offered by commercial builders in the Phoenix area during the 1950s. They are present in Pierson Place Historic District but are less frequent than the Transitional Ranch form and represent the build out of the district in the 1950s. The earliest multi-family housing constructed in the 1950s were single story and in the Ranch style and so are compatible with the districts low-density residential character (Figure 42).

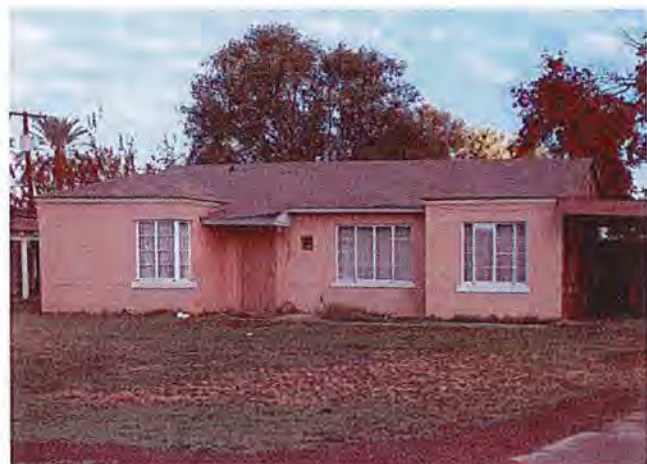


Figure 41. The 1948 house at 110 W. Pierson St. is an example of the French Provincial Ranch substyle found in Pierson Place Historic District. Source: City of Phoenix Historic Property Inventory Form, 2013.

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Figure 42. The 1951 apartments at 91 W. Mariposa St. was designed in the Ranch style and is compatible with the scale and character of other residences in the Pierson Place Historic District. Source: Google, 2014.

The MPDF only briefly mentions modernist architectural influence, referred to as Contemporary style (MPDF, 57) or what is commonly referred to now as Mid-Century Modern. The small number of houses in the Pierson Place Historic District evidencing modernist influence are classified in the district inventory as International style. However, for homes in Pierson Place, this should be construed as an influence, not a strict classification for these modest dwellings. International style omitted historic stylistic references in favor of an emphasis on volume rather than mass, the use of standardized industrial materials, and a greater emphasis on windows and glass as opposed to solid wall materials. The house at 560 W. Hazelwood St. is a good example of this influence with its broad front windows carrying across a clipped corner (Figure 43). Built in 1939, this early reference to an emerging trend in architecture was contemporary to many of the district's Transitional Ranch houses. They are remarkably compatible to Ranch forms in terms of scale and general simplicity of design.



Figure 43. The 1939 house at 560 W. Hazelwood St. is rare example of International Style influence in the Pierson Place Historic District Source: Google, 2015.

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Context 3: Influence of Federal Programs on Neighborhood Development and Architectural Form in Phoenix, 1934-1963

Part of President Roosevelt's New Deal effort to revive the moribund economy were new federal agencies and programs to stimulate housing construction. Foremost of these agencies was the Federal Housing Administration (FHA), which provided home loan guarantees and reformed the mortgage market. The FHA would eventually exert a wider influence on the housing industry, including over construction methods and subdivision design. Created in 1934, the FHA's impact was beginning to be felt by the end of the decade when housing starts in Phoenix had returned to their pre-Depression level and new construction around its periphery in neighborhoods like Pierson Place was likewise rebounding (Figure 44). The war temporarily halted this expansion, but after 1945, the FHA's mortgage regulations would become the guidebook for new suburban development from New York's Levittown to Phoenix's Maryvale.

Details of the influence of federal programs on neighborhood development and architectural form in Phoenix may be found in the MPDF's Context 3. Key aspects of the FHA's influence are summarized here for how they relate to the pattern of development in the Pierson Place neighborhood. The first of these is the aforementioned timing of the impact of FHA's mortgage guarantee program. Pierson Place was ripe to be among those earliest affected by the FHA-induced housing revival because it was already established, not too distant from downtown, and directly on the northward path of Phoenix's growth (MPDF, 10), but was still largely undeveloped. Pierson Place experienced two surges of new construction, the first in the prewar (1938-1941) period, then immediately following the war. This postwar surge peaked in 1947 following the 1946 platting of the Del Monte Park subdivision. Pierson Place was among the earliest neighborhoods in Phoenix whose character was profoundly affected by the new federal intervention in the housing market.

