

United States Department of the Interior  
National Park Service

311

# 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 McCullough-Price House

Other names/site number \_\_\_\_\_

## 2. Location

street & number 300 S. Chandler Village Dr.  not for publication

city of town Chandler  vicinity

State Arizona code AZ county Maricopa code 013 zip code 85226

## 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. Gawlin  
Signature of certifying official

6 APRIL 2009  
Date

AZ STATE HISTORIC PRESERVATION OFFICER ARIZONA STATE PARKS  
Title State or Federal agency and bureau

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

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

Date \_\_\_\_\_

Title \_\_\_\_\_

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

## 4. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register

\_\_\_\_\_ determined eligible for the National Register

\_\_\_\_\_ determined not eligible for the National Register

\_\_\_\_\_ removed from the National Register

\_\_\_\_\_ other (explain:)

for  
Signature of the Keeper Edson H. Beall Date of Action 5.20.09

**5. Classification**

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

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

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

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

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

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

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

N/A

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

N/A

**6. Function or Use**

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

DOMESTIC / single dwelling

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

RECREATION AND CULTURE / museum  
GOVERNMENT / government office

**7. Description**

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

LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS:  
Pueblo Revival

**Materials**  
(Enter categories from instructions)

foundation: CONCRETE  
walls: STUCCO  
roof: ASPHALT  
other:

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### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### **Summary Paragraph**

The McCullough-Price House is located in Chandler, Arizona, a suburban city of approximately 235,000 residents, located 20 miles southeast of Phoenix. The building is located on Chandler Village Drive, adjacent to the Chandler Fashion Center mall, approximately one-half mile south of Chandler Boulevard and one-half mile west of Price Road and the Loop 101 freeway. The property was originally part of a rural estate owned by the McCullough family that encompassed approximately 200 acres. Over time, the estate was divided so that the parcel containing the McCullough-Price House now consists of only 1.5 acres. The house, which was constructed in 1938, is a one-story, stuccoed brick building designed in the Pueblo Revival Style. According to the original drawings, the building had an L-shaped plan, with a living room, dining room, den and kitchen at the front, and four bedrooms and three bathrooms at the rear ell. A service wing extended from the north side of the building, with a maid's room, bathroom, laundry room and three-car garage. A large patio with an outdoor grill was located at the rear of the building, adjacent to the bedroom wing. In 2001, the building was acquired by the City of Chandler, who rehabilitated it for use as a visitor center, gallery, event facility and office. The rehabilitation was completed in June 2007. The footprint of the building is unchanged, as is the exterior appearance, except for a few door and window openings at the service wing and garage which were reconfigured to create public restrooms and a meeting room. The most significant interior spaces have been preserved, including the entry vestibule, living room, dining room and den. Despite these modifications, the building still retains sufficient integrity to convey its historical significance.

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### **Narrative Description**

See Continuation Sheets, Section 7

**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.

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

**Period of Significance**

1938

**Significant Dates**

1938

**Significant Person**

(Complete only if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Lescher & Mahoney

J.W. Mougeot

**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.

**Period of Significance (justification)**

The period of significance for the property is 1938, which is the year the house was built.

**Criteria Consideratons (explanation, if necessary)**

N/A

**Statement of Significance Summary Paragraph** (provide a summary paragraph that includes level of significance and applicable criteria)

The McCullough-Price House is locally significant under Criterion C in the area of Architecture. Built in 1938 as a winter home for Michigan businessman William D. McCullough and his family, the imposing 3,308-square foot building was one of the largest residences in the Chandler area at the time. With its smooth stuccoed walls, tapered parapets, exposed roof beams, and ornamental cast concrete and stone, the house is the best early twentieth-century example of the Pueblo Revival Style in Chandler. The house also is one of the most impressive examples in the entire Phoenix metropolitan area of a Pueblo Revival-style residence built during the historic time period. The house was designed by the Phoenix architectural firm of Lescher & Mahoney, who primarily designed commercial and institutional buildings, including several Arizona landmarks. Of the firm's 2,541 commissions, only 25 of them were in Chandler or the surrounding area. Of these 25 commissions, only six are known to have survived. The McCullough-Price House represents the best remaining work of Lescher & Mahoney in the city of Chandler.

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

See Continuation Sheets, Section 8

**Developmental history/additional historic context information** (if appropriate)

See Continuation Sheets, Section 8

**9. Major Bibliographical References**

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

**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 Chandler

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

**10. Geographical Data**

**Acreage of Property** 1.5 acres  
(Do not include previously listed resource acreage)

**UTM References**

(Place additional UTM references on a continuation sheet)

1	<u>12</u>	<u>416050</u>	<u>3684470</u>	3	<u>          </u>	<u>          </u>	<u>          </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>          </u>	<u>          </u>	<u>          </u>	4	<u>          </u>	<u>          </u>	<u>          </u>
	Zone	Easting	Northing		Zone	Easting	Northing

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

That portion of the South half of Section 36, Township 1 South, Range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Northeast corner of Hearthstone Unit 3, according to Book 276 of Maps, page 41, records of Maricopa County, Arizona;  
THENCE North 89° 50' 28" East at right angles to the East line of said Hearthstone Unit 3, a distance of 175 feet;  
THENCE South 00° 09' 32" East parallel to said East line, 373.38 feet;  
THENCE South 89° 50' 28" West 175 feet to a point on the East line of said Hearthstone Unit 3;  
THENCE North 00° 09' 32" West, along said East line, 373.38 feet to the POINT OF BEGINNING.

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

The boundary for this nomination is the property line for the 1.5-acre parcel containing the McCullough-Price House. The nominated property includes the building itself and the grounds within the 1.5-acre parcel.

**11. Form Prepared By**

name/title Kevin Weight, Consultant

organization City of Chandler – Community Services Dept. date March 28, 2009

street & number 6604 S. Pearl Dr. telephone (480) 802-1028

city or town Chandler state AZ zip code 85249

e-mail kevin.weight@yahoo.com

**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)

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**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.

**Name of Property:** McCullough-Price House  
**City or Vicinity:** Chandler  
**County:** Maricopa **State:** Arizona  
**Photographer:** Kevin Weight  
**Date Photographed:** June 8, 2007

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

- 1 of 15: Primary façade & main entrance (looking southwest)
- 2 of 15: Primary façade & driveway (looking west)
- 3 of 15: South façade (looking northwest)
- 4 of 15: North façade – former garage & service wing (looking south)
- 5 of 15: Front door (looking west)
- 6 of 15: Living room (looking southwest)
- 7 of 15: Fireplace in living room (looking west)
- 8 of 15: Former bedroom wing, now gallery & offices (looking southwest)
- 9 of 15: Den (looking southeast)
- 10 of 15: Dining room (looking northwest)
- 11 of 15: Kitchen (looking west)
- 12 of 15: Rear patio & barbecue (looking northwest)
- 13 of 15: North façade of bedroom wing (looking southwest)
- 14 of 15: Rear patio (looking southeast)
- 15 of 15: West façade of service wing (looking northeast)

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N/A  
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### NARRATIVE DESCRIPTION

#### Setting

When the property was first purchased by the McCullough family in 1937, it consisted of approximately 200 acres, located within the section of land bounded by Chandler Boulevard on the north, the Gila River Indian Community on the south, Price Road on the east, and McClintock Road on the west. Over time, the large, rural property was divided several times. Today, the house is located on a much smaller parcel, which is only 1.5 acres in size.

The setting around the McCullough-Price House is now largely commercial, with the Chandler Fashion Center mall located immediately to the northeast. Other large retail establishments, including Target and Costco, are located to the southeast. Two major freeways, the Loop 101 and Loop 202, are located approximately one-half mile to the east and south, respectively. A neighborhood of single-family homes, known as Hearthstone, is located to the west.

The McCullough-Price House is located on Chandler Village Drive, which is the half-mile street between McClintock Drive and the Loop 101 freeway. The house is located just south of the intersection with Frye Road, which is the half-mile street between Chandler Boulevard and the Loop 202 freeway.

Adjacent to the 1.5-acre parcel containing the McCullough-Price House are two larger landscaped parcels (4.1 acres and 3.9 acres), which are also owned by the City of Chandler. Collectively, the three City-owned parcels are nearly 10 acres in size and present a welcome respite from the surrounding commercial and residential development.

The 1.5-acre parcel is accessed from Chandler Village Drive via a circular asphalt driveway. The circular drive is a replication of the driveway shown on the original plans; however, there is no evidence that this type of driveway actually existed prior to the City's ownership of the property. Aerial photos show that there was a long driveway extending one-half mile west from Price Road directly to the garage, with no circle. The current driveway has a planting island at the center of the circle, containing desert landscaping and a large fountain. A paved parking area is located to the north of the circular driveway, and a gravel parking area is located to the south (the rehabilitation plans show it is to be paved in the future).

On the north, east and west sides of the house there is a spacious green lawn. The lawn now comes right up to the front of the garage, whereas originally the driveway extended to this area.

At the rear of the building is a large patio, which is shown in the original plans. The patio consists of a grassy area framed by a 4-foot high stuccoed wall. At the northwest corner of the patio is a built-in outdoor grill composed of stuccoed brick. The grill includes a chimney, which is approximately 13 feet in height. In front of the grill is a flagstone hearth, which is part of the original design. Additional flagstone pavers have been installed around the perimeter of the patio, inside the wall, as part of the recent rehabilitation.



