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United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

1. Name of Property

Historic name: Cook, Neil and Louise, House

Other names/site number: Hacienda Cocinero

Name of related multiple property listing: North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959

2. Location

Street & Number: 5725 North 20th Place

City or Town: Phoenix State: Arizona 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Not for Publication: Vicinity: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 nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide local

Applicable National Register Criteria:

A ___ B ___ C ___ D

<u>Kellen L. Leavelle</u>	<u>30 Sept 2016</u>
Signature of certifying official/Title:	Date
<u>AZ STATE PARKS / SHPO</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <input checked="" type="checkbox"/> 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) _____

Jon Edson H. Ball
Signature of the Keeper

11.22.16
Date of Action

5. Classification

Ownership of Property

- Private
Public – Local
Public – State
Public – Federal

Category of Property

- Buildings
District
Site
Structure
Object

Number of Resources within Property

Contributing	Noncontributing	
<u>2</u>	_____	Buildings
_____	_____	Sites
_____	_____	Structures
_____	_____	Objects
<u>2</u>	_____	Total

Number of contributing resources previously listed in the National Register N/A

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6. Function or Use

Historic Functions

DOMESTIC/single dwelling

AGRICULTURE/SUBSISTENCE/agricultural outbuilding

Current Functions

DOMESTIC/single dwelling

DOMESTIC/secondary structure

7. Description

Architectural Classification

LATE 19TH & 20TH CENTURY REVIVALS

Spanish Colonial Revival

Materials:

Principal exterior material of the property: brick, clay tile, and tin.

Summary Paragraph

The Neil and Louise Cook House is a single-story, Spanish Colonial Revival farmhouse built in 1929 and located on a flood-irrigated lot with mature trees. The house has an irregular plan with a combination cross-gable and flat roof with low parapet. The foundation is concrete and the walls are painted, double-wythe brick. The gabled portion of the roof extends over the front porch is clad in clay tiles. A wood-framed citrus packing shed, clad in corrugated tin, is located on the property. Built in 1929, it is also a contributor to this nomination. The Cook House is a classic representation of the farmhouse type detailed in the associated Multiple Property Documentation Form (MPDF), "North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959."

Narrative Description

The Neil and Louise Cook House is located at 5725 North 20th Place in North Central Phoenix. It is a residential property consisting of a house and a garage on an approximately .7-acre lot. The lot is rectangular, with a notch from its southwest corner created by its position on a cul-de-sac. A painted block wall with red brick ornamentation delineates the property from neighboring lots. Along the curve of the cul-de-sac, the wall is shorter, constructed of brick, and topped with an ornamental iron fence providing a combination of aesthetics, security, and privacy. Adjacent to the curb, another much shorter wall acts as a flood irrigation retainer.

The property is accessible from 20th Place via a concrete driveway, which runs along the west side of the house before making a dogleg between the rear wall and the house and heading east to the barn. The landscape is mature and is watered using a historic flood irrigation system, fed by a series of canals and ditches similar to when the property was used for agricultural purposes. Located on the property are three dozen citrus trees, some dating to the period of significance that contribute to the historic setting of the house and barn.

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Also contributing to the property's historic character are an Aleppo pine and a Jacaranda tree, planted by the Cooks during the 1930s, which are over ninety feet tall with immense canopies. In 2003, the Arizona Community Tree Council designated both trees on its Great Trees of Arizona list because of their size and maturity.

Entrance to the property is via one of two gates in the aforementioned wall—a vehicular gate and a pedestrian gate. The former provides access to the driveway and the latter a concrete sidewalk leading to the front porch. The house faces southwest, which is unusual for farmhouses in the North Central Phoenix area where they usually faced a section or quarter section line. However, the Cook House was positioned to bring more light into the house during the winter. On the northwest wall are two sets of fixed wood-framed windows and an iron staircase mounted to the wall providing access to the roof which, at one time, had a summer sleeping porch.