The second way Pierson Place reflects the early influence of FHA programs is the size of the houses, which is relatively modest compared to homes built around Phoenix in subsequent years. FHA's mortgage guarantee was capped to encourage construction of affordable housing. Over



Figure 44. By the later 1930s, the new FHA mortgage insurance programs were well integrated into the housing market and bank finance, as indicated in this newspaper advertisement. Source: *The Arizona Republic*, 29 January 1939.

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time, that cap would be raised to apply to larger, more expensive homes. However, during Pierson Place's two periods of new construction just before and after the war those limits meant that most new housing was modest in size, two bedrooms typically, with one bathroom. Pierson Place, then, became a neighborhood largely characterized by such housing, affordable by the working class and new households. It would also largely become and remain a neighborhood of single-family residences. The few multi-family residences in the neighborhood began to appear in the 1950s. The earlier of these were compatible in scale and style to the existing houses. Three post-1970 apartment complexes are considered intrusive to the district.

The FHA also issued guidelines on the use of materials and construction techniques in houses covered by its mortgage guarantee (MPDF, 66-67). The purpose of these FHA minimum standards was to ensure the durability of the house through its 20 to 30-year mortgage period. These guidelines also covered aspects of housing style as, in the interest of affordability, FHA discouraged stylistic exuberance of the type found in older housing of the Period Revival period.



Figure 45. The house at 138 W. Highland Ave. illustrates several features of Pierson Place Historic District's character. It was built in 1947, the district's most active construction year, in the Transitional Ranch form that is the district's primary stylistic aesthetic. Streets are paved with curb and gutter, here rolled, a form more conducive to rapid construction. The district has no sidewalks, a characteristic of its development outside of what was then Phoenix's city limits. Landscaping has been individualized by property owners. Source: Google, 2016.

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What the Pierson Place inventory calls Transitional Ranch—also referred to as Minimal Traditional—was effectively the housing style of the early FHA. Furthermore, the FHA encouraged stylistic uniformity, believing such uniformity was more likely to maintain property values. For this reason, though it includes houses in older styles and later variations of the Ranch style, the Transitional Ranch is Pierson Place’s most common style.

The FHA’s standards eventually extended beyond the house to encompass aspects of neighborhood design and subdivision planning (MPDF, 67). The FHA took the automobile’s central role in personal transportation as axiomatic, and so encouraged new subdivisions to feature longer and curvilinear streets, paved, of course, with curb and gutters, and, by the 1950s sidewalks were mandated. These subdivision design standards, however, were largely influential after Pierson Place’s periods of development. Del Monte Park was Pierson Place neighborhood’s only subdivision platted in the FHA era. While that plat added Elm Street to the neighborhood, it conformed to the existing grid pattern. Neither did it include sidewalks, as with the rest of the neighborhood. These characteristics emphasize the Pierson Place Historic District’s association with the earliest period of FHA’s influence on housing, whose guidelines were then still largely restricted to the house. While housing of the FHA period is scattered throughout the neighborhood, in Del Monte Park is a relatively solid block of properties dating from 1946 to 1948 designed in the Transitional Ranch style. In the sense that a historic district can convey a historic theme, Pierson Place Historic District, and particularly Del Monte Park, features the visual cues that make it a product of the FHA’s early influence in Phoenix’s urban development (Figure 45).

Evaluation of Eligibility to the National Register of Historic Places

Section F of the *Residential Subdivisions and Architecture in Central Phoenix, 1870-1963* MPDF describes property types associated with the document’s three historic and architectural contexts and specifies registration requirements against which to evaluate the Pierson Place Historic District’s eligibility to the National Register of Historic Places.

Associated Property Type

The Pierson Place Historic District displays the characteristics of two of the five distinct types of historic neighborhoods found in Phoenix. Its origins place it as an *Early Builder Subdivision*, a type dating to the period 1912 to 1934 in which lots were promoted and sold by builders or real estate companies (MPDF, 76-77). Apart from the survival of a small number of houses from the late 1920s and early 1930s, the district conveys other aspects of the Early Builder Subdivision type such as grid street layout, relatively large lots, and the presence in some areas of an historic irrigation system. Originally well outside the Phoenix city boundary, its streets were unpaved with no sidewalks, although the streets have since been paved. The neighborhood still lacks sidewalks, an important signifier of its historic suburban character now that it is effectively in the center of the city.