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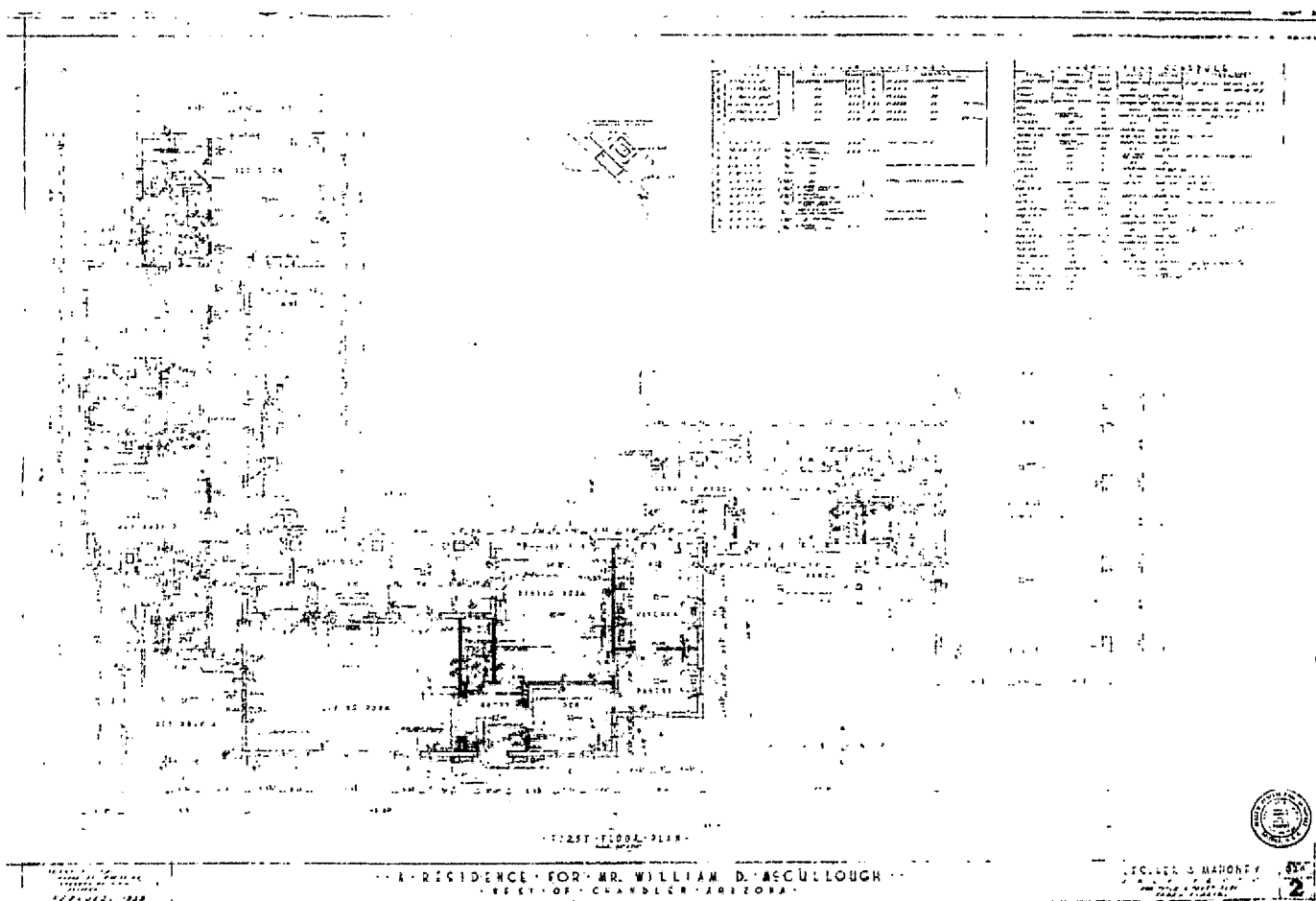
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The original plans show that a stable was also to have been built on the site, just northwest of the garage. It is unclear whether this building, with a rectangular plan measuring approximately 20 x 100 feet, ever actually existed.



**Figure 1.** Original floor plan for the McCullough-Price House, designed by Lescher & Mahoney, February 1938.

#### Exterior

The 3,308-square foot building has an L-shaped plan, measuring approximately 77 feet in width by 125 feet in length. The living room, dining room, den and kitchen are located in the main portion of the building, with the former bedrooms and bathrooms at the rear ell. A service wing extends from the north side of the building, with what was originally a maid's room, bathroom, laundry room and three-car garage. The service wing is recessed behind the main portion of the building by approximately 25 feet.

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The building has a concrete foundation, with a small basement located near the center of the rear ell. The walls are constructed of brick, which has been sheathed with a smooth stucco finish. The building is painted a light tan color, with tan and salmon-colored trim. The roof is flat with a raised parapet, which is tapered at the top and at the corners.

The main portion of the building consists of a raised central pavilion (approximately 14 feet in height) with lower projections at both the north and south ends (approximately 11 ½ feet in height). The north projection is recessed behind the central pavilion while the south projection extends to the front. The pavilion is highlighted by an offset entry with a single door. The wood door has a diamond-shaped window at the center and a diagonal design in the panels. The frame has a zigzag design. Also present is a large door surround, which is composed of cast concrete and natural "desert stone." The surround includes several cast stone inserts with "Indian hieroglyphics," including a very large panel directly over the door. Adjacent to the door surround, on each side of the front entry, are wrought iron light fixtures.

The windows on the house are steel casements. They are typically paired and have four lights, although some of the smaller windows are single casements with three lights. All of the windows have cast concrete lintels with zigzag designs. The windows do not have projecting sills; instead, the openings are tapered at the bottom and on both sides.

Perhaps the most significant ornamental features are the vigas, or "wood lookouts," which run along the top of the façade. The vigas are meant to mimic structural timbers, but in this case they are purely ornamental. They measure approximately 8 inches in diameter. Wood scuppers are also present to allow water to drain from the roof.

The rear bedroom wing is generally rectangular in plan, although the middle portion projects approximately 5 feet to the south and the rear portion projects approximately 9 feet to the north. The wing is approximately 11 ½ feet in height, with a ceiling height of 8 ½ feet. A small, tapered chimney is located along the south wall, approximately 25 feet back from the front façade, although it is apparently no longer functional. The bedroom wing has the same vigas and fenestration pattern as the front façade of the house, although on the north side of the wing there is an exterior stairway leading up to small roof deck. Underneath the stairway is a second stairway leading down to a small basement underneath the middle portion of the bedroom wing. The basement measures 15 x 25 feet and is 9 feet in height.

The service wing is located north of the main entrance to the house, and is recessed approximately 25 feet behind the front façade. The wing is generally rectangular in plan, with a large garage at the far end, which is also rectangular in plan. The wing measures approximately 11 by 35 feet, and the garage measures approximately 21 x 31 feet. Like the bedroom wing, the service wing is approximately 11 ½ feet in height with a ceiling height of 8 ½ feet. The wing's most prominent feature is a front porch with a "log" roof. The "logs" are rounded timbers, 6 inches in diameter, set atop 8 x 8 inch wood beams supported by 8 x 8 inch posts with Southwestern-style corbels. The front façade of the service wing features an intact steel casement window, along with three other openings that have been filled in to accommodate the new restrooms. The rear façade

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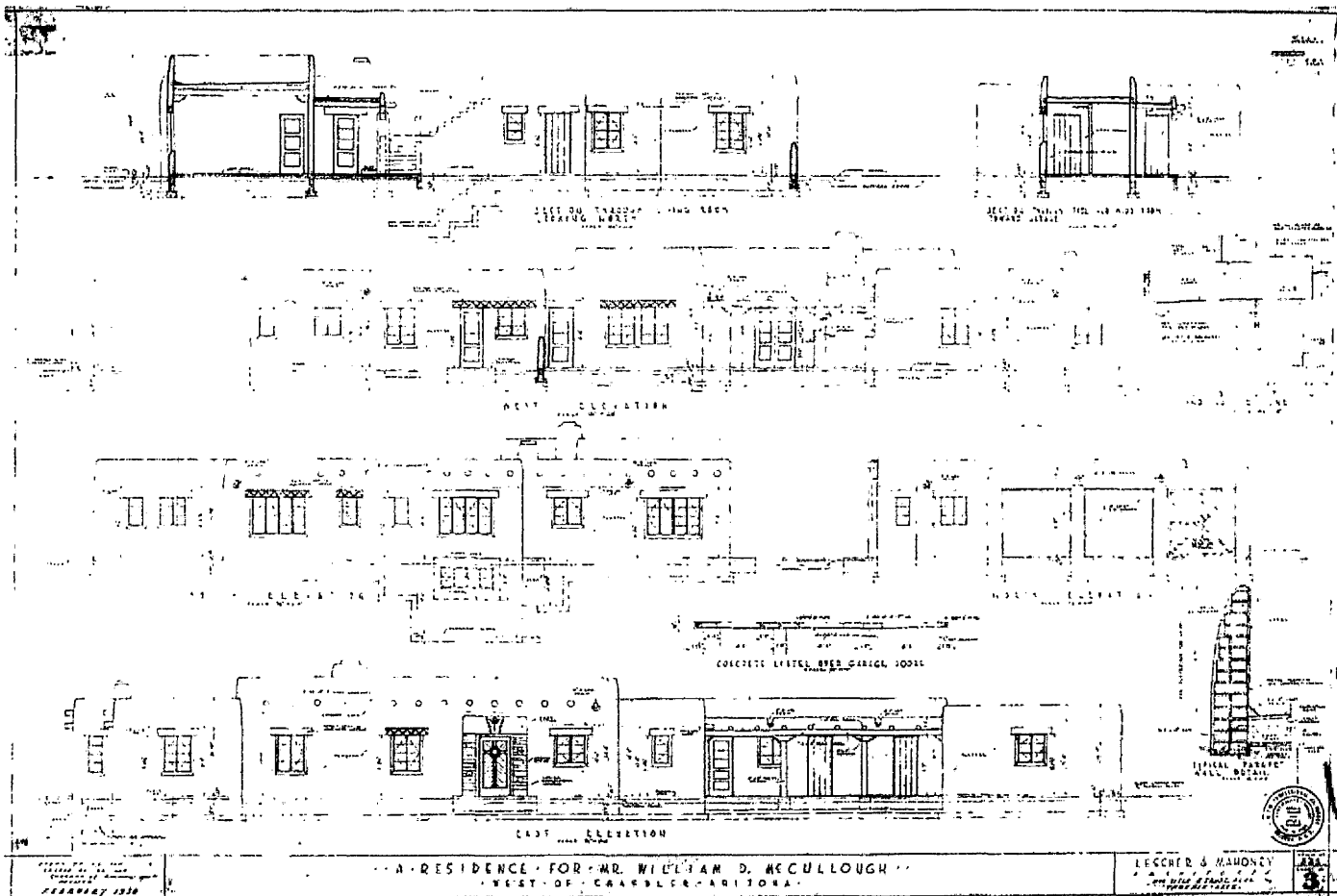
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of the service wing features three intact steel windows and two new openings that serve as the entrances to the new restrooms.



