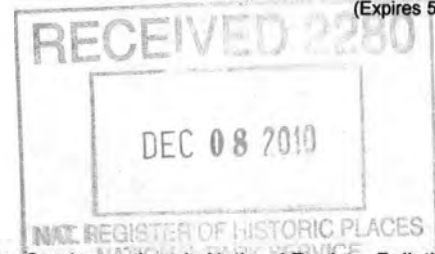


United States Department of the Interior  
National Park Service

1166



# 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 Stubbs, Courtney and Hilda, House  
Other names/site number \_\_\_\_\_

### 2. Location

street & number 1245 East Ocotillo Road not for publication  
city of town Phoenix vicinity  
State Arizona code AZ county Maricopa code 013 zip code 85014

### 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. Gowan Signature of certifying official Date 6 DECEMBER 2010  
State Historic Preservation Officer Title Az State Parks / SHPO 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 Date of Action 1.24.11

**5. Classification**

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

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

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

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

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		<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, 1895-1959

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

**6. Function or Use**

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

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

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

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

**7. Description**

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

LATE 19TH & 20TH CENTURY  
\_\_\_\_\_  
AMERICAN MOVEMENTS  
\_\_\_\_\_  
Bungalow  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation: CONCRETE  
\_\_\_\_\_  
walls: WOOD: clapboard  
\_\_\_\_\_  
roof: ASPHALT: shingle  
\_\_\_\_\_  
other: BRICK  
\_\_\_\_\_  
\_\_\_\_\_

**Narrative Description**

**Summary Paragraph**

The Courtney and Hilda Stubbs House is a single story, bungalow-inspired farmhouse built in 1927. The house has an irregular rectangular plan and a cross-gable roof with overhanging eaves. The foundation is concrete, the walls are wood frame with clapboard siding, and the roof is sheathed in asphalt shingles. It is an excellent example of the farmhouse 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 vernacular construction, which is covered under the same MPDF.

### **Narrative Description**

The Courtney and Hilda Stubbs House is located at 1234 East Ocotillo Road in North Central Phoenix. It is a residential property consisting of a house situated on .22 acres. Set back from Ocotillo Road sixty-two feet and reached via a long straight driveway, the house is a single-story, 1,000 square foot building, built in 1927, and influenced by the then popular Bungalow movement. While the lot size is average for the area, the house is smaller than the typical 1,700 to 2,000 square foot houses found nearby. The property is delineated from those adjacent to it by a combination of redwood fencing, split rail fencing, block walls, and oleanders bushes. The drive way is dirt, terminating in a wood framed carport attached to the house. The front and back yards are ground irrigated, planted with grass, and have an assortment of mature and newer trees and shrubs, including some trees from the historic period. The house has an irregular rectangular plan. The house has a concrete pier foundation with crawlspace and the walls are wood frame with clapboard siding. The roof is cross gable, with a moderate pitch, extending into shed on the south. There are fan-shaped louvered vents at the gable heads, exposed eaves, and rafter tails. The roof is sheathed with asphalt shingles and a red brick chimney protrudes from just west of center of the front gable.

The front façade faces Ocotillo Road and is thirty-eight feet long. Two sets of steel, multi-light, fixed and casement windows are in the front gable wall. A set of similar windows are east gable side. On the west gable side is a wood door. This portion of the house was originally an open porch; it was enclosed around 1955. Another door and a set of wood, fixed, multi-light windows are located in the north side of the west gable. A ribbon of wood, fixed, multi-light windows runs the length of the west gable wall. An additional set of wood, fixed multi-light with a single light casement window extends the ribbon to the end of the west gable shed wall. A pair of wood, single light casement windows is located in the south side of the west gable shed. Beginning at the west gable shed, the carport extends thirty-two feet between the house and the west property line and was built in the mid-1950s and rebuilt in the early 1990s. The rearmost twelve feet of the carport was enclosed with vertical wood paneling during the latter rebuild and is used as a storage and laundry room.

A four-foot, wood framed and wood panel-sided wall with a double gate is located between the carport and the rear patio. A single hung window and wood door are located on the west wall of the south gable. From right to left along the south gable and shed wall are: a screened opening; a wood paneled utility door; a wood, multi-light fixed window; and paired, multi-light French doors. A pergola runs the length of the south wall, covered in vines and supporting an evaporative cooler at the gable peak. Wood, fixed multi-light windows are located in the east wall of the southeast shed. A pair of wood, double hung windows are located in the east gable wall. A single, wood, double hung window is located in the north side of the east gable.