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Because its initial development was cut short by the Great Depression and did not commence in earnest until the late 1930s, only to be interrupted again by the first years of World War II, the bulk of the neighborhood's architectural character falls under the identified type, *FHA-Influenced Subdivisions* (MPDF, 79-81). The Transitional Ranch style housing most commonly found in Pierson Place is associated with the earliest phase of the implementation of the FHA's mortgage insurance programs in the later 1930s and immediately after the war.

Eligibility Requirements

The following criteria are provided by the MPDF against which to evaluate the potential eligibility of a district under its contexts.

- 1. The district must have definable boundaries that differentiate it from the surrounding neighborhoods.*

Pierson Place is a cohesive, readily identifiable neighborhood bounded by the major arterial streets Central and 7th Avenues and Camelback Road, and by the Grand Canal. Commercial development along Central and 7th and by parking facilities recently constructed along Camelback Rd. for the Phoenix light rail system stop separate the district's boundary from these major streets.
- 2. The district must contain a significant concentration of historic properties, specifically at least 50 percent must be classified as contributing.*

Of the district's 262 residential buildings, 226 retain sufficient integrity to be classified as contributing, (approximately 86 percent). A table providing an inventory of contributors and noncontributors has been provided in Section 7.
- 3. Architectural integrity is more crucial in neighborhoods nominated for their significance under Criterion C. Districts should contain good representations of one or more architectural styles common for the period of significance.*

The Pierson Place Historic District's period of significance ranges from 1924 to 1957. It contains examples of Bungalow and Period Revival style housing associated with its era as an Early Builder Subdivision. It's most distinctive architectural type is the Transitional Ranch style, associated with the early influence of the FHA. It contains examples of later Ranch styles associated with the period of the district's final build out in the 1950s. The MPDF guidelines specify that to convey architectural significance, the properties should convey "a sense of place and showing the patterns of community development during the period of significance." The Pierson Place Historic District does this through the generally high level of integrity of its individual properties, which visually convey associations with the trends of architectural history from the 1920s to the late 1950s.
- 4. The layout of the district's subdivisions should still be visible to a large extent so as to convey the significant attributes, such as lot size, distance from major streets, presence or*

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absence of alleys or other characteristics that reveal the changes over time that make it significant.

Through most of the district, the street layout remains in its original grid with most housing facing either north or south. Original lots were typically about one acre, which purchasers were encouraged to subdivide further to help return their investment. This was a normal practice in the time of the Early Builder Subdivisions and the variations in lot sizes should therefore be considered a character-defining feature rather than a diminishment of integrity. In the Del Monte Park subdivision, platted and developed in the immediate post-war era, lot sizes are smaller and uniform and have not undergone the same form of alteration over time. The only change to the district's street pattern came with the closure of Mariposa Street's east end at about 1st Avenue, converting it to a cul-de-sac to accommodate the adjacent light rail station. The construction of three post-1970 apartment complexes on Pierson Street is the other notable departure from the district's character as a neighborhood of single-family and small-scale multifamily housing.

5. *In order for a neighborhood to be considered an eligible district, the characteristics specific to its property type must be evident.*

To reiterate, the proposed Pierson Place Historic District contains a significant concentration of historic housing types associated with two forms of residential development in Phoenix identified in the MPDF—the Early Builder Subdivision, and the FHA-Influenced Subdivision. Its housing and layout retain sufficient integrity to visually convey the characteristic features of these neighborhood types and the time period in which they were constructed.

Conclusion

The Pierson Place Historic District represents the historical progression of Phoenix's periphery from farm land; to the rural subdivisions of mostly independently-owned lots; to the post-World War II subdivision promoted by a commercial real estate developer. The district's architectural variety spans the popular movements of the early and mid-20th century, including Bungalows, Period Revivals and Ranch styles. Its residences and streetscape retain a high level of integrity.

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Name of Property

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Bailey, Jim. *Salt River Project Water Diversion and Conveyance System Historic District National Register of Historic Places Registration Form*. Bureau of Reclamation. Glendale, Arizona.

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Maricopa County Recorder. Plat, Amended Plat of Block One Pierson Place, recorded June 8, 1927, Book 17, Page 2.

_____. Plat, Del Monte Park, recorded December 18, 1946, Book 36, Page 38.

_____. Plat, Pierson Place, recorded August 9, 1926, Book 16, Page 3.

_____. Plat, Pierson West, recorded September 19, 1973, Book 166, Page 20.

_____. Plat, South Pierson Place, recorded January 12, 1928, Book 17, Page 45.

_____. Plat, Stanley Place, recorded March 20, 1928, Book 18, Page 21.

_____. Plat, Suburban Place, recorded June 28, 1924, Book 13, Page 22.

McAlester, Virginia Savage. *A Field Guide to American Houses*. Alfred A. Knopf, New York, 2013.