**Figure 2.** Original elevations for the McCullough-Price House, designed by Lescher & Mahoney, February 1938.

The garage is connected to the service wing by way of the front porch. The garage measures approximately 10 ½ feet in height, with a ceiling height of 9 feet. The original garage doors have been replaced with fixed panels, although the new panels replicate the diagonal pattern shown on the original plans. The center panel includes a pair of three-light French doors.

At the rear of the main portion of the building is a porch similar in design to the one at the front of the service wing. The main difference between the two is that the rear porch is supported by tapered stucco columns instead of wood posts. A large chimney is also located in this area; like the other chimney, it is tapered at the

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top. The rear porch is accessed from the living room via two pairs of French doors (one on each side of the chimney) and from the dining room via a third pair of French doors. The porch floor features flagstone pavers, which appear to be original.

**Interior**

Just inside the front entry of the McCullough-Price House is a small entry vestibule, which measures approximately 8 x 10 feet. The vestibule features a tongue-and-groove wood ceiling with exposed 6 x 6 inch wood beams. At the center of the ceiling is a large metal light fixture. The opening leading from the entry vestibule to the living room has decorative 2-inch wood "poles" across the top. Like the vigas on the exterior of the house, these poles are intended to mimic structural elements, but are actually purely ornamental. The end poles facing the living room and vestibule are plastered, whereas the middle poles are exposed wood.

The living room is located immediately south of the entry vestibule and is the largest, most elaborate room in the house, measuring approximately 16 x 26 feet. Unlike the rest of the house, which has a ceiling height of 8 ½ feet, the living room ceiling is 10 feet in height. The living room has a tongue-and-groove wood ceiling with exposed beams, similar to the one in the entry vestibule, although the beams at the living room ceiling are larger, measuring 8 x 8 inches. Beneath each beam, at the juncture with the wall, are ornamental wood brackets, measuring 8 x 10 inches.

In addition to an original concrete floor, the living room also features a prominent fireplace at the center of the west wall. The fireplace is composed of cast concrete and "desert stone," with a projecting wood mantle. Above the mantle are two decorative tile grilles, which allow warm air to flow, and a pair of ornamental lamps. On each side of the fireplace, there is a pair of three-light French doors leading to the rear patio.

The dining room is located immediately west of the entry vestibule. It measures approximately 14 x 16 feet and, like the living room, has a ceiling height of 10 feet. The dining room also features a tongue-and-groove wood ceiling with exposed beams, although the beams are rounded. These 8-inch diameter "log" beams are supported by a second set of log beams, measuring 10 inches in diameter. Beneath the lower logs, at the juncture with the wall, are brackets in the form of rounded log ends. The log ends measure approximately 1 foot in length and are lashed to the beams above them. At the center of the ceiling is a large wrought iron light fixture. The dining room also has an original concrete floor and a pair of three-light French doors leading to the rear patio.

The den is located immediately north of the entry vestibule. It measures approximately 8 ½ x 10 feet, with a ceiling height of 8 ½ feet. The den features wood paneling on all four walls, with an elaborate wood frieze at the top. The frieze, which circles the entire room, has a Southwestern motif. Along the edge of the ceiling is a ½ x 3 ½ inch redwood board cut in an ornamental pattern.

North of the den is the kitchen, which connects the main portion of the house to the service wing. The kitchen was originally composed of two rooms—one was a small pantry—although the pantry has been removed to

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make the kitchen larger. The kitchen is generally configured the same way as in the original plans, although the cabinets and appliances have been modernized.

The service wing, which originally consisted of a maid's room, bathroom, laundry room and several small work rooms, now consists of two modern restrooms and a janitor's room. The garage is now a meeting room. No significant interior features remain in these rooms.

Likewise, the interior of the bedroom wing has been reconfigured from four bedrooms and three bathrooms to a large gallery space with offices at the rear. Aside from the concrete floors, no original interior features remain.

### **Integrity**

The McCullough-Price House retains sufficient integrity to convey its significance under Criterion C as an outstanding local example of the Pueblo Revival Style. Although the building now has a new use, it still has high integrity of design, particularly on the exterior, with the only modifications being a few door and window openings at the service wing and garage. The most significant interior spaces have been preserved, including the entry vestibule, living room, dining room and den. The building also has excellent integrity of materials, with its brick construction, smooth stucco walls and steel windows still intact. The integrity of workmanship is also very high, with all original Pueblo Revival details still intact.

The building remains in its original location, never having been moved. However, when the large agricultural tract was divided and sold for commercial and residential development, the rural setting was compromised and the association with farming was lost. Thus, the property does not retain sufficient integrity to convey its significance under Criterion A.

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### NARRATIVE STATEMENT OF SIGNIFICANCE

#### History of the Property

##### Early History

Following the establishment of the nearby Vulture Mine in 1864 and Camp McDowell in 1865, there was considerable interest in creating an irrigation system in the Salt River Valley to meet the demand for agricultural products. In 1868, the first canal of the modern irrigation system was dug and, very quickly, a network of irrigation channels marked the modern landscape.

Unfortunately, the Salt River, which provided water to the canal network, proved unpredictable, with periods of heavy flooding followed by long periods of drought. Valley land owners recognized that the only permanent solution to the area's water problem was to construct a storage reservoir on the upper Salt River, where the water flowed through steep canyons. A potential dam site had been surveyed in 1889, but area farmers lacked the resources to undertake such a monumental project.

Congress solved the problem when it approved, and President Theodore Roosevelt signed, the National Reclamation Act of 1902. The act provided federal assistance for construction of irrigation works, including water storage dams. In February 1903, Valley land owners incorporated the Salt River Valley Water Users' Association (SRVWUA) to entice the federal government, through the newly created U.S. Reclamation Service (USRS), to build Roosevelt Dam. The dam was one of the five original federal projects authorized on March 13, 1903 and was the first major project to be completed, on March 18, 1911.

The SRVWUA opened up membership to the landowners in 1903, and over the next decade area farmers signed up their acreage. Because the Reclamation Act limited to 160 acres the amount of ground for which any one owner could get water, several major landowners in the Valley were forced to subdivide their holdings.

One of these landowners was Dr. Alexander John ("A.J.") Chandler, a member of the SRVWUA's executive committee and owner of approximately 18,000 acres in southeastern Maricopa County. In 1911, Dr. Chandler subdivided his vast ranch, creating a townsite that would become the city of Chandler. The townsite was located three miles east of Section 36, Township 1 South, Range 4 East—the section of land where the McCullough-Price House would later be constructed.

Early USRS records indicate that, unlike other sections which had been claimed by homesteaders, Section 36 was "State Lands." However, by 1911, William S. Austin had entered 77 acres in the north half of the northeast quarter of Section 36 into the SRVWUA. Austin apparently leased the land from the government, as state trust lands were not sold until after the State Land Code was established in 1915. Austin had arrived in the Chandler area as a youth in 1888, traveling by covered wagon from Texas. In 1893, he married his wife, Lourena Cosner, a Tempe resident. In 1899, they purchased land and built a house near the intersection of present-day Price and Ray Roads. The Austin family raised barley, oats and bees, as well as cotton after

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1918. One of their three sons, Wilfred, served for approximately 30 years as a sports coach, teacher, principal and district superintendent for Chandler schools.

In 1914, the Board of Survey established the lands that were eligible for membership in the Salt River Project (SRP). All of Section 36, T1S, R4E was designated as "Class C" lands, meaning that they were located within the irrigable district but not irrigated or for which no attempted appropriation of the flow in the river had been made. The 1914 Board of Survey map confirmed that the north half of the northeast quarter (the W.S. Austin property) was included in the SRP water delivery district. A 1921-1922 SRP zanjero map shows water delivery to the north end of the section. Water was delivered from the Consolidated Canal, via the Banta Lateral, or Lateral 13, which ran parallel to the road that is now Chandler Boulevard.

In 1926, Mormon Flat Dam was completed several miles downstream from Roosevelt Dam, thus allowing the water storage supply to be increased and additional lands scattered throughout the Salt River Valley to join the SRVWUA. In 1927, the remainder of Section 36 joined the SRVWUA as "Mormon Flat Lands": 198 acres in the south half of the northeast quarter and north half of the southeast quarter of the section by John Andersen; and 232 acres in the south half of the southeast quarter and all but the northeast quarter of the southwest quarter and the southwest quarter of the northwest quarter by Arthur & Louise Price.