Prior to the advent of air conditioning, sleeping porches were popular, especially in the South and West where it was cooler to sleep outside at night. While most sleeping porches of the time were roofed, this one was quite minimal. It consisted of a wood frame with screens and offered no protection from the monsoonal storms common in Phoenix during the summer.

The main entrance to the house is through an arched doorway under a recessed porch supported by thick wood columns and architraves. To the left of the front door is a wood, double-hung window; to the right is a ribbon of four wood, fixed windows. On the southwest wall, under the porch, is a tile mural with a Galilean theme. Other tiles with floral designs are mounted above the windows on the northwestern portion of the house.

To the east of the front porch is the 1940 addition that modified the roofline with a southwest-facing gable with cylindrical vents in its gable head. The addition included a dining room and a bedroom for the Cooks' daughter, Joan, born in 1931. The windows of the 1940 addition are multi-light, steel casement, and positioned in the corners, a feature more Moderne Style in its design than Spanish Colonial Revival.

Within the house are details not typically found within farmhouses built in the Phoenix area during this period. Built-in cabinets in the three original bedrooms and hallway—which includes a phone desk—have their original hardware, as do many of the doors. Similar cabinetry and shelving, containing a built-in phonograph and secretary's desk, flank the fireplace in the living room. The ceiling of the living room is vaulted and the plaster on the ceiling and walls is stained and has never been painted. The floor in the living room is concrete and scored to resemble tile and the baseboards are cast-in-place concrete.

To the northeast of the house is a barn measuring approximately forty feet square. It is wood-framed on a concrete foundation. The roof is low-pitched, side-gabled, and clad in corrugated tin. A large, sliding barn door provides access to the garage from the west wall. An alcove on the northwest corner of the building creates an area for storing firewood. Two pedestrian doors located on the south side of the building provide access to separate storage areas. Within the barn are shelves and pegs still containing some of the tools from the days when the property was involved in citrus harvesting. The barn was originally built at the same time as the house in 1929. The Cooks rebuilt the barn after a 1935 fire and many of the roof trusses still bear witness to the conflagration.

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Integrity

This area was once home to thousands of acres of citrus and the house and barn were once located on a forty-acre tract, covered almost entirely in citrus groves. As with much of the land in North Central Phoenix, soon after the end of World War II, it was platted into residential subdivisions and filled with single-family homes. As is typical with farmhouses, and detailed in the associated MPDF, "North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959," the Neil and Louise Cook House is located on a small lot within one of the subdivisions.

After the death of Louise in 1985 and Neil in 1988, their son Douglas and his wife Joan became the owners of the property. In 1995, the couple added rooms onto the southeast side of the house, expanding from the 1940 addition to add a bedroom, bathroom, office space, and closet. They also extended the rear of the house to increase the size of the kitchen.

Similar to the northwestern-most portion of the home, these additions are painted, double-wythe brick, and have flat roofs with parapets. While the design of the contemporary addition is sensitive to the design of the original 1929 house and its 1940 addition, it is connected by a set back from the historical façade and delineated by a walled porch. The couple also replaced many of the historic wood double-hung and casement windows—which had fallen into disrepair—with wood fixed windows, but made very few changes to the interior of the house, a pattern of preservation that has been continued by the current owners.

The current owners have made very few changes to the property, only upgrading the 1995 portions of the home and adding an automatic door opener to the barn door to adapt the building for use as a garage. Enlisting the assistance of professional citriculturists, they have also started selling citrus commercially under the historic nickname of the house, Hacienda Cocinero, though on a smaller scale than the Cooks. Three dozen citrus trees remain on the property—a few of which are recent replacements—and are watered through the historic flood irrigation system.

The Neil and Louise Cook House's prominent Spanish Colonial Revival features and original architectural materials, design, and workmanship—along with the former barn—provide the look and feeling of a pre-World War II farmhouse when viewed from 20th Place. In conjunction with the citrus trees and other mature landscape features, the buildings exemplify the property's association with farmhouse development in North Central Phoenix during the first half of the twentieth century. The Cook House is also the sole remaining farmhouse and barn in a former citrus producing area now called Grovemont.

