

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94001481 Date Listed: 12/21/94

Alvarado Historic District
Property Name

Maricopa AZ
County State

Residential Subdivisions and Architecture in Phoenix MPS
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Antonieta Allee

Signature of the Keeper

12/21/94

Date of Action

=====
Amended Items in Nomination:

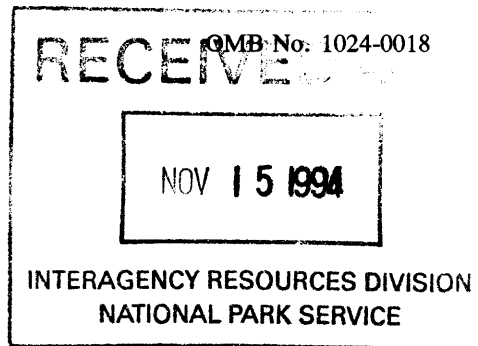
Statement of Significance: Criteria Consideration G is added in order to ensure consistency in the NRIS. The NR and the AZ SHPO agreed that the nomination would not need to demonstrate exceptional importance because contributing resources less than 50 years old constitute a minor part of the property. This correction will not be counted should this nomination be included in a future audit period.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property Alvarado Historic District
 historic name Alvarado Place and Alvarado Place East Subdivisions
 other names/site number

=====

2. Location Generally between Central Avenue and 3rd Street; between Palm Lane and Oak Street, extended
 street & number not for publication _____
 city, town Phoenix vicinity _____
 state Arizona code AZ county Maricopa code 013 zip code 85004

=====

3. State/Federal Agency Certification
 As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this XX 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 XX meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide XX locally. (___ See continuation sheet for additional comments.)

James W. Garrison AZSHPD 11/7/99
 Signature of certifying official Date

ARIZONA STATE PARKS
 State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

 Signature of commenting or other official Date

 State or Federal agency and bureau

=====

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register Autawiech dlee 12/21/94
 ___ See continuation sheet.
- determined eligible for the
 National Register
 ___ See continuation sheet.
- determined not eligible for the
 National Register
- removed from the National Register
- other (explain): _____

Signature of 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

Number of Resources within Property

Contributing	Noncontributing
<u>33</u>	<u>0</u> buildings
___	___ sites
___	___ structures
___	___ objects
<u>33</u>	<u>0</u> Total

Number of contributing resources previously listed in the National Register 3

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing
"Residential Subdivisions and Architecture in Phoenix")

=====

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Domestic: single-family dwellings

Sub: _____

Current Functions (Enter categories from instructions)

Cat: Domestic: single-family dwellings

Sub: _____

Commerce/trade: busienss

=====

7. Description

Architectural Classification (Enter categories from instructions)

- Bungalow
- Colonial Revival
- Spanish Colonial
- Monterey
- Mission
- Mediterranean
- Period Revival
- Ranch

Materials (Enter categories from instructions)

- | | |
|------------|----------------------------|
| foundation | <u>concrete</u> |
| roof | <u>composition shingle</u> |
| | <u>wood shingle</u> |
| | <u>tile</u> |
| walls | <u>brick</u> |
| | <u>stucco</u> |
| other | <u>stone</u> |
| | <u>wood siding</u> |

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets [7-1 thru 7-3])

=====

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 a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture
Community Planning and Development

Period of Significance 1912 - 1950

Significant Dates

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder C. Lewis Kelley; Lescher & Mahoney; Fitzhugh & Byron; Wallingford and Bell; H.H. Greene; Robert Evans; Neil Gates; Gilmore and Varney (architects)

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets [8-1])

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9. Major Bibliographical References

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

X See continuation sheet

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: City of Phoenix Historic Preservation Office

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10. Geographical Data

Acreage of Property 17.13 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
A	<u>12</u>	<u>400690</u>	<u>3704020</u>	C	<u>12</u>	<u>400460</u>	<u>3703630</u>
B	<u>12</u>	<u>400690</u>	<u>3703630</u>	D	<u>12</u>	<u>400500</u>	<u>3704020</u>

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)
(see accompanying map)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet [10-1])

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11. Form Prepared By

name/title Deborah Edge Abele, Historic Preservation Officer; Roger Brevoort, Historic Preservation Planner; Bill Jacobson, Historic Preservation Planner; Vicki Vanhoy, Secretary II

organization City of Phoenix Historic Preservation Office

street & number 200 West Washington Street, Fourth Floor

city or town Phoenix state Arizona zip code 85003

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Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====

Property Owner

(Complete this item at the request of the SHPO or FPO)