By the 1930s, the main landholders of Section 36 continued to be the Austin, Price and Andersen families. W.S. and Lourena Austin still owned the north half of the northeast quarter; the Prices still owned the same acreage they had owned in 1927; and John Andersen's brother-in-law, Thomas Andersen, had acquired the southeast quarter of the northwest quarter. However, by 1937 the land previously owned by John Andersen was in the possession of the General American Life Insurance Company.

### The McCullough Family

The family associated with the construction of the current McCullough-Price House had their roots in Detroit, Michigan. William Davis McCullough was the owner of a subcontracting business that sold automotive parts to the Chrysler Company. The McCulloughs also owned a ranch in the Detroit area that raised show horses. In 1936, the family began traveling to Chandler to stay for the winter season, which usually lasted from December until April. William and his wife, Grace, his daughter, Virginia, and his son, Jack, stayed at the San Marcos Hotel (NRHP listed 4/29/1982). By the 1930s, the hotel had become a favorite winter destination for many wealthy and famous families, such as the Vanderbilts, Firestones, Fords and Rockefellers. Prominent families from the East and Midwest flocked to the hotel, one of the few resorts in the Valley at the time.

The McCullough family decided to build a house and stay for longer amounts of time during the winter. On April 30, 1937, William McCullough purchased 200 acres in Section 36, T1S, R4E, from the General American Life Insurance Company. Nearly two years later, on April 3, 1939, McCullough purchased an additional 40 acres from Thomas & Marva Andersen, expanding his property to 240 acres.

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In 1938 McCullough hired the Phoenix architectural firm of Lescher & Mahoney to design the present-day house. He hired J.W. Mougeot, a Mesa contractor, to build the large Pueblo Revival-style home, which was completed in October of the same year.

According to the *Chandler Arizonan*, the McCulloughs hosted a "steak fry and housewarming party" on October 29, 1938. They invited a few friends from Chandler, Mesa, and Phoenix to celebrate the completion of their new "ranch." Guests included Dr. & Mrs. J.M. Meason, Dr. & Mrs. C.L. von Pohle, Mr. & Mrs. O.G. Johnson, Wayne Stapley and O.A. Gamble from Chandler; Jack Leyda and J.W. & O.L. Mougeot of Mesa; and E.R. Larraway of Phoenix. The family left and then returned some time later, staying in their new home for the winter season. Since the land was already under cultivation, the family rented out the farm. The farming operations were run from the foreman's home along Price Road, south of Chandler Boulevard. A barn and stables also were located on the farm near this building.

While in Chandler, McCullough met and became friends with local alfalfa mill owner Roy Lochhead. Lochhead invited McCullough to come to the mill's feedlot and herd cattle. Roy's wife, Odessa, became friends with Mrs. McCullough, and the children of the two families became acquainted as well.

William McCullough died on May 30, 1940. Upon her husband's death, Mrs. McCullough decided to sell the family's property in Chandler and remain permanently in Detroit. She sold the property to her friend, Odessa Lochhead, shortly after Mr. Lochhead had also passed away.

### The Lochhead Family

Prior to purchasing the McCullough property, Odessa Lochhead had lived with her husband, Roy, and their son, Jim, in a Phoenix rental home. On December 9, 1941, Roy died, and Odessa decided she wanted a permanent home with a farm. She purchased the property from the estate of William D. McCullough on July 25, 1942. Odessa may have wanted to live closer to the Pecos Milling Company, which she had taken over after her husband's death. Jim was serving in the Air Army Corps at the time.

The Lochhead family had been operating a business in Chandler since the late 1920s. With roots in a Texas flour milling family, in 1912 a young Roy Lochhead began his own alfalfa milling company in Hagerman, New Mexico, called the Pecos Valley Milling Company. He eventually expanded, establishing milling operations in other states such as Arizona, Texas, Oklahoma, and later in Missouri and Ohio. Roy located his Arizona

### WINTER VISITORS TO MAKE HOME HERE; NOW FURNISHING NEW HOUSE

W. D. McCullough, of Detroit, Michigan, who has been a winter visitor at Chandler for the past two seasons, is here this week, purchasing furniture for the fine new twelve-room residence which has just been completed on his 200-acre ranch west of Chandler. He was accompanied here by his son Jack, who will enter the Mesa Ranch School next Monday.

Mr. McCullough purchased the property west of Chandler last year, and it is now partially planted to crops, and part of it is being put in shape to plant at the present time. The home, in which Mr. McCullough will live when he returns here later in the winter, was built by J. W. Mougeot of Mesa, with Lescher and Mahoney of Phoenix as architects. At the present time, it is just being completed, and at a later date, may be opened for inspection by Chandler people for a short time.

*Figure 3. Article from Chandler Arizonan, October 28, 1938. Courtesy Chandler Historical Society.*



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operation in Chandler in the late 1920s, an ideal location due to the dry climate and abundance of sunshine. In addition, many local farmers grew alfalfa, which created a ready market.

During the late 1930s, over 10,000 tons of alfalfa were raised per year in the Chandler area, as well as 16,000 tons grown on the Gila River Indian Reservation. The company purchased much of this alfalfa, processed it, and then sold the hay locally for cattle feed, as well as to national companies such as Ralston Purina, who sold mixed feed for animals like horses and chickens. The mill was located east of the railroad tracks on what was to become Pecos Road, named after the company. In 1937, Roy decided to permanently locate his company headquarters in Chandler. He also built a cattle feedlot near the mill, holding over 3,000 head of cattle.

In 1942, several months after her husband's death, Odessa Lochhead sold the company to Jack Bogle, a Chandler resident who was Roy's business partner. Odessa had also sold their family house and farm in New Mexico. She lived in the Chandler house until March 28, 1943, when she passed away. Jack Bogle then worked out a deal with San Marcos Hotel manager John Quarty to hold the house in trust while Jim Lochhead finished his time in the service and began schooling at the University of Arizona. Between 1943 and 1946, the hotel rented out the house in the winter to George Pullman, who was related to the Pullman Company family.

In 1946, while attending the University of Arizona, Jim Lochhead met Anna Grijalva, a native of Superior, Arizona. Anna's family came from the pioneer Mexican American communities of Phoenix and Prescott. Her father, Raoul, worked as an accountant for the Superior Mining Company, and her mother, Marian, taught first grade for many years. Soon after meeting, Jim and Anna decided to marry. At the age of twenty, they moved into the vacant Lochhead house, and both attended Arizona State College for a brief period of time.

When the couple arrived at the house, Odessa's furniture still remained as it had been when she had resided there. Each bedroom included sets of different styles of furniture, and each of the four bathrooms was designed with a different color scheme: green, pink, coral, and black. The interior of the house included unusual features, such as a built-in bread box in a cabinet near the stove, and closets with automatic lights and drop boards to fold linens. The house also included servants' quarters with a bedroom and bathroom, and a separate entrance, located just off the kitchen. The house was surrounded by farm fields, set back half a mile from Price Road. A row of eucalyptus trees lined the irrigation ditch behind the house, and flowers grew along the walkway and the back patio wall. Grass grew in a front and side lawn, as well as in the courtyard area. Anna later recalled her first impressions of the house:

Well, I thought it was beautiful; sitting out in the middle of 350 acres made it more dramatic. It went down a long driveway to the house. And all the fields were planted. It was really special. I had never lived on a farm. My grandfather had, but that wasn't like my grandfather's; it was much finer. It was really lovely and we enjoyed it very much. It was a lot of house for two people at the time.

Jim and Anna settled in quickly, enjoying their spacious, unique home and often relaxing on the patio while barbecuing on the outdoor grill. It could get warm in the house with only evaporative cooling, and the couple

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often traveled to cooler climates during the summer. Like many wealthier families in the Valley, Jim and Anna employed domestic help, a black couple named Roy and Hiawatha White. The Whites lived in south Phoenix, and drove to the Chandler area every day to work. Roy did much of the cooking and heavy work around the house, while Hiawatha cleaned and shopped for groceries. Roy White had worked for Odessa's family in Texas, and came west with them. Once the Whites stopped working for them, Jim and Anna employed other black women from Chandler to help with the household chores.

The Lochheads had many social gatherings at the home, where they played cards and entertained other Chandler residents at dinner parties, such as the Bogles, Neats, Bevels, Ellsworths and Baldwins. Jim and Anna traveled three miles east into the small town of Chandler to shop at Basha's Grocery, Dudding's Drug or Stapley's Hardware and pick up necessities like gas and tires. They patronized the San Marcos Hotel to play golf and attend the annual Chandler Service Club Ball; Anna took knitting lessons there as well. Sometimes Anna attended mass at St. Mary's Catholic Church. They often went with friends to see the latest movies in Mesa, or drove forty minutes west along Baseline Road, past rows of citrus groves and flower gardens, to visit downtown Phoenix. In 1948, Jim and Anna moved to San Francisco, where their son Jim, Jr. was born. They didn't stay long and moved back to the house by the next year.

While living in the house, Jim tried his hand at farming the surrounding 350 acres, growing common crops like cotton and alfalfa, and less common crops as well. He later recalled:

You think you are gonna find a wonderful new crop to grow, and its going to be the answer to all the farming problems. So one year I grew castor beans because they were using castor bean oil in the lubrication of jet engines. And then a couple years later I decided that flax might be a good crop—I think I grew 40 acres of it—the paint companies contracted and they used it for linseed oil. I tried that one year. I never did find the perfect answer, so I just went back to cotton and alfalfa.