Similar to other farmhouses currently listed on the National Register of Historic Places under the cover of the MPDF, "North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959," the Neil and Louise Cook House is on a small lot. However, unlike other properties, the Cook House retains its original barn and a number of citrus trees. As a historic farmhouse and barn with an active commercial citrus grove, the Neil and Louise Cook House is a rarity in North Central Phoenix; it is one of the few remaining farmhouses that are representative of agricultural development trends in the area prior to the creation of residential subdivisions and the subsequent annexation by the city of Phoenix. Its barn, flood irrigation, and mature landscaping exemplify the house's historic association with agricultural development trends that were once ubiquitous to the area.

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8. Statement of Significance

Applicable National Register Criteria

- 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

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

Areas of Significance

Community Planning and Development

Period of Significance

1929-1955

Significant Dates

1929 construction of house and barn

1935 fire and rebuilding of barn

1940 addition to house

Cultural Affiliation

N/A

Architect/Builder

John MacTaggart, builder

Summary Paragraph

The Neil and Louise Cook House is eligible listing on the National Register of Historic Places under Criterion A, "Community Planning and Development," because it is one of the few remaining farmhouses that are representative of agricultural development trends in North Central Phoenix during the period 1895 to 1959. This area features most of the few remaining high-style rural

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estates and once ubiquitous farmhouses in the middle of the greater Phoenix metropolis. The lot size is 0.7 acres in an area that has been developed as primarily single-family residential subdivisions with lot sizes of a quarter acre or less. The house and barn are well-maintained and the property has flood irrigation and mature landscaping, including citrus trees, an Aleppo pine, and a Jacaranda tree dating from the period of significance, all of which assist the property in retaining the essential physical features that comprised its character prior to the residential subdividing of the 1950s. These features convey a sense of feeling and association of agricultural development trends during the period 1895-1959. For a more detailed explanation of this context, please refer to the associated MPDF, "North Central Phoenix Farmhouses and Rural Estates Homes, 1895-1959."

Developmental History

In 1922, Neil Estes Cook purchased a house in the southwest corner of downtown Phoenix with money remaining from his college savings; he had worked during his college years and saved much of his tuition. Neil began teaching that year and met Louise Wood, also a teacher. The couple purchased the downtown house for speculation purposes, which did not prove as profitable as expected, but provided a modest rental income. Three years later, shortly after marriage, the Cooks traded the lot for forty acres near present day 24th Street and Bethany Home Road, approximately five miles northeast of downtown Phoenix.¹

The young couple envisioned a citrus grove on their newly acquired property. On weekends, they rented a horse team and wagon and began the laborious process of clearing the land of rocks and brush and leveling it for cultivation. They acquired citrus seedlings locally and from Florida and began cultivating plants in a neighbor's lath house.²

During this time, the MacArthur brothers, Charles and Warren, Jr., were planning to build a resort and purchased the Cooks' forty acres for \$32,000. The Cooks used this money to purchase twenty acres just west of their cleared land for \$10,000 and forty acres to the south of that land for \$16,000. They then subdivided the land and sold two ten-acre parcels, retaining the remaining forty acres which they again cleared and leveled. The couple also used a portion of their proceeds from the sale to the MacArthur brothers to attend citriculture classes in Riverside, California.³

In the summer of 1929 the Cooks hired a local builder, John MacTaggart, to build a home they had designed. While the house was under construction, the couple laid out the orchard and excavated the holes for the trees by hand and with dynamite when necessary. They drilled a ninety-foot deep well and brought electricity to the property. The Cooks also planted maize to provide winter tree wrappings. The house was completed in August at a cost of \$4,000 and a son, Douglas Nielson Cook, was born the following month.⁴

¹ Neil Estes Cook, "The Growth of Phoenix and Neil Cook" (Phoenix: n. p., 1967.), 158-159; "Neil Estes Cook and Louise Wood Web in Oklahoma," *Arizona Republic*, 19 July 1925, 3; "Warranty Deed" (Phoenix: Maricopa County Recorder's Office, 1925), 197:62 and 366.