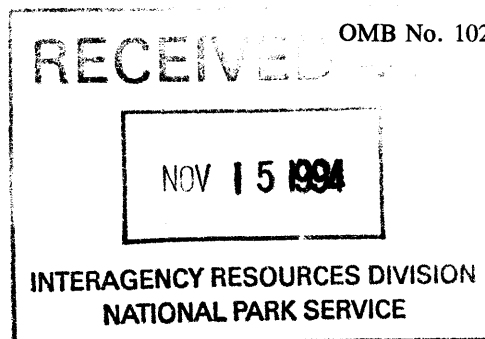
Various private property owners

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

Alvarado Historic District
Maricopa County, Arizona



NARRATIVE DESCRIPTION

The Alvarado Historic District is a residential neighborhood located in central Phoenix, Arizona. North of the downtown, the area is roughly bounded by Central Avenue, Oak Street, Third Street and Palm Lane. The district consists of 33 substantial homes situated, for the most part, on large flat lots. As the area was subdivided, then replatted and built up over a 40 year period, there is some variation in the individual lot sizes as well as the placement and orientation of each home. This pattern of development also created slight irregularities in the area's generally rectilinear street plan. A circular median at the intersection of North and East Alvarado Roads also distinguishes the district's street pattern.

As one of the oldest residential areas in the city, the district contains mature vegetation in both the yards and along the public rights-of-way. Some of the streets are lined with towering palm trees which gives a visual cohesiveness to the streetscapes. Houses are set on the front parts of their lots with unfenced shallow front yards. This placement, along the relatively narrow street, accentuates the architecture as the dominant feature of the district and further contributes to its feel as a cohesive unit.

The Alvarado Historic District is one of the largest concentrations of historic urban estate homes. Built for the elite of the community and designed by prominent local architects, the houses are among the finest example of early residential building within Phoenix. The properties have been well maintained over the years with only minimal alterations or modifications. Thus, the houses, individually and as a collection, exhibit a high degree of integrity of design, setting, materials and workmanship.

Seventy-five percent of the houses in the district were constructed during the period, 1924-1932. This building is representative of the range of picturesque styles commonly classified as Period revival architecture. Custom homes that were individually designed, the houses contain architectural elements from a variety of stylistic traditions. Typical of construction in the southwest during this time, the majority of the homes built freely mix elements from the Spanish Colonial, Mission, Mediterranean and Monterey Revival styles. The buildings in this category are both one and two story with stucco and painted brick exteriors. Roofs are gabled and hippeccad with the characteristic red clay tile. Eaves treatment includes exposed rafters or molded cornices. Windows are wood, double-hung and casement, with a variety of divided light configurations. Wood shutters or arched openings frequently set off the windows. Entries are central, off-set and recessed with heavy wood panelled doors. Almost all exteriors are further enhanced with a diverse assortment of stone, tile and wood ornamentation and detailing.

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Section 7 Page 2

Alvarado Historic District
Maricopa County, Arizona

NARRATIVE DESCRIPTION (cont'd)

Distinctive examples of Elizabethan/Tudor and American Colonial Revival styles also were constructed during this period. One and a half and two stories, these homes are of brick construction, occasionally sheathed with stone or stucco. Most of the roofs are high-pitched gables with wood shingles. A premier example of the Elizabethan/Tudor style, the Carter Gibbes House at 2233 North Alvarado Road, features a slate roof along with half-timbering and a stone two-story bay window. Windows found in other homes in this category are wood both casement and double-hung. Entrances are almost all centrally located with distinctive glass treatments and wood doors.

Six houses were constructed in the district in the late 1930s and 1940s. Like the earlier era of building, these are large custom homes, designed and constructed by well-known architects and contractors. Although these houses are primarily one-story ranches, their styling attests to the continuing popularity of the Period Revival influence even after World War II. Easily distinguished from the builder-produced ranch houses of the time, these houses contain the roof forms, window treatments and detailing associated with earlier European and American Colonial Revival traditions. The similarity in materials and ornamentation, as well as the quality of construction and design, helps to blend the later infill construction with the original houses of the district.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 3

