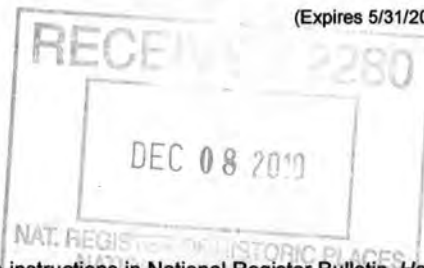


United States Department of the Interior  
National Park Service

1161



# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets (NPS Form 10-900a).

## 1. Name of Property

Historic name Halm, George M./Mary Alverda Howard House

Other names/site number Loretta Young House

## 2. Location

street & number 6850 North Central Avenue not for publication

city of town Phoenix vicinity

State Arizona code AZ county Maricopa code 013 zip code 85012

## 3. State/Federal Agency Certification

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

I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

national  statewide  local

James W. Gorman  
Signature of certifying official

6 December 2010  
Date

State Historic Preservation Officer  
Title

Az State Parks/HPO  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of commenting official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

\_\_\_\_\_  
State or Federal agency and bureau

## 4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Edson H. Beall  
Signature of the Keeper

1-24-11  
Date of Action

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

**Category of Property**  
(Check only one box)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
1		buildings
		sites
	2	structures
		objects
1	2	<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)  
North Central Phoenix Farmhouses and Rural Estate Homes

**Number of contributing resources previously listed in the National Register**

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

**Current Functions**  
(Enter categories from instructions)

DOMESTIC/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DOMESTIC/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS  
Mission Revival  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

foundation: CONCRETE  
walls: STUCCO/BRICK  
\_\_\_\_\_  
roof: CLAY: tile  
other: \_\_\_\_\_  
\_\_\_\_\_

**Narrative Description**

**Summary Paragraph**

The George M. Halm-Mary Alverda Howard House is a two-story rural estate home, built in 1907, and influenced by the Mission Revival Style. The house has an irregular plan and a low-pitched, hipped roof, sheathed in round clay tiles, and topped with an ornate crest. The eaves are belcast with exposed ornate rafters and matching brackets. The foundation is concrete and the walls are stucco-covered brick. The lot is over two acres and well foliated with numerous mature trees. In the early 1990s, a swimming pool and ramada located in the backyard were installed and are non-contributors. The Halm-Howard House is located in the prestigious Orangewood Addition in North Central Phoenix, and fronts to the east on Central Avenue. It is an excellent representation of the rural estate home property type detailed in the associated Multiple Property Documentation Form, "North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959," and as a rare example of the once popular Mission Revival Style, which is covered in the same MPDF.

## Narrative Description

The George M. Halm-Mary Alverda Howard House is located at 6850 North Central Avenue in North Central Phoenix. It is a residential property consisting of house, ramada, and swimming pool situated on 2.35 acres. Set back from Central Avenue 145 feet and reached via a long driveway, the house is a two-story, 6,000 square foot house designed in the Mission Revival style. The pool and ramada were built in the 1990s and are therefore considered non-contributors.

The 2.35-acre lot is comparably large for the area: the typical residential lot ranges from one-fourth to one-half acre. Originally, the lot was approximately ten acres, with more than an acre dedicated to a well-landscaped area around the house and the rest planted in citrus trees. By the 1970s, the western portion of the lot had been subdivided and the citrus removed to make way for development. The landscape is mature with numerous trees, palms, and other foliage planted throughout the property. A combination of wrought iron and chain link fencing, block walls, and dense foliage mark the property's perimeter and assist in separating the front yard from the back.