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Name of Property

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Phoenix City Directories, Phoenix, Arizona. Various dates.

“Pierson Place Historic District,” clipping on file at City of Phoenix Historic Preservation Office.

U.S. Department of Transportation Federal Transit Administration. “Final Environmental Impact Statement for the Central Phoenix/East Valley Corridor: Phoenix, Tempe, Mesa, Arizona, Volume 1.” San Francisco, California, 2002.

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: http://www.newspapers.com

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 71.24

Pierson Place Historic District
Name of Property _____



**Pierson Place Historic District
Maricopa County, Arizona**

District coordinates on pages 59-60

Pierson Place Historic District
Name of Property

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Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

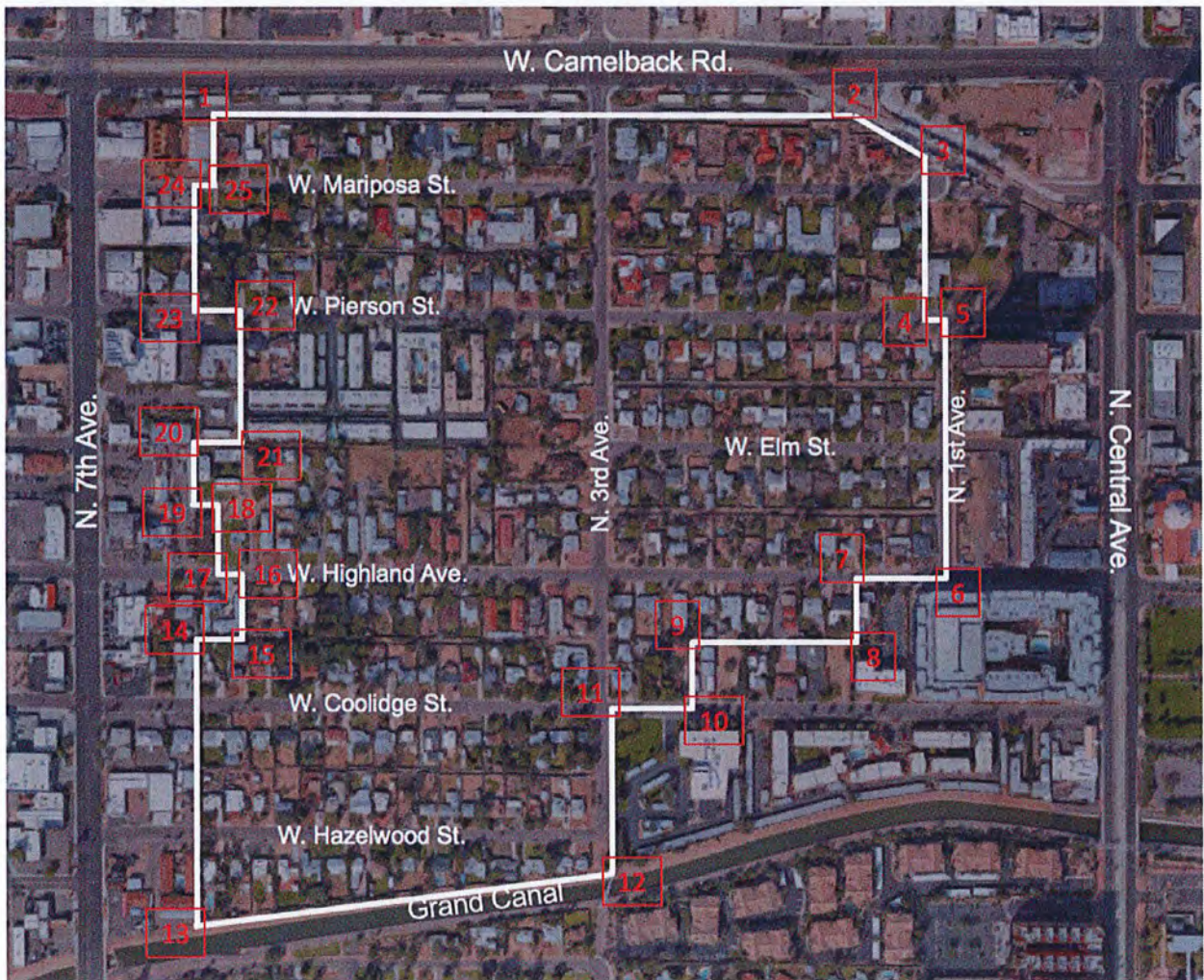
(enter coordinates to 6 decimal places)

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- | | |
|-------------------------|------------------------|
| 22. Latitude: 33.507525 | Longitude: -112.081130 |
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| 24. Latitude: 33.508414 | Longitude: -112.081552 |
| 25. Latitude: 33.508423 | Longitude: -112.081398 |



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Verbal Boundary Description (Describe the boundaries of the property.)