Alvarado Historic District
Maricopa County, Arizona

LIST OF CONTRIBUTING PROPERTIES

<u>Date of Construction</u>	<u>Address</u>	<u>Date of Construction</u>	<u>Address</u>
1930	44 East Palm Lane	1941	2230 North 3rd Street
1927	56 East Palm Lane	1929	126 East Alvarado Rd.
1927	118 East Palm Lane	1928	122 East Alvarado Rd.
1930	124 East Palm Lane	1928	112 East Alvarado Rd.
1910	134 East Palm Lane	1921	2026 North 3rd Street
1928	2021 North Alvarado Rd.	1941	2201 North Alvarado Rd.
1929	2031 North Alvarado Rd.	1929	2217 North Alvarado Rd.
1950	2016 North Alvarado Rd.	1930	2233 North Alvarado Rd.
1929	2032 North Alvarado Rd.	1937	2243 North Alvarado Rd.
1945	2040 North Alvarado Rd.	1929	2200 North Alvarado Rd.
1925	51 East Monte Vista Rd.	1929	2222 North Alvarado Rd.
1928	65 East Monte Vista Rd.	1928	2230 North Alvarado Rd.
1927	73 East Monte Vista Rd.	1932	2238 North Alvarado Rd.
1928-29	81 East Monte Vista Rd.	1928	2242 North Alvarado Rd.
1925	87 East Monte Vista Rd.	1930	111 East Alvarado Rd.
1916-20	94 East Monte Vista Rd.	1929	119 East Alvarado Rd.
1939	76 East Monte Vista Rd.		

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Alvarado Historic District
Maricopa County, Arizona

STATEMENT OF SIGNIFICANCE

The Alvarado Historic District is historically and architecturally significant under Criteria "A" and "C". Historically, the district is important for its excellent representation of the local residential subdivision practice that characterized the development of Phoenix during its first major expansion and period of growth. The evolution of the district's physical character is illustrative of the transition which occurred in the area surrounding the city center as Phoenix was transformed from an agricultural community to an important urban center of the Southwest. Architecturally, the district is significant as a major collection of urban estate depicting the work of prominent architects and the popular styles of the Period Revival era of Phoenix building.

The Alvarado Historic District is a portion of the Los Olivos Subdivision, the largest and most articulated of the early suburban homesite subdivision expansions of the city. Developed by Dwight Heard, the 160-acre holding initially was subdivided into 25 large lots for estate homes. Although extensively promoted as one of the most prestigious residential locations in the city, the development of the area did not occur on the grand scale originally envisioned. Only a handful of homes were constructed in the area by 1920. After numerous replattings and the construction of interior roads, the area took off after 1925. The building within the district corresponds to the dramatic population and construction boom experienced by Phoenix in the late 1920s. The main force behind this growth was the completion of several large-scale reclamation projects. With a steady supply of water and improved irrigation capacity, agricultural production expanded. During this same period the provision of a main line railroad connection linked Phoenix with outside markets, notably the lucrative West Coast. All these factors combined to create an explosion in business, population and residential development and construction in Phoenix. This prosperity and growth continued until 1931 when construction activity came to a halt as a result of the Depression. The Alvarado Historic District mirrors the overall community development well in that only six of the homes were built after 1932.

Houses within the Alvarado Historic District are distinguished by their architectural merit, both individually and as a collection. Homes for the wealthy and influential citizens of the day, the buildings were costly and well appointed. The work of many prominent local architects are well represented. Found within the district are homes designed by C. Lewis Kelley, H.H. Greene, Neil Gates, Robert Evans, Wallingford and Bell, Lesche and Mahoney, Fitzhugh and Byron, and Gilmore and Varney among others. As a group, the Alvarado Historic District is a microcosm of the range of architectural design that characterized the Period Revival era. The form, materials and eclectic combination of decorative elements suggestive of medieval European and American Colonial traditions are typical of residential construction across the nation. The preponderance of style manifesting the imagery of the architectural roots of Spain and the Mediterranean countries also is illustrative of the regional influences on the architecture of the period.

The significance of the Alvarado Historic District and its excellent representation of historic themes and architectural influences important to the development of Phoenix was formally recognized in November 1990 with the local designation of the district on the Phoenix Historic Property Register.

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Alvarado Historic District
Maricopa County, Arizona

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Maricopa County, Arizona

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section 10 Page 1

Alvarado Historic District
Maricopa County, Arizona

GEOGRAPHIC DATA

Boundary Justification

The boundaries of the Alvarado Historic District correspond to the extent of contiguous historic resources which were built as part of the original Los Olivos Subdivision, and the replatted areas subdivided as Alvarado Place and Alvarado Place East.