The property is accessible from Central Avenue via a long, curved driveway, and wrought iron gates, with an approach across a small bridge over a historic lateral. The entrance is part of the North Central Avenue Streetscape Historic District, which encompasses the public right-of-way and includes the historic lateral, the narrow street, a bridle path, and hundreds of ash and olive trees. The bridges are within the public right-of-way and, therefore, the historic district. An abundance of mature foliage obscures the view of the property from Central Avenue. The front yard is spacious and is lower in elevation than the house to allow for ground irrigation. A concrete driveway leads to the double garage on the south side of the house as well as extending northward in front of the house and beyond a carport on the north side. Directly southwest of the main house is the swimming pool and ramada.

The Halm-Howard House is set back from Central Avenue 145 feet. The house has an irregular plan, with a low-pitch, hipped roof with round clay tiles and topped with an ornate crest. The eaves are belcast with exposed ornate rafters and matching brackets. Chimneys are located on the lower slopes of the west and north hips. The walls of the house are stucco-covered brick with a belt course delineating the upper and lower floors. The front/east façade is 107 feet long, with the two-car garage at the south end and a carport at the north, and a focal point being a recessed arcaded veranda with banded piers.

Within the veranda, the entrance is arched with a batten door. The windows are arched, fixed wood, with fanlights and multiple lights. The second floor windows are single light, single hung, and set in groups of two, separated by engaged pilasters. Decorative wood, fixed windows with label molds flank the chimney on the lower level of the north wall. To the right is a single hung window, also with label mold. On the upper floor wall, the chimney is flanked by wood, single light casement and single hung windows. The porte cochère, with a low, hipped gable, clay-tile roof is suspended by banded piers and connected to a rear addition on the house via an engaged pier.

The addition is single-story, with a hip on deck roof with boxed cornices and sheathed in round clay-tiles. It has a recessed patio entrance with paired wood multi-light French doors and paired, fixed multi-light windows with fanlights. Outside of the patio area, the windows are wood, multiple-light, fixed and casement. There is also a French door on the south side of the addition. South side windows of the main house are similar to the front: arched, wood, with fanlights and multiple lights on the lower façade and single light, single hung on the upper.

A two-car garage connects to the house at the southeast corner. The garage is two-story with a flat roof, shallow parapet, and a shed overhang on the front. It has living quarters on the second floor. The garage has a belt course and band, and recessed, faux arches over paired garage doors, and belcast eaves with exposed ornate rafters and matching brackets on the overhang. These features are combined to match the architectural features of the house. It has fixed windows on the upper floor of the south wall and two small single light, single hung windows on the north wall. A small balcony with wrought iron banister and paired single light French doors flanked by faux shutters is located above the garage doors. Imitation clay-tiles clad the overhang and line the north and south edges of the garage roof

## Integrity

Additions were constructed at the southwest corner, northwest corner, and rear of the house. At the southwest corner, a garage was enclosed to create living space in the 1950s. In the 1990s, this was replaced by the two-story garage and guest quarters. The second-story loggia/sleeping porch at the front of the house was enclosed, and an addition and carport were added to the north and rear of the house, respectively. Despite these changes, which were sensitively performed, the Halm-Howard possesses much of its original mass and sense of feeling. The landscaping is mature on the site, and while the lot has been decreased by urban development in size from its original ten acres, the set back and its

long curved driveway, and the house's high degree of original architectural integrity, provide for the historic look and feel of a North Central Phoenix Rural Estate. The home's design and its setback create a monumental presence on the corner Central and Glendale avenues, a very prominent location within in the Orangewood subdivision. All of these characteristics exemplify the house's association with rural estate development in North Central Phoenix.

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Areas of Significance**

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

**Period of Significance**

1907-1959

**Significant Dates**

1907 House construction

1917 Howard purchase

**Significant Person**

(Complete only if Criterion B is marked above)

**Cultural Affiliation**

**Architect/Builder**

**Period of Significance (justification)**

The period of significance is from 1907, when the house was built, to 1959, when the rural area was annexed by the city of Phoenix.