Pierson Place Historic District corresponds to the Phoenix Historic Property Register district boundary and encompasses the following plats, blocks, and lots:

Suburban Acres (1924)

- Lot 10 (W' of N 157.5' only)
- Lot 12 (W 70' of N 170.82' and E 70' of N 157.5' only)
- Lot 14 (70' of N 154' and E 70' of N 145' only)
- Lot 16 (Except E 70' of S 165')
- Lot 18

Pierson Place (1926)

- Block 2: Lots 4-17, 18 (except W 70.19' of S 170')

Amended Plat of Block 1 Pierson Place (1927)

- Block A: Lots 11-17, 18 (E ½ only)
- Block B: Lots 3-18

South Pierson Place (1928)

- Block 1: Lots 1-14, 16
- Block 2: Lots 1-16
- Block 3: Lots 1-7

Stanley Place (1928)

- Lot 24
- Lot 25 (W 34.61' of S 108.02' and E 38.39' of S 82.69')
- Lots 26-29
- Lot 30 (except N 31')
- Lots 31-45, 58-68

Del Monte Park (1946)

- Block 1: Lots 1-26
- Block 2: Lots 1-26

Pierson West (1973)

- Block CE (common area)
- Lots A1-A6
- Lots B1-B6
- Lots C1-C6
- Lots D1-D6
- Lots E1-E9
- Lots F1-F9

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Boundary Justification (Explain why the boundaries were selected.)

The Pierson Place Historic District boundary corresponds to the locally designated historic district boundary, which was designated through the Section 106 process to partially mitigate the adverse effect of light rail construction at the district's northeast corner. It was through that process that the neighborhood was first deemed eligible for listing in the National Register of Historic Places. This boundary includes all subdivisions platted between Camelback Road, Central Avenue, the Grand Canal and 7th Ave. (Suburban Acres—1924; Pierson Place—1926; Pierson Place amended—1927; South Pierson Place—1928; Stanley Place—1928; Del Monte Park—1946; Pierson West—1973). Commercial properties, properties that have lost integrity, and properties developed outside the period of significance surrounding Pierson Place Historic District along Camelback Road, Central Avenue, and 7th Avenue, have been excluded.

11. Form Prepared By

name/title: Jodey Elsner & Elizabeth Wilson, Historic Preservation Planners, with contributions by Ray & JoAnn Muench and Elissa Kelly (district residents); Edited by William Collins (AZ SHPO)

organization: City of Phoenix Historic Preservation Office

street & number: 200 W. Washington St., 3rd Fl.

city or town: Phoenix state: AZ zip code: 85003

e-mail: historic@phoenix.gov

telephone: (602) 261-8699

date: July 12, 2019

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Pierson Place Historic District
 Name of Property

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Photograph Key



Pierson Place Historic District
Name of Property

Maricopa, AZ
County and State

Photographs

Name of Property: Pierson Place Historic District

City or Vicinity: Phoenix

County: Maricopa

State: Arizona

Photographer: Jodey Elsner

Date Photographed: December 2016

Photograph Number: AZ_MaricopaCounty_PiersonPlaceHistoricDistrict_0001

Description of Photograph: Hazelwood Street streetscape from 640 W. Hazelwood Street, view facing northeast.