² Neil Estes Cook, "The Growth of Phoenix and Neil Cook," 172-173.

³ *Ibid.*, 173-176; "Warranty Deed," *Book of Deeds* (Phoenix: Maricopa County Recorder's Office, 1928), 221:531, 223:518; "The Neil Cooks Leave for West," *Arizona Republic*, 29 May 1927, 4.2.

⁴ Neil Estes Cook, "The Growth of Phoenix and Neil Cook," 176, 178-180.

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In 1930, MacTaggart built a second, smaller home on the property for a foreman, Ray Allen, and his family. The following year, the Cooks' daughter Joan was born. The Cooks contracted the construction of a home for Neil's mother and stepfather who were financially impacted by a drastic drop in cotton prices in the late 1920s, followed by the Depression. The parents lived in the home until 1934 when his mother died and his stepfather moved in with his own children. After his stepfather moved out, this home became a rental property and quasi-guesthouse.⁵

A fire in 1935 began when Douglas Cook opened a newly filled fuel tank adjacent to the barn. Having soaked his clothes in gasoline, the youth lit a candle to light his way to the Allens' house. His clothes ignited and, while he was able to put out the flames, he sustained first, second, and third degree burns over 60 percent of his body. Ray Allen extinguished the fire and Mrs. Allen notified Douglas' parents who were in the city. The six-year-old required over a year of treatment and carried the scars of the accident for the rest of his life. The Neil and Louise quickly rebuilt the barn and buried the gas tanks to make them less accessible.⁶

A 1940 addition to the house included a dining room, second bathroom, and third bedroom for Joan. The cost of the addition was \$2,000 and, while Neil wanted a larger addition, with war in the horizon, the Cooks did not want to increase their debt. While Neil was still teaching at Phoenix College, Louise had left her position at Phoenix Union High School when they started their family. In addition to the minor profits received through their family-owned citrus business, Neil subsidized his income writing stories for small publications such as *Youth's Companion* and *Target*. When the couple first started the business, Neil planned to quit teaching and write in his spare time. However, he discovered that while citrus could be "fairly profitable—approximately one freeze every four years of production took the zing out of the bank account."⁷

The citrus industry was a good financial direction for the Cooks to follow. While there were high and low points during their involvement, the efforts put forth to learn the entire business process ultimately paid off for the couple. Though they continued to live at what they sometimes affectionately called "Hacienda Cocinero," they diversified their real estate portfolio, using some of their citrus profits to purchase land in what is now Scottsdale where they cultivated cotton. They also were able to save enough money to provide a higher education for both of their children. Neil continued to work at the college until retiring in 1943. He also continued his activities with Arizona Citrus Growers—a marketing cooperative—and with the farm bureau until the subdivision of the citrus groves.⁸

In 1955, Neil and Louise Cook retired from the citrus business and began selling parcels of their forty-acres to residential developers. The former citrus orchard became the Grovemont subdivision, four with separate plats named for both the citrus orchards and the low hill located approximately a quarter of a mile northeast of the Cooks' house. In the process, the foreman's house and guesthouse were eventually demolished. The developers advertised Grovemont as

⁵ Ibid., 181-184; "Anna Cook Hirst," *Standard Certificate of Death* (Phoenix: Arizona State Board of Health, 1934), 150.

⁶ Neil Estes Cook, "The Growth of Phoenix and Neil Cook," 193-196; "Burned Child is Recovering," *Arizona Republic*, 5 July 1936.

⁷ Neil Estes Cook, "The Growth of Phoenix and Neil Cook," 147 and 161-162, 206.