**Criteria Considerations (explanation, if necessary) n/a**

**Statement of Significance Summary Paragraph**

The George M. Halm-Mary Alverda Howard House is a two-story rural estate home, built in 1907, and influenced by the Mission Revival Style. The home is eligible for the National Register of Historic Places under Criterion A, "Community Planning and Development" because it is one of the few remaining homes that are representative of rural estate

subdivision development trends in North Central Phoenix during the period 1895 to 1959 as detailed in the Multiple Property Documentation Form, "North Central Phoenix Farmhouses and Rural Estates Homes, 1895-1959."

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

The George M. Halm-Mary Alverda Howard House is significant under Criterion A because it is an excellent example of a rural estate in the North Central Phoenix area as detailed in the associated MPDF "North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959." This area features most of the few remaining high-style rural estates and rare farmhouses in the middle of the greater Phoenix metropolis. The Halm-Howard House is located on a prominent street, North Central Avenue, which anchors the Orangewood subdivision. The property retains most of its architectural integrity as well as many of its original characteristics such as mature, well-maintained landscaping, and a long driveway. The lot size is 2.35 acres in an area where average lots size is under a quarter acre. The house is 6,000 square feet in an area where the average house is 2,500 square feet. These features convey a sense of feeling and association of rural estate subdivision development trends during the period 1895-1959.

**Developmental History**

Located adjacent to the prestigious Orangewood subdivision, the house was originally built in 1907 for prominent Phoenix businessman George M. Halm, whose business pursuits included: President of the Arizona Orange Association, the first cooperative organized to promote citrus growing in Arizona; vice president of the Valley National Bank; and president of the Arizona Fire Insurance Company. Halm was also treasurer of the Home Builders Company, the city's most productive real estate and residential building company. Halm owned the ten-acre lot where the house is located and another thirty acres north of Glendale Avenue. Mary Alverda Howard purchased the house from Halm's estate in 1917 and her husband, Charles, purchased the other thirty acres. Mary and Charles were very active in local real estate and after Charles died in 1922, Mary continued to live in the house until around 1940. The property was subdivided shortly thereafter.

In the 1970s, the Halm-Howard House was briefly owned by Academy Award-winning actress, Loretta Young. Young had come to Phoenix around 1970 to assist the nuns from St. Joseph's Hospital in creating a campaign to assist underprivileged youth. Underwriting the program, it became the Loretta Young Youth Project of Phoenix. As part of this program, the actress purchased what her authorized biography referred to as "an old derelict farmhouse, which had only two bathrooms, no glass in any of the windows, and electricity far below code" with the intention of creating the Loretta Young Home for Children. Her neighbors balked at the idea deeming the home "the only eyesore in an upscale area." Apparently giving up on this project due to lack of local support, Young sold the house to a person who was driving by the house and "just had to have it." Because of her highly visible, though relatively brief, stay, the house is known locally as the "Loretta Young House."

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**9. Major Bibliographical References**

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

Anderson, Joan Wester. *Forever Young: The Life, Loves and Enduring Faith of a Hollywood Legend*. Allen, Texas: Thomas Moore, 2000.

*Book of Deeds*, vols. 126, 145, 147, and 207. Phoenix: Maricopa County Recorder's Office, 1917, 1920, and 1927.

*Book of Maps*, vol. 2. Phoenix: Maricopa County Recorder's Office, 1895.

Morella, Joe, and Edward Z. Epstein. *Loretta Young: An Extraordinary Life*. New York: Delacorte Press, 1986.

Murray, Vincent S., and Kevin Weight, "North Central Avenue Streetscape Historic District," National Register of Historic Places Registration Form. Arizona State Historic Preservation Office, 2004.

\_\_\_\_\_, "North Central Phoenix Farmhouses and Rural Estate Homes," National Register of Historic Places Multiple Property Documentation Form. Arizona State Historic Preservation Office, 2009..

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

*Press Reference Library Notables of the West*, vol. 2. New York: International News Service, 1915.