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Pierson Place Historic District
Name of Property

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Photographs

Name of Property: Pierson Place Historic District

City or Vicinity: Phoenix

County: Maricopa

State: Arizona

Photographer: Jodey Elsner

Date Photographed: December 2016

Photograph Number: AZ_MaricopaCounty_PiersonPlaceHistoricDistrict_0002

Description of Photograph: 585 W. Hazelwood Street, view facing south

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Pierson Place Historic District
Name of Property

Maricopa, AZ
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Photographs

Name of Property: Pierson Place Historic District

City or Vicinity: Phoenix

County: Maricopa

State: Arizona

Photographer: Jodey Elsner

Date Photographed: December 2016

Photograph Number: AZ_MaricopaCounty_PiersonPlaceHistoricDistrict_0003

Description of Photograph: 535 W. Hazelwood Street, view facing southwest

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Pierson Place Historic District
Name of Property

Maricopa, AZ
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Photographs

Name of Property: Pierson Place Historic District

City or Vicinity: Phoenix

County: Maricopa

State: Arizona

Photographer: Jodey Elsner

Date Photographed: December 2016

Photograph Number: AZ_MaricopaCounty_PiersonPlaceHistoricDistrict_0004

Description of Photograph: 498 W. Hazelwood Street, view facing north

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Pierson Place Historic District
Name of Property

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Photographs

Name of Property: Pierson Place Historic District

City or Vicinity: Phoenix

County: Maricopa

State: Arizona

Photographer: Jodey Elsner

Date Photographed: December 2016

Photograph Number: AZ_MaricopaCounty_PiersonPlaceHistoricDistrict_0005

Description of Photograph: 303 W. Coolidge Street, view facing southwest

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Pierson Place Historic District
Name of Property