Other farms surrounded the Lochheads' farm. East of the house, the Andersen family grew cotton and alfalfa. Further north, the Thude family owned a small dairy and raised cotton and alfalfa. Arthur Price owned farmland west of the Lochheads, and just north of the house along Chandler Boulevard was a small dairy. Next to the dairy was the tiny settlement of Hightown, where primarily agricultural workers of Mexican and Yaqui descent lived.

Jim hired local crews, including entire families, to work in the cotton fields. Workers helped thin plants in the spring and harvested in the fall. Entire families worked long hours in the fields, filling their sacks as quickly as possible. Most of the workers were local black, Mexican American or Yaqui residents, coming from south Phoenix, Guadalupe and Tempe.

Jim continued his family's close business ties with the Bogles, selling his alfalfa to the Pecos Valley Milling Company and ginning his cotton at the Bogle Gin in the Ocotillo area of Chandler. One part of the farm contained very sandy soil which, he soon discovered, would destroy the young cotton plants when the winds whipped up the dust. He also found that the water from the well on his farm contained a high salt content,

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which formed an alkali on the ground. Interestingly, the Austin family living in the area in the teens and 1920s also encountered problems with salty water and had tried digging several wells to locate good drinking water. Eventually, the Austins had to haul their drinking water from Tempe. This potential problem became one of the reasons Jim eventually decided to sell the farm.



**Figure 4.** Aerial view of Section 36, Township 1 South, Range 4 East, 1949. The section is bounded by present-day Chandler Boulevard to the north, Pecos Road to the south (not visible in this photo), Price Road to the east, and McClintock Road to the west. The McCullough-Price House is located at the center of the section. Courtesy Flood Control District of Maricopa County.

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In 1950, Jack Bogle spoke to Jim about selling the farm and the house, due to their concerns over the high salt content in the water. The Lochheads decided to move to north Phoenix and sold the land to Arthur and Louise Price, who owned much of the adjacent land to the west of their property.

### The Price Family

After purchasing the land, Arthur and Louise Price moved from downtown Chandler into the home. Louise's family's roots in the Chandler area date to the late 1800s when her uncle, Dr. A.J. Chandler, first arrived. In 1888, A.J.'s younger brother, Harry, traveled from Michigan to Arizona to visit. In a memoir, Harry's wife, Bertha, recalled that he "felt that the west had opportunities, and (he) was instrumental in getting men with money interested in the (Arizona) country."

Following Harry and Bertha's marriage in 1891, the newlyweds moved to Phoenix, where Harry operated a drug store and a shoe store. The couple lived in an adobe home located near 2<sup>nd</sup> Avenue and Adams Street, where the Orpheum Theatre now stands. By 1897, Harry and Bertha had moved to Mesa, with their daughters Marian (born 1893) and Louise (born 1895), both of whom spent their early years with their mother in Michigan. Harry organized and became president of the Southside Gas and Electric Company in Mesa. He operated this business, which served Mesa, Tempe and Chandler, until 1929, when he sold it to the Central Arizona Light & Power Company. He began a farm in 1905, growing alfalfa and grains, and added dairy and beef cattle and hogs after 1911. His daughter Marian eventually managed the operations of the farm before and after Harry's death. Harry also helped organize the Mesa Public School system and was president of the Roosevelt Water Conservation District.

Meanwhile, Marian and Louise grew up in the Mesa area and eventually entered the private Mt. Ida School in Newton, Massachusetts. Upon graduation from Mt. Ida, both sisters entered college. Louise enrolled at the University of California in Berkeley, pursuing a degree in Literature. While living in Mesa, Louise met a young Arthur Price, who worked closely with her uncle, A.J. They married in 1918 in Arkansas, during the time Arthur was serving in World War I. After her marriage, Louise returned to school, finished her studies and graduated in 1921.

Arthur Price, born in 1889 in Eberton, Washington, graduated from Washington State University in 1909, majoring in history and economics. He then attended Harvard Law School for two years before returning to his home state where he received a law degree from the University of Washington in 1912. He traveled to California looking for a place to begin his career but decided to try the Phoenix area for business opportunities. In Arizona he passed the state bar exam and became a legal counselor for A.J. Chandler in 1913, at the age of twenty-four. Price originally intended to stay in Chandler for a short time in order to gain more legal experience before returning to Phoenix, but changed his mind after working for Dr. Chandler, whom he called "a natural builder with foresight to the future." Price ultimately opened his own law practice, with an office in the Bank of Chandler building.

As the only lawyer in the fledgling settlement of Chandler, Arthur wrote the town's incorporation papers, drafted the town's constitution and by-laws, and became the first Town Attorney. He helped organize

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Chandler's Chamber of Commerce in 1914 and served as Chamber's charter president. In 1916, he became Chandler's first Justice of the Peace. Arthur served in World War I with the first contingent of soldiers from Arizona and was commissioned at Camp Pike in Little Rock, Arkansas. He served in France and became an artillery instructor. Once he returned to Chandler, he and Louise purchased a home on Washington Street near present-day Chandler Boulevard. Arthur worked as company attorney for Dr. Chandler's Chandler Improvement Company until 1930, when he shifted his focus to land development and farming as he began purchasing land in west Chandler and Chandler Heights.

By this time, Arthur and Louise had three children: Harriet, born 1920; Suzanne, born 1922; and Arthur, born 1927. The children grew up in Chandler, attending Chandler Grammar School and Chandler High School. They spent many hours with their grandfather, Harry, and their great-uncle, A.J., or "Uncle Alex," as they called him. Harriet attended Stanford and remained in California, and Arthur died in a plane crash at the age of twenty-one. After graduation from Chandler High in 1939, Suzanne attended Mills College in Oakland, California, and then the University of Arizona. She married Jack Propstra in 1943. After their marriage, they lived in Colorado and Washington, traveling to Arizona to visit Arthur and Louise with their three children, John, Diane, and Marilyn.

By 1950, Arthur and Louise had purchased the present-day Price House and 350 acres from the Lochhead family. The Price family may have owned as much as 1,000 acres of land in west Chandler by this time. They joined other families such as the Thudes, Andersens, Dobsons and Taylors as major operators of west Chandler farms. By moving to this home, Arthur could be closer to his land and farming operations in the west Chandler area. He primarily raised cotton and cattle, importing many of his cattle from Mexico.

During the 1950s, the small town of Chandler began to increase in population as post-war migration brought in new residents. Local homebuilders started new subdivisions and the town slowly spread out to the north, but agricultural fields continued to dominate the landscape. In 1954, the town of Chandler gained municipal status and became a city with a population of 5,200 residents, yet agriculture remained a major part of the economy. By the early 1950s the cotton industry contributed \$3 million to the local economy, twelve cotton gins operated in the area, and alfalfa crops continued to be processed primarily at the Pecos Valley Milling Company. Many Chandler farmers invested in mechanized picking machines to cut down on labor costs and speed harvesting. Local ranchers raised over 9,000 head of cattle and sheep. Families like the Prices still traveled down dusty dirt or concrete roads to make the trip into town for shopping, entertainment, and everyday needs.

Suzanne and her family visited Arthur and Louise more frequently after they moved to Phoenix in 1953, where Jack opened his business, the House of Trophies. The house remained mostly unchanged from the time of its construction. Louise maintained the house with the help of her maid, Julie, an African American woman. Diane, Suzanne's second-oldest child, has many memories of the house she visited from the early 1950s to the 1960s:

I remember it seemed palatial, and now it looks small compared to what has been built since. It was very peaceful driving down the road there. My grandfather (Arthur) loved to have flowers and in the spring you'd smell the sweet peas and the stock, and there's still a little vestige of the

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garden right there outside of the house ... The irrigation ditch was often full of water and we would swim in it, and walk on the patio wall. If you look at it now, the layout is such that anybody would want a home with a fireplace and a barbecue ... I remember the marble fireplace and the leather-wrapped beams in the dining room. It was beautiful but it was just a home. It was a place where you felt very safe and secure, and it was a treat to be there.



**Figure 5.** Arthur & Louise Price, far right, with family members in front of the McCullough-Price House, ca. 1955. Courtesy City of Chandler.

Arthur died in a traffic accident near the driveway of the Price House in 1971, at the age of 82. Three years later, Louise moved to Phoenix to be near Suzanne and died the following year in 1975. The house and surrounding acreage passed into the hands of the Price daughters. Suzanne kept the house and the nearby land.

### Rental Farming and Urban Development

Beginning in 1974, the Price and Propstra families rented out the farm to various tenants. Some of these families lived in the home. At this time, while Chandler was beginning to attract manufacturing industries to the city, the economic backbone of the city continued to be agriculture. In fact, around 1978 the Intel Corporation purchased 80 acres owned by Suzanne Propstra at Chandler Boulevard and Rural Road. A new electronics manufacturing plant rose in the place of cattle, stalls and open range. The establishment of Intel in Chandler paved the way for other large-scale electronics manufacturers in the city and brought in over 500 new jobs. The area around the McCullough-Price House remained part of the county until about 1974, when

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Chandler included it as part of a nearly eight square mile annexation that doubled the city's size. By this time, Chandler's population had reached nearly 15,000.

The land around the McCullough-Price house was used for farming up until the 1980s, when it was sold for residential development. Rows of new homes ate up former cotton fields when Pulte Homes purchased a large amount of land just west of the house and constructed the Hearthstone subdivision. In 2001, Suzanne negotiated with retail developer Westcor to initiate the construction of the present-day Chandler Fashion Center. Today the house, surrounded by subdivisions and parking lots, sits on what remains of the original farmland.