Halm, George M./Mary Alverda Howard House  
Name of Property

Maricopa County, Arizona  
County and State

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** 2.35 acres  
(do not include previously listed resource acreage)

**UTM References**

(Place additional UTM references on a continuation sheet)

1	<u>12</u>	<u>400327</u>	<u>3711263</u>	3	_____	_____	_____
	Zone	Easting	Northing				
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description** (describe the boundaries of the property)

The boundary of the property is that of Maricopa County Assessor's parcel number 161-28-027-A, which is the eastern portion of Lot 1, Block 3, of the Orangewood Addition.

**Boundary Justification** (explain why the boundaries were selected)

The original approximately ten-acre property was subdivided repeatedly until the historic house remained on the present western section of Lot 1, Block 3 of the Orangewood subdivision.

**11. Form Prepared By**

name/title Vincent Murray, Historian  
organization Arizona Historical Research date December 1, 2010  
street & number 5025 North Central Avenue, Suite 575 telephone (480) 829-0267  
city or town Phoenix state AZ zip code 85012  
e-mail vince@azhistory.net

**Additional Documentation**

Submit the following items with the completed form:

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

**Photographs:**

Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Photograph List**

**Photographer: Vincent Murray**

**Date Photographed: August 10, 2009.**

**Description of Photograph(s) and number:**

1. Front façade, facing west.
2. Front façade, facing northwest.
3. Front façade, facing southwest.
4. Northeast corner, facing southwest.
5. North wall, facing south.
6. Porte cochère, facing southeast.
7. Rear addition, facing east.
8. Rear addition, facing northeast.
9. Garage, facing west.
10. Front of house from Central Avenue, facing west.

**Property Owner**

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

name Melissa B. and Gary L. Trujillo

street & number 6850 North Central Avenue

telephone (602) 604-8210

city or town Phoenix

state AZ zip code 85012

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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