⁸ "Articles of Incorporation," *Book of Articles of Incorporation* (Phoenix: Maricopa County Recorder's Office, 1946), 104:209-219; Neil Estes Cook, "The Growth of Phoenix and Neil Cook," 204-205.

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“Custom Homes in Citrus,” with many of the lots populated with the trees remaining from the citrus groves.⁹

The final subdivision, platted in 1961, converted the original road to the property to an alley and created the cul-de-sac which, coincidentally, allowed the house to face the street as though intended. Neil Cook continued to live in the house until he passed away in 1988, preceded three years by Louise. Subsequent to his death, their son Douglas and his wife Joan moved into the house. They lived in the house until 2013.¹⁰

9. Major Bibliographical References

Bibliography

- “Anna Cook Hirst,” *Standard Certificate of Death*. Phoenix: Arizona State Board of Health, 1934. *Arizona Republic*.
- Book of Articles of Incorporation*. Phoenix: Maricopa County Recorder’s Office. Volume 104.
- Book of Deeds*. Phoenix: Maricopa County Recorder’s Office. Volumes 197, 221, and 223.
- Book of Maps*. Phoenix: Maricopa County Recorder’s Office, 1955. Volumes 64, 72, and 94.
- Cook, Neil Estes Cook, “The Growth of Phoenix and Neil Cook.” Phoenix: n. p. manuscript, 1967.
- “Great Trees of Arizona.” Arizona Community Tree Council, Inc. <http://aztrees.org>.
- Murray, Vincent S., and Kevin Weight, “North Central Phoenix Farmhouses and Rural Estate Homes,” National Register of Historic Places Multiple Property Documentation Form. Arizona State Historic Preservation Office, 2009.

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 # _____

10. Geographical Data

Latitude/Longitude Coordinates

Datum if other than WGS84: n/a

Latitude: 33.520891 Longitude: 112.037553

⁹ “Grovemont” (Phoenix: Maricopa County Recorder’s Office, 1955), 64:46, “Grovemont Unit Two” (1957), 72:43, Grovemont Unit Three” (1958); “Grovemont Unit Four” (1961), 94:48; Advertisement, *Arizona Republic*, 29 January 1956, 5.7

¹⁰ “Grovemont Unit Four.”

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Verbal Boundary Description

The boundary of the Neil and Louise Cook House is that of parcel 164-48-013D as recorded by the Maricopa County Assessor's Office.

Boundary Justification

The boundary selected is the 0.7-acre lot that remains from the subdivision of the original citrus orchard property.

11. Form Prepared By:

Name/Title: Vincent S. Murray, Architectural Historian

Organization: Arizona Historical Research

Street & Number: 1155 East Bishop Drive

City or Town: Tempe State: Arizona Zip Code: 85282

Email: vince@azhistory.net

Telephone: (480) 829-0267

Date: September 29, 2016

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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Photography Log

Photographer: Vincent Murray

Date Photographed: December 22, 2015

Description of Photograph(s) and number:

1. Front of property from street, facing northeast.
2. Façade of front, facing east.
3. Staircase to sleeping porch, facing north.
4. North corner, facing south.
5. Façade of front of 1940 addition, facing north.
6. South corner of 1990s east addition, facing northeast.
7. Front yard, facing southeast.
8. Row of citrus trees, facing east.
9. Barn trusses, showing scorching from 1935 fire, facing southeast.
10. Rear addition, facing southwest.
11. Barn, facing southeast.
12. Built in cabinetry in living room, facing east.
13. Living room ceiling and walls, facing northwest.
14. Living room floor, facing east.