Reflecting on how the McCullough-Price house symbolizes the pioneering spirit of early Chandler settlers, Diane Propstra Willian commented:

It's important to remember what the city was like before development hit. Nobody thought anything of Chandler ... If you think about how he (Arthur Price) came from Washington, how he got to Arizona at that point in time is just remarkable—to think that people would have the foresight to say this place is really worth developing. It had to be so hot and so miserable, and these people could have lived anywhere. I think the home is like an outward and visible symbol of how he thought and how he lived his life.

### Conclusion

The history of the McCullough-Price House begins with a wealthy Midwestern family looking for a place to spend mild winters and take part in the burgeoning agricultural opportunities in the Chandler area. The crops planted on the home's surrounding fields bolstered the local economy and provided the raw materials like alfalfa and cotton for products in national and international markets. These fields also provided work for local African American and Mexican American laborers. The house became a home for a newly married couple just beginning their lives and later provided a quiet place for an older couple with deep ties to the city's founding and agricultural development. It eventually housed families who tried their hand at rental farming, as the city's urban growth crept nearer and nearer. The house, with its distinctive southwestern flair that contrasted with other traditional farmhouses scattered about Chandler, remained virtually unchanged over time.

As in 1913 when Arthur Price arrived in the tiny, dusty town of Chandler and soon realized its potential for development, at the age of 79 he continued to predict the city's successful growth, as an urban center rather than a farming community. In 1968, three years before his death, a local newspaper provided the following quote from Arthur Price:

This community and the surrounding area are really just beginning to move toward larger things. We have a lot going for us—industry in Chandler, proximity to the new freeways and other factors. I think Chandler is on the threshold of great growth and that all of this area will be intensely developed.

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The McCullough-Price House now stands completely surrounded by the urban growth that Price predicted, symbolizing Chandler's rural yet progressive past.

### The Architecture

The McCullough-Price House is significant as the best example of Pueblo Revival-style architecture in the city of Chandler. Relatively few examples of this style were built in Chandler during the historic time period, and the McCullough-Price House is best of the group, in terms of size, workmanship and design. It also ranks among the best examples of Pueblo Revival-style houses in the Phoenix metropolitan area.

### Pueblo Revival Style

The Pueblo Revival Style was derived from late eighteenth and early nineteenth century Southwest Pueblos of the Rio Grande Valley, New Mexico and Arizona. It blended aspects of both Native American pueblos and early structures built by Spanish colonists in Mexico. Although it was an authentic regional style, the Pueblo Revival was first introduced in California where actual pueblos were not built. In 1894, Boston architect A.C. Schweinfurth designed a new hotel in Montalvo, California, generally considered the first modern building done in the Pueblo Revival Style.

The style became most popular, however, in Arizona and New Mexico, areas where the original prototypes survive. The style was especially popular in New Mexico, a state which contributed a modified replica of the Acoma church and convent to the Panama-California Exposition at San Diego in 1915. It is particularly common in Albuquerque and Santa Fe, where it endures today, in part because of special design standards in the cities' historic districts.

Pueblo Revival buildings imitate the hand-finishes of their Native American prototypes. Corners are often blunted or rounded, and wall surfaces are typically given irregular, stuccoed textures. In addition, rough-hewn "vigas" or roof beams, window lintels and porch supports carry out the hand-built theme. The stepped-back roof line of the original pueblos is often used. Like the original pueblos, many of the revival buildings feature adobe construction, although brick, concrete block and wood frame construction are also common.

A local variation of the style, termed the "Southwest Style" in *Historic Homes of Phoenix: An Architectural & Preservation Guide*, combines elements of the Pueblo Revival and Spanish Colonial Revival styles. This variation, which utilizes both the stuccoed, flat roofed, boxlike forms of the Pueblo Revival and the low-pitched gables and red tile roofing of the Spanish Colonial Revival, was much more common in the Salt River Valley than was the pure Pueblo Revival. It represents a natural borrowing and blending of neighboring design influences—pueblo forms from New Mexico and Texas to the east, and Spanish motifs from California to the west. A second local variation, which combines the Pueblo Revival form with elements of the Modernistic styles, is termed "Pueblo Deco." This variation was also more common than the pure Pueblo Revival and appears in several upscale residences and commercial buildings from the late 1920s to the 1940s.



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Although the Pueblo Revival Style was primarily used for residences, it was also commonly used for buildings associated with parks or resorts. Examples of park buildings utilizing the style include the Arizona Museum at University Park, and the Webster Auditorium (NRHP listed 6/14/1990) at Papago Park, both in Phoenix. The administration building at South Mountain Park is also designed in the Pueblo Revival Style, although it features walls of native stone rather stucco. Several resorts utilized the style, using it to evoke a romanticized view of the "old Southwest." Examples include the Wigwam Resort in Litchfield Park; the Jokake Inn and Squaw Peak Inn (NRHP listed 7/19/1996) in Phoenix; and the Camelback Inn in Paradise Valley.

In Chandler, the Pueblo Revival Style is rare, as are other Period Revival styles, such as Tudor, Colonial, Classical and Italian Renaissance. According to the *Chandler Historic Resource Survey*, prepared by Alliance Architects in 1998, less than one tenth of the historic housing stock in the survey area represented the Period Revival era. Where Period Revival designs occur, they usually follow the precedent of the San Marcos Hotel and the several Mission Revival-style commercial buildings found in the Chandler Commercial Historic District (NRHP listed 9/22/2000). Only one example of the Pueblo Revival Style is recorded in the survey, located at 308 N. Washington Street. While this house is a good representation of the style, it is much more modest in size (1,221 sq. ft. vs. 3,308 sq. ft.) and workmanship than the McCullough-Price House.

The McCullough-Price House also compares favorably to other examples of Pueblo Revival-style residences found throughout the Valley. The table below lists 16 of the best examples, along with their location, architect, construction date and size. Of the examples listed, the McCullough-Price ranks fifth in terms of size.

NAME	ADDRESS	CITY	ARCHITECT	YEAR BUILT	HOUSE SIZE (sq. ft.)
Converse, Ralph, House	6617 N. Central Ave.	Phoenix	Unknown	1935	7,262
Eisendrath, Rose, House	1400 N. College Ave.	Tempe	Robert Evans	1930	5,250
Pueblo Revival Residence	9 E. Country Club Dr.	Phoenix	Unknown	ca.1922	4,896
Encanto Model Home ("The Indian House")*	2040 Encanto Dr. SE	Phoenix	Unknown	ca.1929	3,345
McCullough-Price House	300 S. Chandler Village Dr.	Chandler	Lescher & Mahoney	1938	3,308
Arnold, Oren, Residence**	34 W. Pasadena Ave.	Phoenix	Unknown	ca.1944	3,072
Boies, Cal, House	301 W. Mariposa St.	Phoenix	Unknown	ca.1930	2,357
Bohn, Louis, House	8001 N. 7 <sup>th</sup> St.	Phoenix	Unknown	1928	2,328
Pueblo Revival Residence	8048 S. 14 <sup>th</sup> St.	Phoenix	Unknown	ca.1930	2,097
Pueblo Revival Residence***	1146 W. Culver St.	Phoenix	Unknown	ca.1931	1,773
Pueblo Revival Residence	46 E. Greenway Rd.	Phoenix	Unknown	ca.1927	1,751
Boone, Daniel, House	1720 W. Elm St.	Phoenix	Unknown	1940	1,592
Clark, W.W., House	345 E. Catalina Dr.	Phoenix	Unknown	1939	1,535

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NAME	ADDRESS	CITY	ARCHITECT	YEAR BUILT	HOUSE SIZE (sq. ft.)
Pueblo Revival Residence***	1102 W. Culver St.	Phoenix	Unknown	ca. 1936	1,453
Wilkie/Pueblo Revival House	1290 S. Maple Ave.	Tempe	Unknown	1937	1,222
Williams, R.L., House	308 N. Washington St.	Chandler	Unknown	ca. 1940	1,221

**Table 1.** Pueblo Revival-style residences in the Phoenix metropolitan area built prior to 1957. Sources: Maricopa County Assessor and historic property surveys obtained from the cities of Chandler, Phoenix and Tempe. \*Listed on National Register as contributor to Encanto-Palmcroft Historic District. \*\*Listed on National Register as contributor to Medlock Place Historic District. \*\*\*Listed on National Register as contributor to F.Q. Story Historic District. The remaining residences are not listed on the National Register either as individual properties or as contributors to a historic district.

**The Architects**

The McCullough-Price House is one of only a handful of buildings in the Chandler area designed by the prolific Phoenix architectural firm of Lescher & Mahoney. This firm, who primarily designed commercial and institutional buildings, was responsible for many of Arizona’s architectural landmarks. The McCullough-Price House represents the best remaining work of Lescher & Mahoney in the city of Chandler.

The firm was known for its aesthetic designs and technical excellence, responding to the needs of each client and to the popular styles of the era. Lescher & Mahoney’s designs do not necessarily have a personalized style, as do the work of some contemporary architects whose designs have a signature “look,” but rather have forms that respond to the time, place and function of each commission. Considering that their work spans a period of 65 years and represents nearly every conceivable architectural style, the high aesthetic qualities that they were able to maintain are truly remarkable.

**Royal W. Lescher**

The senior partner in the firm, Royal W. Lescher, was born August 12, 1882, in Galesburg, Illinois. He moved with his family at an early age to Carpinteria, California, and in 1902 graduated from the Throop Polytechnic Institute (now the California Institute of Technology).