Maricopa, AZ
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Photographs

Name of Property: Pierson Place Historic District

City or Vicinity: Phoenix

County: Maricopa State: Arizona

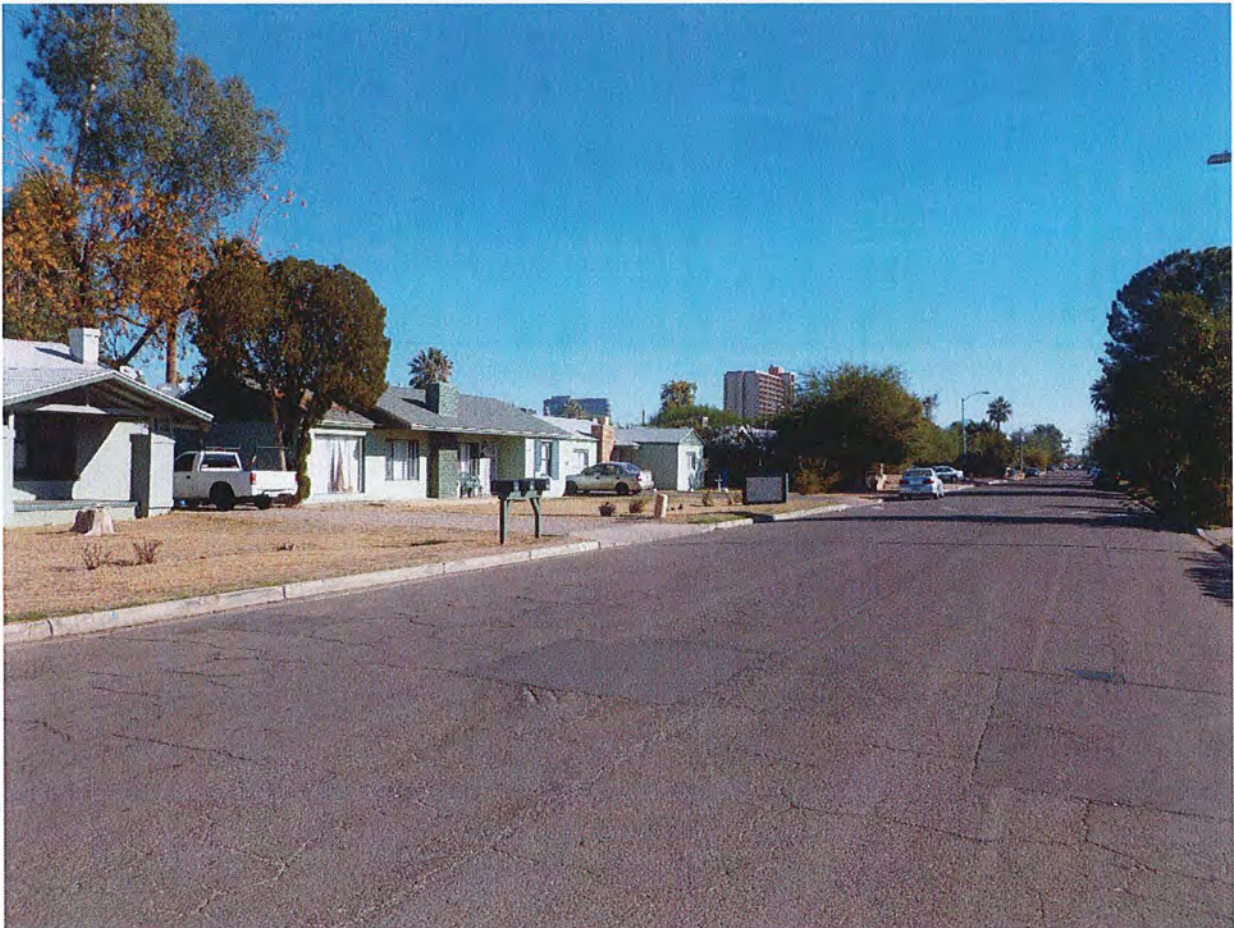
Photographer: Jodey Elsner

Date Photographed: December 2016

Photograph Number: AZ_MaricopaCounty_PiersonPlaceHistoricDistrict_0006

Description of Photograph: Highland Street streetscape from 512 W. Highland Street, view facing northeast

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Pierson Place Historic District
Name of Property

Maricopa, AZ
County and State

Photographs

Name of Property: Pierson Place Historic District

City or Vicinity: Phoenix

County: Maricopa

State: Arizona

Photographer: Jodey Elsner

Date Photographed: December 2016

Photograph Number: AZ_MaricopaCounty_PiersonPlaceHistoricDistrict_0007

Description of Photograph: 138 W. Highland St., view facing north

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Pierson Place Historic District
Name of Property

Maricopa, AZ
County and State

Photographs

Name of Property: Pierson Place Historic District

City or Vicinity: Phoenix

County: Maricopa

State: Arizona

Photographer: Jodey Elsner

Date Photographed: December 2016

Photograph Number: AZ_MaricopaCounty_PiersonPlaceHistoricDistrict_0008

Description of Photograph: Elm Street streetscape from 101 W. Elm Street, view facing southwest

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Pierson Place Historic District
Name of Property

Maricopa, AZ
County and State

Photographs

Name of Property: Pierson Place Historic District

City or Vicinity: Phoenix

County: Maricopa

State: Arizona

Photographer: Jodey Elsner

Date Photographed: December 2016

Photograph Number: AZ_MaricopaCounty_PiersonPlaceHistoricDistrict_0009

Description of Photograph: Elm Street streetscape from 101 W. Elm Street, view facing northwest

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Pierson Place Historic District
Name of Property

Maricopa, AZ
County and State

Photographs

Name of Property: Pierson Place Historic District

City or Vicinity: Phoenix

County: Maricopa

State: Arizona

Photographer: Jodey Elsner

Date Photographed: December 2016

Photograph Number: AZ_MaricopaCounty_PiersonPlaceHistoricDistrict_0010

Description of Photograph: 134 W. Pierson Street, view facing north

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Pierson Place Historic District
Name of Property

Maricopa, AZ
County and State

Photographs

Name of Property: Pierson Place Historic District

City or Vicinity: Phoenix

County: Maricopa

State: Arizona

Photographer: Jodey Elsner

Date Photographed: December 2016

Photograph Number: AZ_MaricopaCounty_PiersonPlaceHistoricDistrict_0011

Description of Photograph: Pierson Street streetscape from 134 W. Pierson Street, view facing northwest

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Pierson Place Historic District
Name of Property

Maricopa, AZ
County and State

Photographs

Name of Property: Pierson Place Historic District

City or Vicinity: Phoenix

County: Maricopa

State: Arizona

Photographer: Jodey Elsner

Date Photographed: December 2016

Photograph Number: AZ_MaricopaCounty_PiersonPlaceHistoricDistrict_0012

Description of Photograph: 126 W. Pierson Street, view facing north

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Pierson Place Historic District
Name of Property

Maricopa, AZ
County and State

Photographs

Name of Property: Pierson Place Historic District

City or Vicinity: Phoenix

County: Maricopa

State: Arizona

Photographer: Jodey Elsner

Date Photographed: December 2016

Photograph Number: AZ_MaricopaCounty_PiersonPlaceHistoricDistrict_0013

Description of Photograph: 114 W. Pierson Street, view facing north

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Pierson Place Historic District
Name of Property