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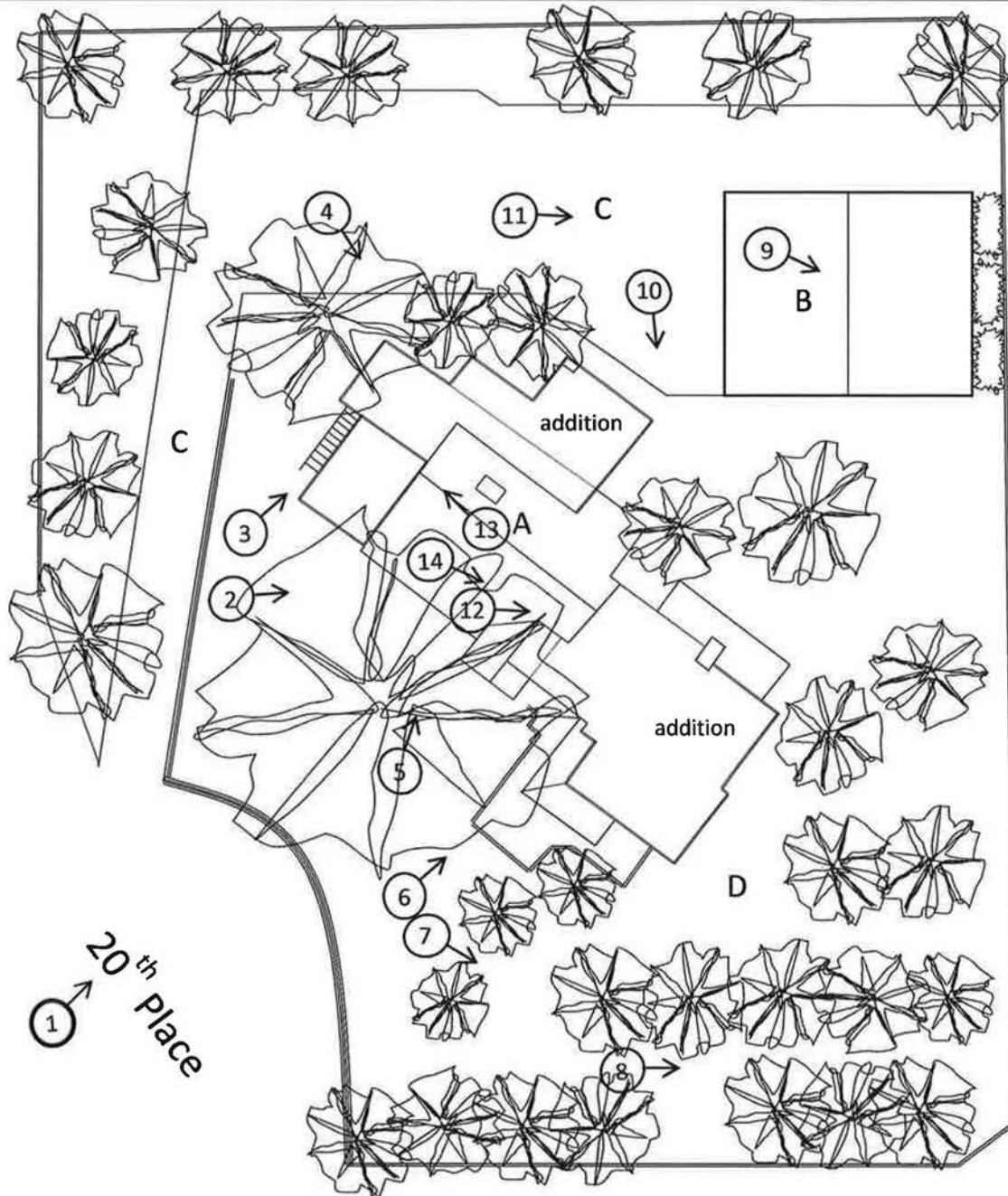
Maps



Neil and Louise Cook House. 5725 North 20th Place, Phoenix, Arizona, 85016. Created with ArcGIS. Courtesy of the Maricopa County Assessor's Office.

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KEY			
(12) →	photo	A	house
🌳	tree	B	barn
🌿	bush	C	driveway
—	wall	D	yard

scale 1" = 28'

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Photograph 1. Front of property from street, facing northeast.



Photograph 2. Façade of front, facing east.

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Photograph 3. Staircase to sleeping porch, facing north.