After graduation, Lescher worked for the Pacific Railway Company of Los Angeles under the direction of E.S. Cobb, a bridge engineer. In 1904, Lescher relocated to Buffalo, New York, where he worked for an architectural firm. After four years, he moved to Phoenix, Arizona, to work with Thornton Fitzhugh, one of the leading architects in the Arizona Territory. For Fitzhugh, Lescher helped with the design of the First Federal Savings & Loan Building and a ward of the territorial hospital in Phoenix; the territorial prison at Florence; and the Chandler Court apartments in Mesa. After working for Fitzhugh for two years, Lescher decided to start his own practice. In 1910, he purchased the office equipment of W.A. Bleisner and opened his own firm.

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For his first project, Lescher won a competition to design the West End School, a two-room schoolhouse in Phoenix. Following this first commission, Lescher received two other school design jobs—a new building for the Littleton School District in Cashion and a two-room addition to the original Murphy School. Over the years, Lescher and his associates became the leading designers of school buildings in Arizona. They designed elementary and high school buildings in every county in the state.

### Lescher & Kibbey

After the three small school jobs, Lescher received his first big commission. In 1911, he received a contract to design the Woman's Club of Phoenix at a cost of \$16,500. Two years later, Lescher's expanding practice led him to take in John R. Kibbey as a partner, and the firm became known as Lescher & Kibbey.

Significant Lescher & Kibbey buildings include the Mohave County Courthouse and Jail (NRHP listed 8/25/1983), Graham County Courthouse (5/25/1982), Florence Union High School (6/22/1987), Globe High School, Gilbert Elementary School (6/16/1980), Brophy College Chapel (8/10/1993) and Aspen Hall in Phoenix.

### Lescher, Kibbey & Mahoney

The increasing number of large commissions led Lescher to expand his firm once again. In 1917, 25-year old Leslie J. Mahoney joined the firm. Born January 21, 1892, in DeSoto, Missouri, Mahoney was the son of a building contractor and traveled widely with his father during childhood. He studied liberal arts at Santa Clara College and later became a designer with the Los Angeles architectural firm of Allison & Allison. When a friend wrote that he was leaving his job with Lescher & Kibbey because Phoenix was too hot for his taste, Mahoney said he would take his place. He wrote to Royal Lescher and asked for \$50 in train fare to come to Phoenix.

By 1921, Mahoney had been taken in as a partner and the firm became known as Lescher, Kibbey & Mahoney. However, in 1923, Kibbey left the firm, succumbing to the lures of California, where he became a movie set designer.

Significant Lescher, Kibbey & Mahoney buildings include Peoria High School, Scottsdale High School, Jerome High School, and Temple Beth Israel and Balsz Elementary School in Phoenix.

### Lescher & Mahoney

Upon Kibbey's departure, the name of the firm was changed to Lescher & Mahoney. From 1923 until the firm was sold in 1975, the firm was both prolific and groundbreaking. Mahoney kept careful track of each job; by the time he retired, the list of jobs totaled 2,541. Over 19,000 of the firm's drawings are preserved at the archives of the Arizona Historical Society in Tempe. The firm designed many of the major public and institutional buildings in Phoenix through the 1950s and designed buildings throughout the state. The vast

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majority of their early work centered on public buildings such as schools, courthouses and hospitals. After 1930, their major projects shifted to commercial commissions, primarily in Phoenix.

The firm worked in numerous styles, conforming to the trends of the time. Major buildings in the early years were primarily Classical Revival in style. By the mid-1920s, the firm's work shifted toward other Period Revival styles, particularly Spanish Colonial Revival, though often retaining the formality and symmetry associated with the earlier Classical Revival forms. During the shift, the firm became more active in commercial buildings. This is best represented by the Spanish Colonial Revival-style Orpheum Theatre (NRHP listed 9/4/1985), constructed in Phoenix in 1929. The firm's pragmatic approach to architecture and design versatility served them well as predominant styles changed. This stylistic shift continued with the Art Deco-influenced Title & Trust Building (NRHP listed 9/4/1985), constructed in 1931, and was essentially complete with the construction of Hanny's (NRHP listed 9/6/1985), an International-style department store which opened in 1947.

*A Guide to the Architecture of Metro Phoenix*, published by the Central Arizona Chapter of the American Institute of Architects in 1983, lists and briefly describes 10 buildings designed by Lescher & Mahoney. This is a large number for a single firm and includes a diverse body of work: two schools, two government buildings, an office building, a theater, a post office, a church, a building on the Arizona State University campus, and Veterans' Memorial Coliseum.

As of November 12, 2007, a total of 25 buildings designed by Lescher & Kibbey or Lescher & Mahoney were individually listed on the National Register of Historic Places. These buildings are shown in the table below:

ARCHITECT	STATE	COUNTY	RESOURCE NAME	DATE LISTED
Lescher & Kibbey	AZ	Graham	Graham County Courthouse	5/25/1982
Lescher & Kibbey	AZ	Maricopa	Brophy College Chapel	8/10/1993
Lescher & Kibbey	AZ	Maricopa	Gilbert Elementary School	6/16/1980
Lescher & Kibbey	AZ	Mohave	Mohave County Courthouse & Jail	8/25/1983
Lescher & Kibbey	AZ	Pinal	Florence Union High School	6/22/1987
Lescher & Mahoney	AZ	Maricopa	Arizona Citrus Growers Association Warehouse	9/4/1985
Lescher & Mahoney	AZ	Maricopa	Cartwright School	8/12/1993
Lescher & Mahoney	AZ	Maricopa	El Zaribah Shrine Auditorium	3/9/1989
Lescher & Mahoney	AZ	Maricopa	Glendale High School Auditorium	5/2/2006
Lescher & Mahoney	AZ	Maricopa	Hanny's	9/6/1985
Lescher & Mahoney	AZ	Maricopa	Irving School	11/8/2000
Lescher & Mahoney	AZ	Maricopa	Kitchell, Denison, House	5/19/1994
Lescher & Mahoney	AZ	Maricopa	Knights of Pythias Building	9/4/1985
Lescher & Mahoney	AZ	Maricopa	Maricopa County Courthouse	2/10/1989
Lescher & Mahoney	AZ	Maricopa	Moeur, B. B., Activity Building	9/11/1985
Lescher & Mahoney	AZ	Maricopa	Orpheum Theater	9/4/1985
Lescher & Mahoney	AZ	Maricopa	Pay'n Takit #5	9/4/1985
Lescher & Mahoney	AZ	Maricopa	Ross, John M., House	2/24/2000

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ARCHITECT	STATE	COUNTY	RESOURCE NAME	DATE LISTED
Lescher & Mahoney	AZ	Maricopa	Title & Trust Building	9/4/1985
Lescher & Mahoney	AZ	Maricopa	U.S. Post Office	2/10/1983
Lescher & Mahoney	AZ	Maricopa	Whitney, J. T., Funeral Home	9/4/1985
Lescher & Mahoney	AZ	Maricopa	Whittier, John G., School	8/12/1993
Lescher & Mahoney	AZ	Maricopa	Wickenburg High School & Annex	7/10/1986
Lescher & Mahoney	AZ	Maricopa	Wickenburg High School Gymnasium	7/10/1986
Lescher & Mahoney	AZ	Yuma	Mohawk Valley School	12/29/1986

**Table 2.** National Register-listed properties designed by Lescher & Kibbey and Lescher & Mahoney. No Lescher, Kibbey & Mahoney-designed properties are listed. Source: National Park Service.

In addition to these properties, the John R. Kibbey-designed C.H. Tinker House in Glendale, Arizona, is also listed (1/11/2006).

The firm also designed contributing buildings in several National Register-listed historic districts. These include the Country Club Park (12/21/1994) and Windsor Square Historic Districts (12/13/2000) in Phoenix, the Fort Tuthill Historic District in Flagstaff (4/6/2004), the Florence Townsite Historic District (10/26/1982), the Kingman Commercial Historic District (listed 5/14/1986) & the Globe Downtown Historic District (5/28/1987).

Of the firm's 2,541 commissions, only 25 of them were in Chandler or the surrounding area. The table below shows a list of the commissions (sorted chronologically):

NAME	LOCATION	ARCHITECT	DATE	COMMISSION NUMBER	STATUS
Arizona Eastern Railroad – Station Agent's Residence	Chandler	Lescher & Kibbey	Unknown	126	Demolished
San Marcos Hotel – Help's Quarters	Chandler	Lescher & Kibbey	1917	225	Unknown
Peterson, H.L., Residence	Chandler	Lescher & Kibbey	1918	248	Intact
Friedberg, Joseph, Store Building	Chandler	Lescher & Kibbey	Apr. 1919	270	Intact
First National Bank Building	Chandler	Lescher & Kibbey	1919	271	Intact
Reliable Hardware Co. Store Building	Chandler	Lescher & Kibbey	1919	274	Intact
Church of Jesus Christ of Latter-Day Saints, Chandler Ward – Church Building	Chandler	Lescher & Kibbey	Jun. 1919	276	Demolished