### **Integrity**

The Courtney and Hilda Stubbs House is unique in its representation of 1920s vernacular farmhouse; the house is located in Squaw Peak Heights, a post World War II neighborhood of Ranch Style homes in North Central Phoenix. Although altered by an enclosed porch, the change was made during the historic period and is sensitive to the design of the house—using steel casement windows that are similar in size and shape to the original wood casement. It is quite possible that the porch was screened and used as a sleeping porch before the advent of air conditioning. If that was the case, then it would not be unusual for the porch to be enclosed as it currently is since this was a typical modification made to homes during this period. A carport, rebuilt in the 1990s, was also constructed during the historic period and reflects the transition that occurred as the area converted from farmland to suburbs. The Stubbs House's prominent bungalow features, and original architectural materials, design, and workmanship provide for the look and feeling of a 1920s farmhouse when viewed from Ocotillo Road and exemplify the house's association with farmhouse development in North Central Phoenix during the first half of the twentieth century. It is also the sole remnant farmhouse of the former citrus producing area, which is now known as the Squaw Peak Heights neighborhood.

**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)

ARCHITECTURE  
COMMUNITY PLANNING AND DEVELOPMENT

**Period of Significance**

1927-1959

**Significant Dates**

1927

**Significant Person**

(Complete only if Criterion B is marked above)

**Cultural Affiliation**

**Architect/Builder**

**Period of Significance (justification)**

The period of significance is from 1927, 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 Courtney and Hilda Stubbs House is a Bungalow influenced vernacular farmhouse. It is eligible for the National Register of Historic Places under Criterion A, "Community Planning and Development" because it is one of the few remaining farmhouses that are representative of agricultural development trends in North Central Phoenix during the period 1895 to 1959. The Stubbs House is also eligible under Criterion C, "Architecture" because it embodies the distinctive characteristics of vernacular architecture that developed in North Central Phoenix during the same period. For a more detailed explanation of both contexts, please refer to the associated Multiple Property Documentation Form, "North Central Phoenix Farmhouses and Rural Estates Homes, 1895-1959."

### Narrative Statement of Significance

The Courtney and Hilda Stubbs House is significant under Criterion A because it is a rare example of a farmhouse 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 once ubiquitous farmhouses in the middle of the greater Phoenix metropolis. The Stubbs House is located on Ocotillo Road, which, prior to World War II, was a dirt road through vast citrus orchards. The house retains most of its architectural integrity and it represents the small-scale, irrigated farms that characterized Salt River Valley agriculture following the construction of Roosevelt Dam in 1911. The house is a rare surviving example of the simple and affordable housing available to small-scale farmers during the early 20th century and as such conveys a sense of feeling and association of agricultural development trends during the period 1895-1959.

The Stubbs House is also significant under Criterion C as a rare example of farmhouses described in the MPDF "North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959," because it is a unique example in North Central Phoenix of this property type designed with bungalow influence. Characteristic of this form, the house features an intimate scale, a concrete pier foundation, clapboard siding, a low-pitched roof, and exposed rafters. Unique to this property is the integration of Ranch Style elements such as the steel casement windows and the carport.

### Developmental history

In 1926, Courtney and Hilda Stubbs purchased a 1.875-acre lot from John and Cora Phillips and built their house the following year. The lot was located in an area, that in 1926 was covered in citrus groves and Courtney probably subsidized his income working in the citrus industry. The Stubbs' stay was short-lived and, by 1930, the couple had moved to California. The following year, the house and small lot and an adjacent ten acres of citrus were in the possession of Dewitt and Jessie Barrows. Both Barrows died in the home—Jessie in 1937 and Dewitt in 1939—and it was foreclosed on in 1940 by the Home Owner's Loan Association, a New Deal agency created to help small farmers. The property then came into the possession of Eleanor Flading, who subdivided the property in 1955 to its current size, selling the remainder of the 1.875-acre parcel and the adjacent ten acres to the Darrow-Lotfield Construction Company, which created the Squaw Peak Heights subdivision. The porch enclosure and carport were constructed at this time.

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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)

*Book of Deeds*, vols. 206, 232, and 318. Phoenix: Maricopa County Recorder's Office, 1926, 1929, and 1940.