**National Register of Historic Places Continuation Sheet**






Halm, George M./Mary Alverda Howard  
House  
Name of Property


Maricopa County, Arizona  
County and State

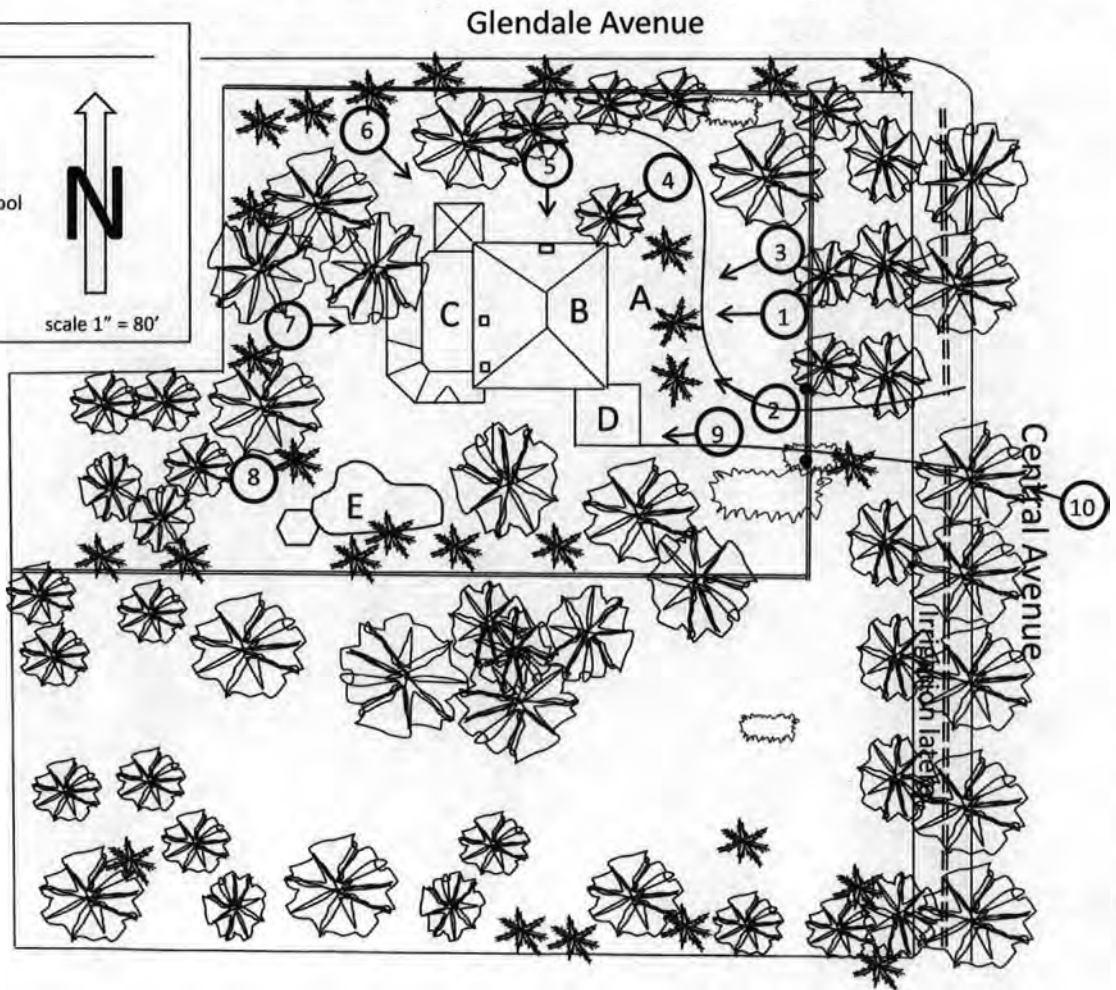
Additional Documentation Page 8

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

**KEY**

	photo	A	driveway
	palm	B	main house
	tree	C	addition
	bush	D	garage
	gate	E	swimming pool

  
 scale 1" = 80'





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Halm, George M. and Howard, Mary Alverda, House

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

STATE & COUNTY: ARIZONA, Maricopa

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

REFERENCE NUMBER: 10001161

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    1.24.11 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in  
The National Register  
of  
Historic Places**

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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