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NAME	LOCATION	ARCHITECT	DATE	COMMISSION NUMBER	STATUS
Stapley, O.S., Store Building	Chandler	Lescher & Kibbey	Dec. 1919	308	Intact
Johnson, W.M., Residence	Chandler	Lescher & Kibbey	1920	335	Unknown
Ames, Dr., Residence	West of Chandler	Lescher, Kibbey & Mahoney	May 1921	338	Unknown
Chandler Ice Co. – Ice Storage Building	Chandler	Lescher & Mahoney	Apr. 1926	455	Demolished
San Marcos Hotel – Hotel Building	Chandler	Lescher & Mahoney	Nov. 1926	471	Unknown
Chandler, Dr. A.J., Residence (“Hacienda de la Chandler”)	Unknown	Lescher & Mahoney	Oct. 1929	575	Demolished
Brinton, Helen, Guest Cottage Residence (additions & alterations)	West of Chandler	Lescher & Mahoney	Dec. 1936	755	Unknown
McCullough, Mr. William D., Residence	West of Chandler	Lescher & Mahoney	Feb. 1938	828	Intact
Chandler Improvement Co., 50 Houses – FHA	Chandler	Lescher & Mahoney	1941	1042	Unknown
Chandler, Dr. & Mrs. A.J., Cottage (additions)	San Marcos Hotel, Chandler	Lescher & Mahoney	May 1944	1155	Demolished
El Rancho Theater (Mr. & Mrs. J.H. Woods, owners)	Chandler	Lescher & Mahoney	Aug. 1944	1164	Never Built
White Cross Drug Co. (alterations)	Chandler	Lescher & Mahoney	1944	1189	Unknown
Porter, Mr., Slaughterhouse	Near Chandler Heights	Lescher & Mahoney	Nov. 1945	1295	Unknown
Williams Air Force Base – Officer’s Club (additions)	Chandler	Lescher & Mahoney	Nov. 1955	2000	Unknown
M.S.T.&T. Chandler – 1962 Dial Building (addition)	Chandler	Lescher & Mahoney	May 1961	2263	Unknown
Williams Air Force Base – Medical Facilities	Chandler	Lescher & Mahoney	Jun. 1969	2496	Unknown

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NAME	LOCATION	ARCHITECT	DATE	COMMISSION NUMBER	STATUS
Williams Air Force Base – Housing (remodel & additions – Phase II)	Chandler	Lescher & Mahoney	Apr. 1972	2520	Unknown
Chandler, Dr. A.J., Stable Buildings (alterations)	Phoenix	Lescher & Mahoney	Unknown	Unknown	Unknown

**Table 3.** *Commissions in the Chandler area by Lescher & Kibbey; Lescher, Kibbey & Mahoney; and Lescher & Mahoney. Source: Arizona Historical Society.*

Of these 25 commissions, the McCullough-Price House is one of only six properties known to have survived, and is one of only two known residential properties still in existence.

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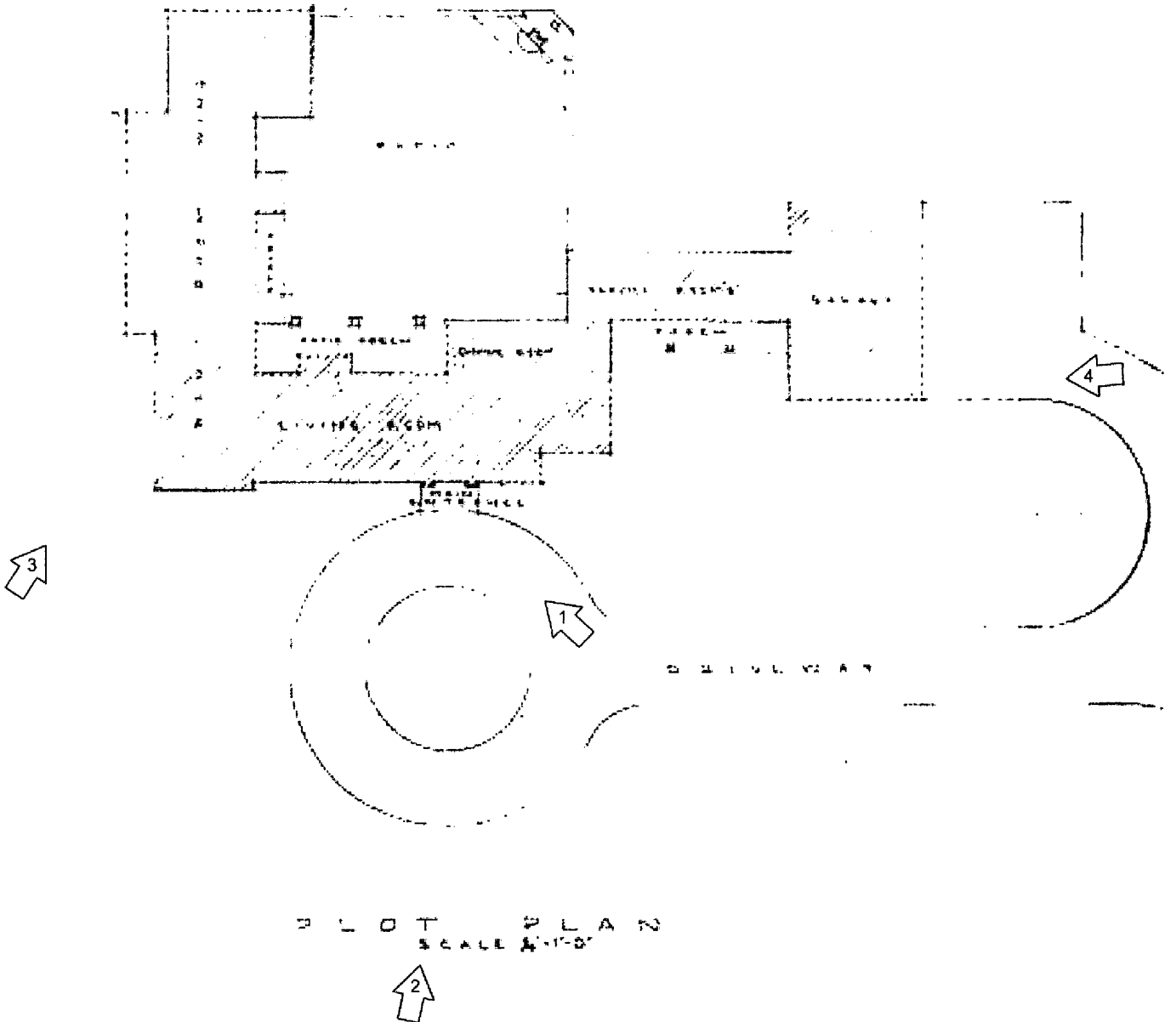
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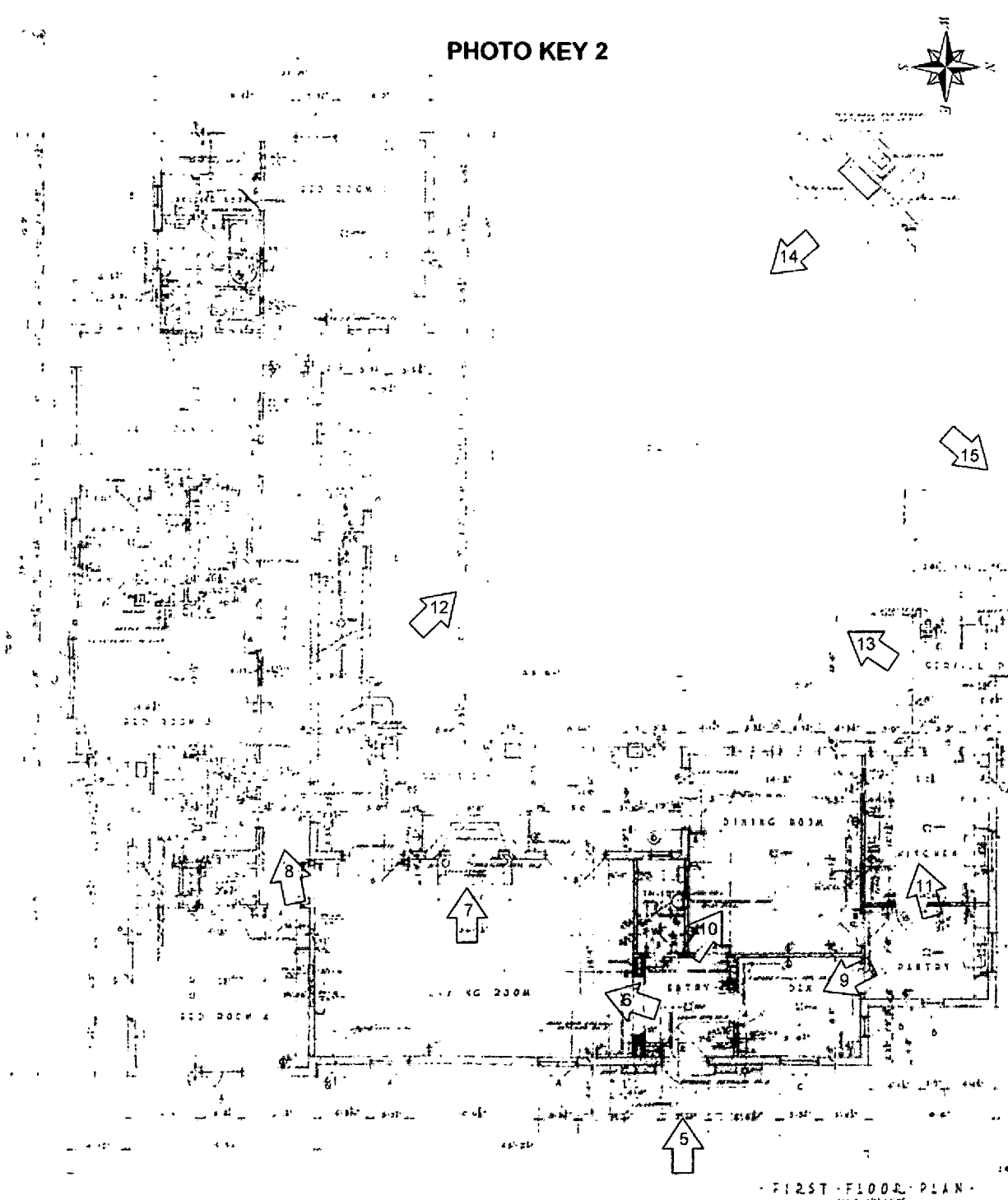
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