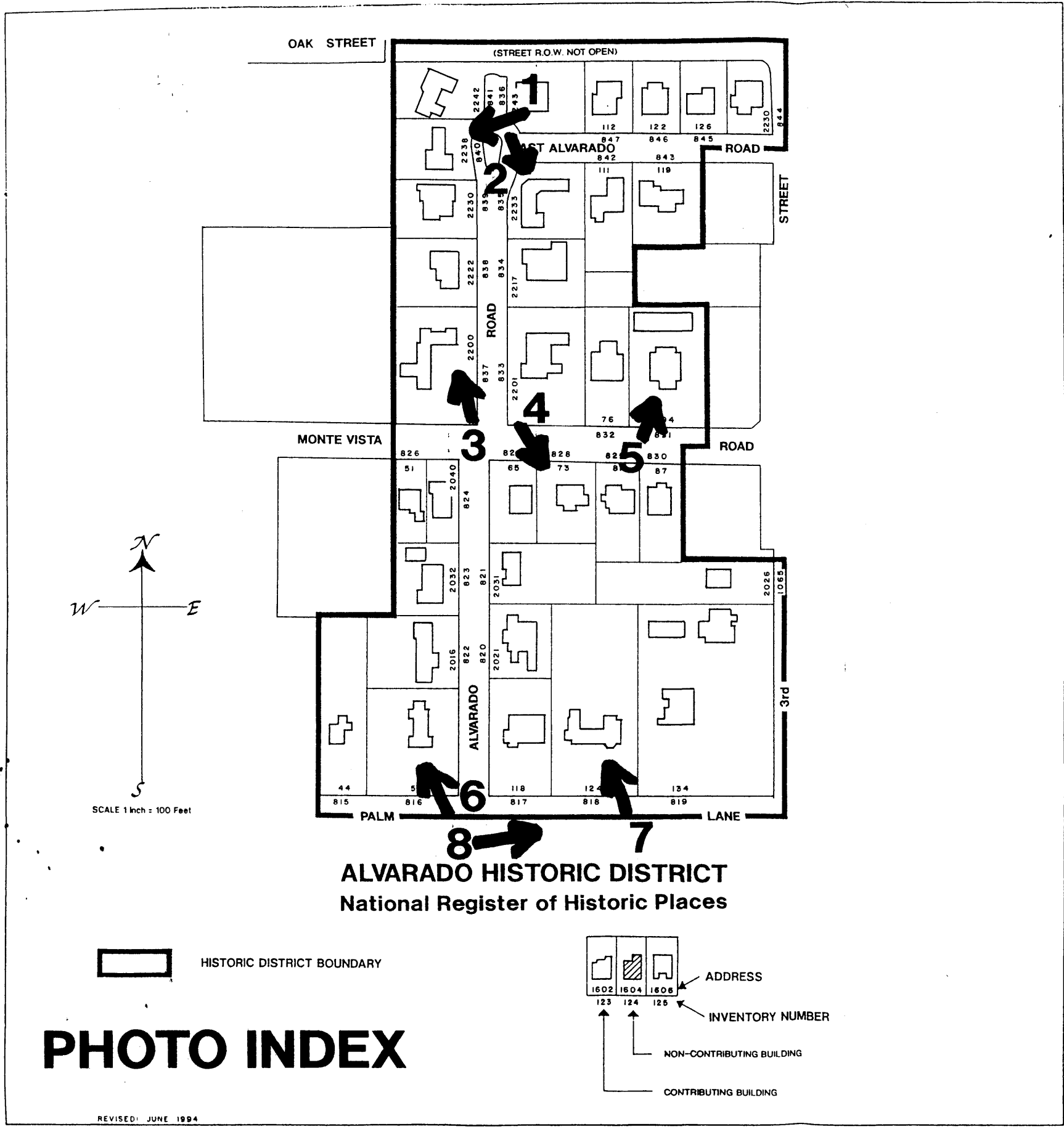
ALVARADO HISTORIC DISTRICT

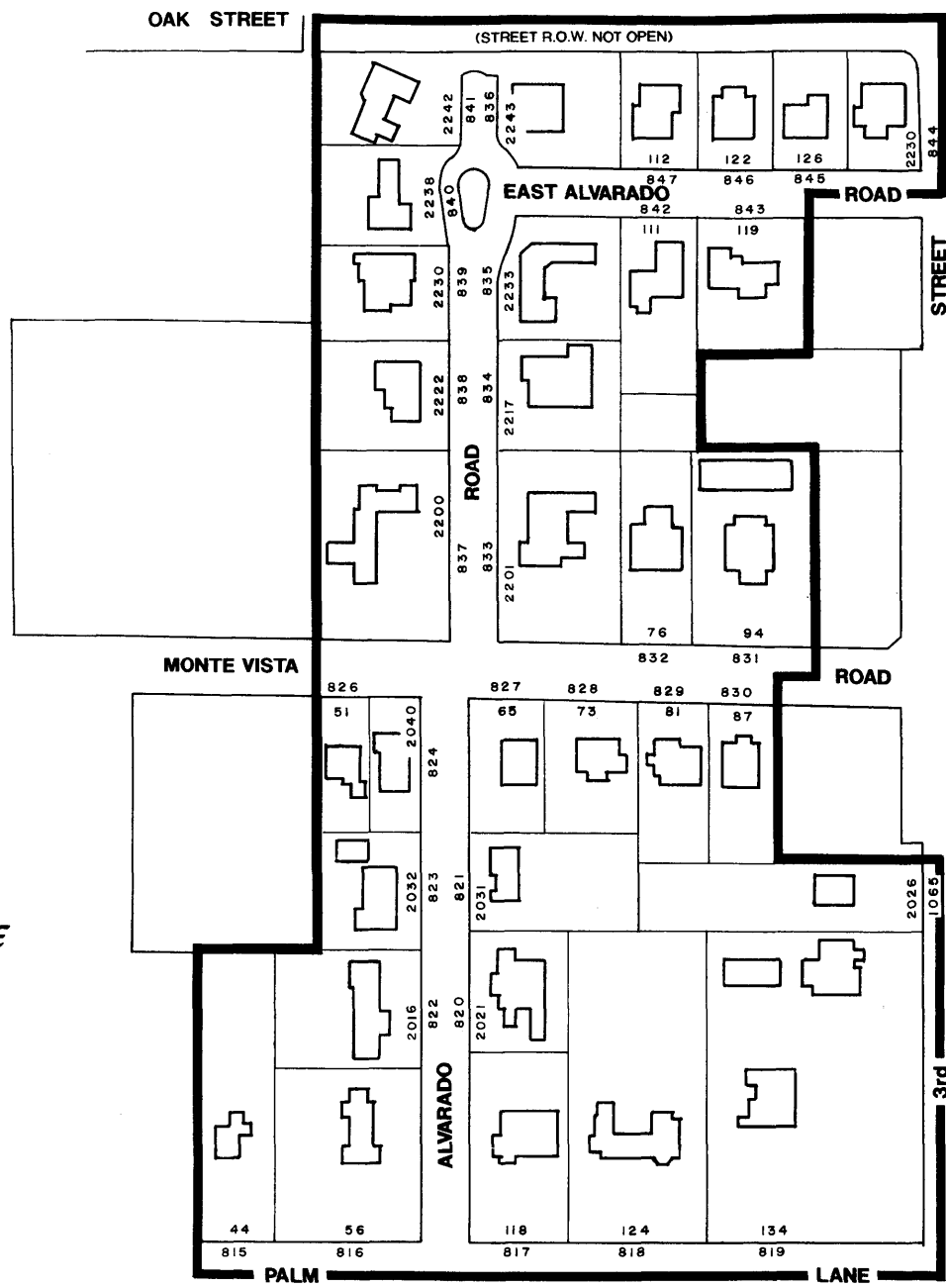
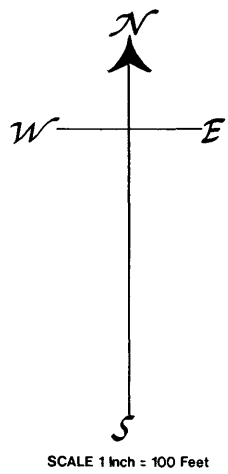
Phoenix, Maricopa County, Arizona

All photographs are by Bill Jacobson, Preservation Planner, City of Phoenix Historic Preservation Office. Taken during June 1994.

Negatives are on file at the Neighborhood Services Department, Historic Preservation Office, 200 West Washington Street, Fourth Floor, Phoenix, Arizona.

<u>Photo No.</u>	<u>Description and Location</u>
1	Spanish Mission. Streetscape view looking west. 2238 North Alvarado Road
2	Tudor Revival. Corner view looking southeast. 2233 North Alvarado Road
3	Spanish Mission. Streetscape view looking north. 2200 North Alvarado Road
4	Streetscape view looking southeast. 65 and 73 East Monte Vista Road
5	Neo-Colonial. View of main facade looking north-northeast. 94 East Monte Vista Road
6	Spanish Mission. Streetscape view of main facade looking north. 56 East Palm Lane
7	Spanish Mission. Main facade looking north-northwest. 124 East Palm Lane
8	Streetscape view looking east-northeast. 100 block of East Palm Lane





ALVARADO HISTORIC DISTRICT National Register of Historic Places



HISTORIC DISTRICT BOUNDARY