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



1. George M. Halm - Mary Alverda Howard House  
Maricopa County, Arizona



2. George M. Halm - Mary Alverda Howard House  
Maricopa County, Arizona



3. George M. Halm - Mary Alverda Howard House  
Maricopa County, Arizona





4. George M. Halm - Mary Alverda Howard House  
Maricopa County, Arizona



5. George M. Halm - Mary Alverda Howard House  
Maricopa County, Arizona



6. George M. Halm - Mary Alverda Howard House  
Maricopa County, Arizona



7. George M. Halm - Mary Alverda Howard House  
Maricopa County, Arizona

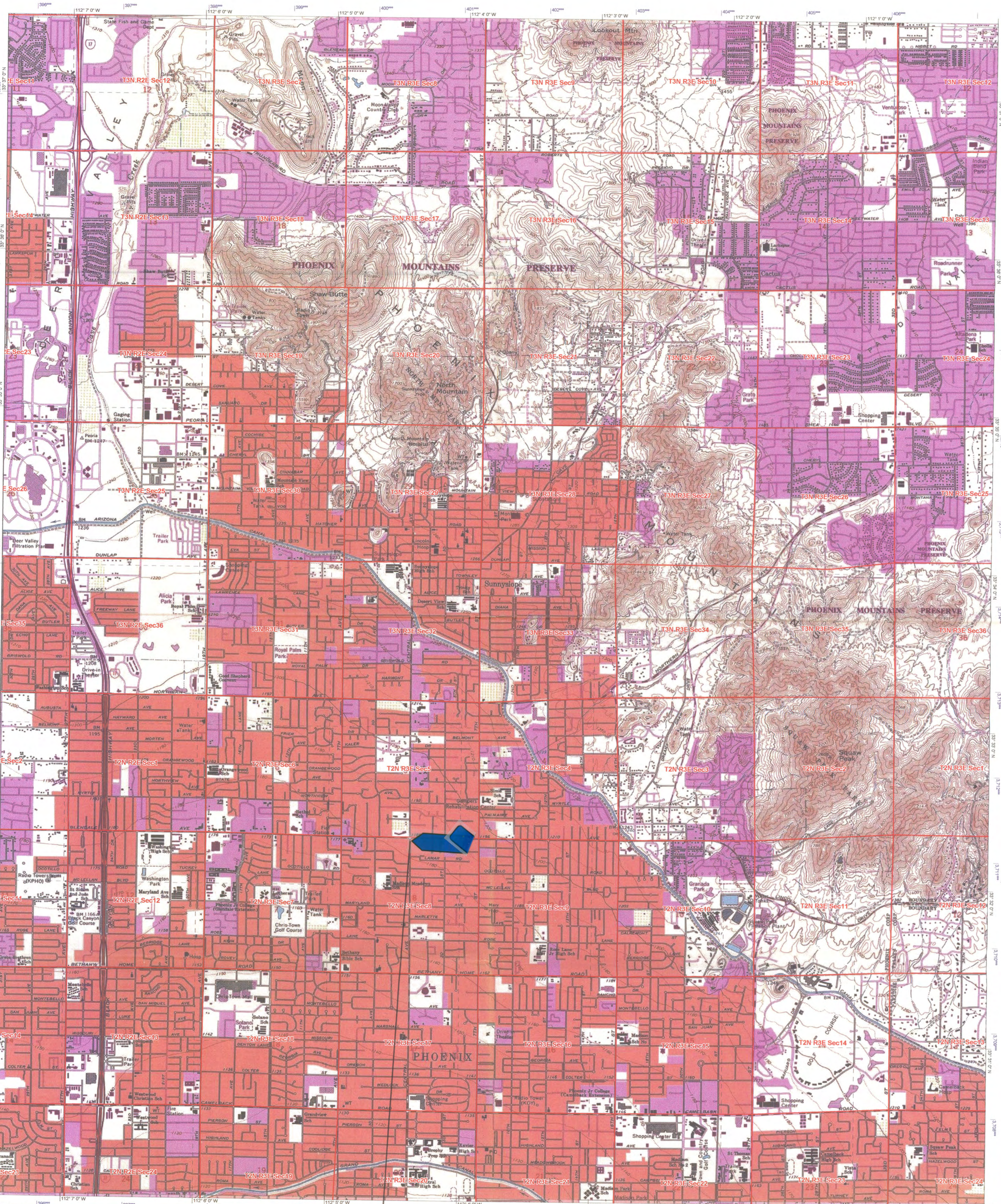




8. George M. Halm - Mary Alverda Howard House  
Maricopa County, Arizona



9. George M. Halm - Mary Alverda Howard House  
Maricopa County, Arizona



NAD27 Horiz. Datum / UTM Zone 12S

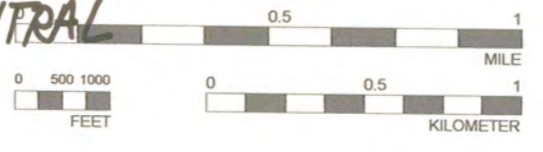
This map was printed from a seamless mosaic of USGS quads that were scanned and enhanced by National Geographic Holdings, Inc. As with all maps, inaccuracies may exist and conditions may change. User assumes all risk associated with the use of this map.



Magnetic Declination  
On 2/13/2007

**HALM HOUSE**  
6850 N. CENTRAL  
PHX AZ

Scale 1:24,000  
Contour Interval 20 ft



1	2	3
4	5	6
7	8	9

Wide World of Maps  
SUNNYSLOPE 7.5'  
1398

Sunnyslope, AZ  
19981



www.MAPS4U.com

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