Maricopa, AZ
County and State

Photographs

Name of Property: Pierson Place Historic District

City or Vicinity: Phoenix

County: Maricopa

State: Arizona

Photographer: Jodey Elsner

Date Photographed: December 2016

Photograph Number: AZ_MaricopaCounty_PiersonPlaceHistoricDistrict_0014

Description of Photograph: 106 W. Pierson Street, view facing north

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Pierson Place Historic District
Name of Property

Maricopa, AZ
County and State

Photographs

Name of Property: Pierson Place Historic District

City or Vicinity: Phoenix

County: Maricopa

State: Arizona

Photographer: Jodey Elsner

Date Photographed: December 2016

Photograph Number: AZ_MaricopaCounty_PiersonPlaceHistoricDistrict_0015

Description of Photograph: 306 W. Pierson Street, view facing north

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Pierson Place Historic District
Name of Property

Maricopa, AZ
County and State

Photographs

Name of Property: Pierson Place Historic District

City or Vicinity: Phoenix

County: Maricopa State: Arizona

Photographer: Jodey Elsner

Date Photographed: December 2016

Photograph Number: AZ_MaricopaCounty_PiersonPlaceHistoricDistrict_0016

Description of Photograph: 380 W. Pierson Street, view facing north

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Pierson Place Historic District
Name of Property

Maricopa, AZ
County and State

Photographs

Name of Property: Pierson Place Historic District

City or Vicinity: Phoenix

County: Maricopa

State: Arizona

Photographer: Jodey Elsner

Date Photographed: December 2016

Photograph Number: AZ_MaricopaCounty_PiersonPlaceHistoricDistrict_0017

Description of Photograph: 54 W. Mariposa Street, view facing north

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Pierson Place Historic District
Name of Property

Maricopa, AZ
County and State

Photographs

Name of Property: Pierson Place Historic District

City or Vicinity: Phoenix

County: Maricopa

State: Arizona

Photographer: Jodey Elsner

Date Photographed: December 2016

Photograph Number: AZ_MaricopaCounty_PiersonPlaceHistoricDistrict_0018

Description of Photograph: 45 W. Mariposa Street, view facing southeast

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Pierson Place Historic District
Name of Property

Maricopa, AZ
County and State

Photographs

Name of Property: Pierson Place Historic District

City or Vicinity: Phoenix

County: Maricopa State: Arizona

Photographer: Jodey Elsner

Date Photographed: December 2016

Photograph Number: AZ_MaricopaCounty_PiersonPlaceHistoricDistrict_0019

Description of Photograph: 40 W. Mariposa Street, view facing north

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Pierson Place Historic District
Name of Property

Maricopa, AZ
County and State

Photographs

Name of Property: Pierson Place Historic District

City or Vicinity: Phoenix

County: Maricopa

State: Arizona

Photographer: Jodey Elsner

Date Photographed: December 2016

Photograph Number: AZ_MaricopaCounty_PiersonPlaceHistoricDistrict_0020

Description of Photograph: Mariposa Street streetscape from 45 W. Mariposa Street, view facing southwest

20 of 20



Pierson Place Historic District
Name of Property

Maricopa, AZ
County and State

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 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



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YIELD
SCHOOL ZONE







RESIDENT PERMIT ONLY
NO PARKING























A small, single-story white building with a red-tiled roof. The building features a porch area with a red door and a window with blue trim. The porch is decorated with various items, including potted plants and a hanging birdcage. The building is surrounded by tall grass and trees.

A white sedan parked in a carport to the right of the building. The car is facing away from the camera.

A large area of tall, dry grass in the foreground, extending from the building to the road.

A paved road in the foreground, partially visible at the bottom of the image.











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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 7/22/2019 Date of Pending List: 8/9/2019 Date of 16th Day: 8/26/2019 Date of 45th Day: 9/5/2019 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 9/5/2019 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Roger Reed  Discipline Historian

Telephone (202)354-2278 Date 9/5/19

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

**ARIZONA STATE HISTORIC PRESERVATION OFFICE (SHPO)
NATIONAL REGISTER NOMINATION
TRANSMITTAL FORM
FEDERAL EXPRESS**



DATE: July 19, 2019

TO:

**Joy Beasley
National Register of Historic Places
1849 C Street NW, Mail Stop 7228
Washington, D.C. 20240**

FROM:

**William Collins
National Register Coordinator
State Historic Preservation Office
1100 West Washington Street
Phoenix AZ 85007**

National Register Submission:

**Pierson Place Historic District
Phoenix, Maricopa County**

**Should you have any questions or concerns, please contact me at
wcollins@azstateparks.gov or 602.542.7159.**