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Photograph 4. North corner, facing south.



Photograph 5. Façade of front of 1940 addition, facing north.

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Photograph 6. South corner of 1990s east addition, facing northeast.



Photograph 7. Front yard, facing southeast.

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Photograph 8. Row of citrus trees, facing east.



Photograph 9. Barn trusses, showing scorching from 1935 fire, facing southeast.

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Photograph 10. Rear addition, facing southwest.



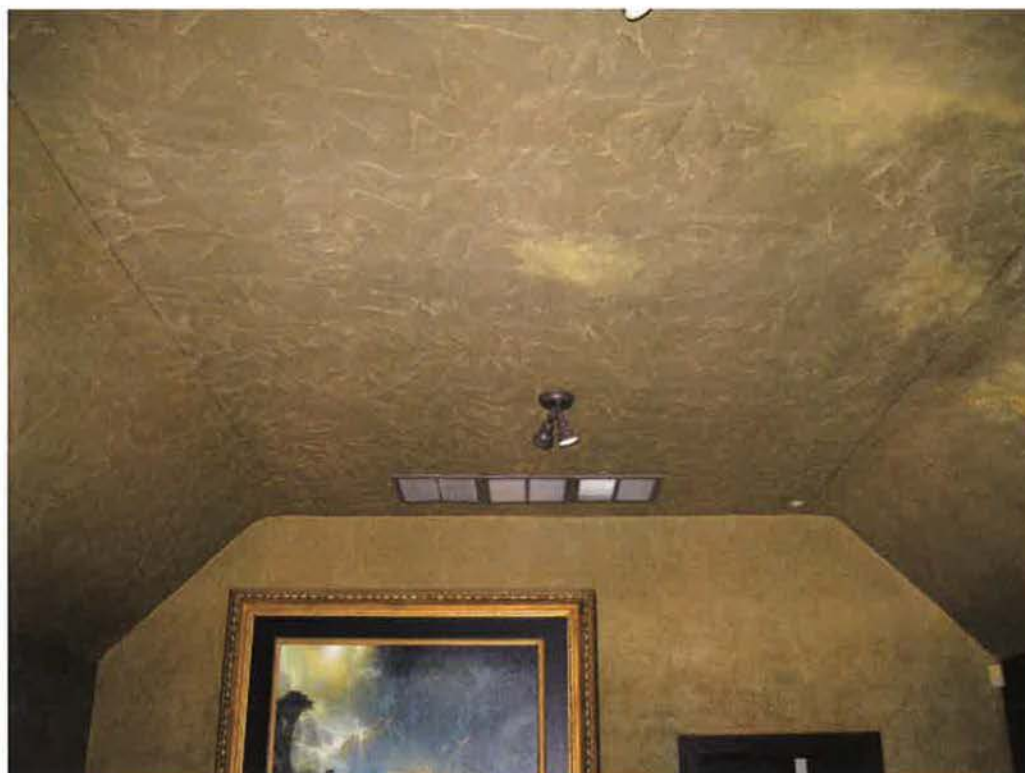
Photograph 11. Barn, facing southeast.

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Photograph 12. Built in cabinetry in living room, facing east.



Photograph 13. Living room ceiling and walls, facing northwest.

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Photograph 14. Living room floor, facing east.



MERRY CHRISTMAS

9725



























UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Cook, Neil and Louise, House

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

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 10/07/16 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 11/22/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000782

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 11-22-16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

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



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

DATE: September 30, 2016

TO:

**J. Paul Loether, Deputy Keeper and Chief
National Register and National Historic Landmark Programs
National Register of Historic Places
1201 Eye St. NW, 8th Fl.
Washington D.C. 20005-5905**

FROM:

**Vivia Strang, CPM
National Register Coordinator
AZ State Parks
State Historic Preservation Office
1100 West Washington Street
Phoenix AZ 85007**

National Register Nomination:

**Cook, Neil and Louise, House
Phoenix, Maricopa, AZ**

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