*Book of Agreements*, vol. 35. Phoenix: Maricopa County Recorder's Office, 1931.

Harriss, C. Lowell. *History and Policies of the Home Owners' Loan Corporation*. New York: National Bureau of Economic Research, 1951

*Maricopa County Book of Maps*, 50 and 66. Phoenix: Maricopa County Recorder's Office, 1951 and 1956.

Murray, Vincent S., and Kevin Weight, "North Central Phoenix Farmhouses and Rural Estate Homes," National Register of Historic Places Multiple Property Documentation Form. Arizona State Historic Preservation Office, 2009.

*Phoenix City and Salt River Valley Directory*. Los Angeles: Arizona Directory Co., 1928.

**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): \_\_\_\_\_



Stubbs, Courtney, and Hilda, House  
Name of Property

Maricopa County, Arizona  
County and State

---

**Property Owner**

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

name Margie Ann Watson

street & number 1245 East Ocotillo Road telephone (602) 274-2747

city or town Phoenix state AZ zip code 85014

**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

Stubbs, Courtney and Hilda, 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)

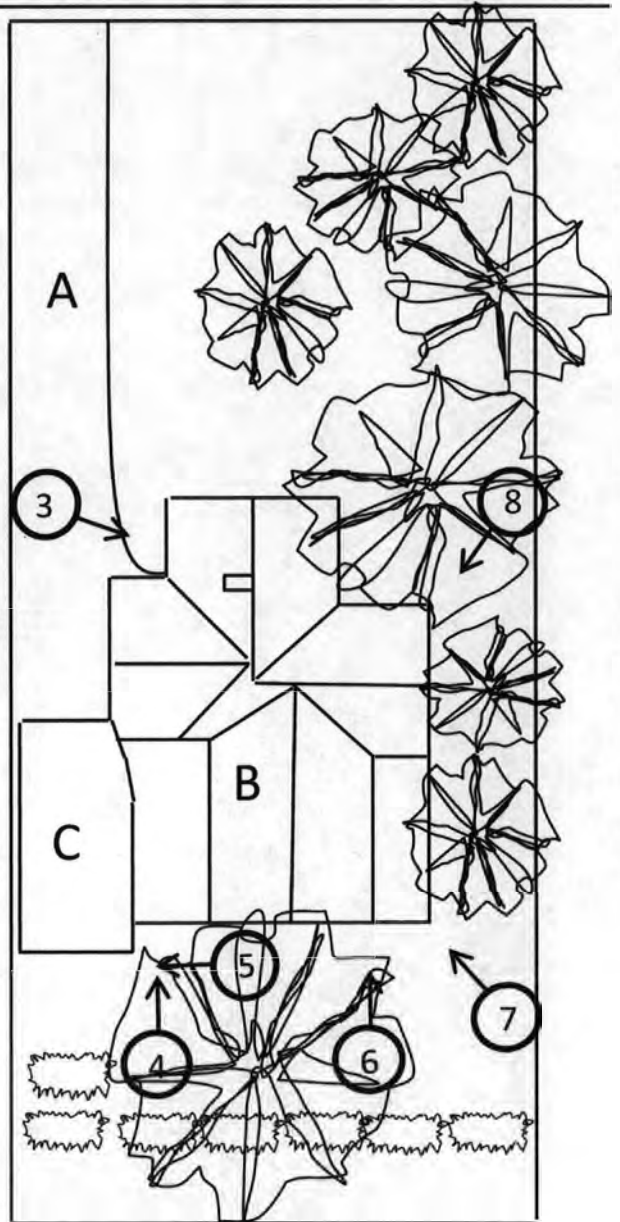


Ocotillo Road

**KEY**

	photo	A	driveway
	palm	B	main house
	tree	C	carport
	bush		
	gate		

scale 1" = 25'





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Stubbs, Courtney and Hilda, 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: 10001166

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. Courtney and Hilda Stubbs House  
Maricopa County, Arizona



2. Courtney and Hilda Stubbs House  
Maricopa County, Arizona



Obama '08

WELCOME

62W18

3. Courtney and Hilda Stubbs House  
Maricopa County, Arizona





4. Courtney and Hilda Stubbs House  
Maricopa County, Arizona



5. Courtney and Hilda Stubbs House  
Maricopa County, Arizona



6. Courtney and Hilda Stubbs House  
Maricopa County, Arizona

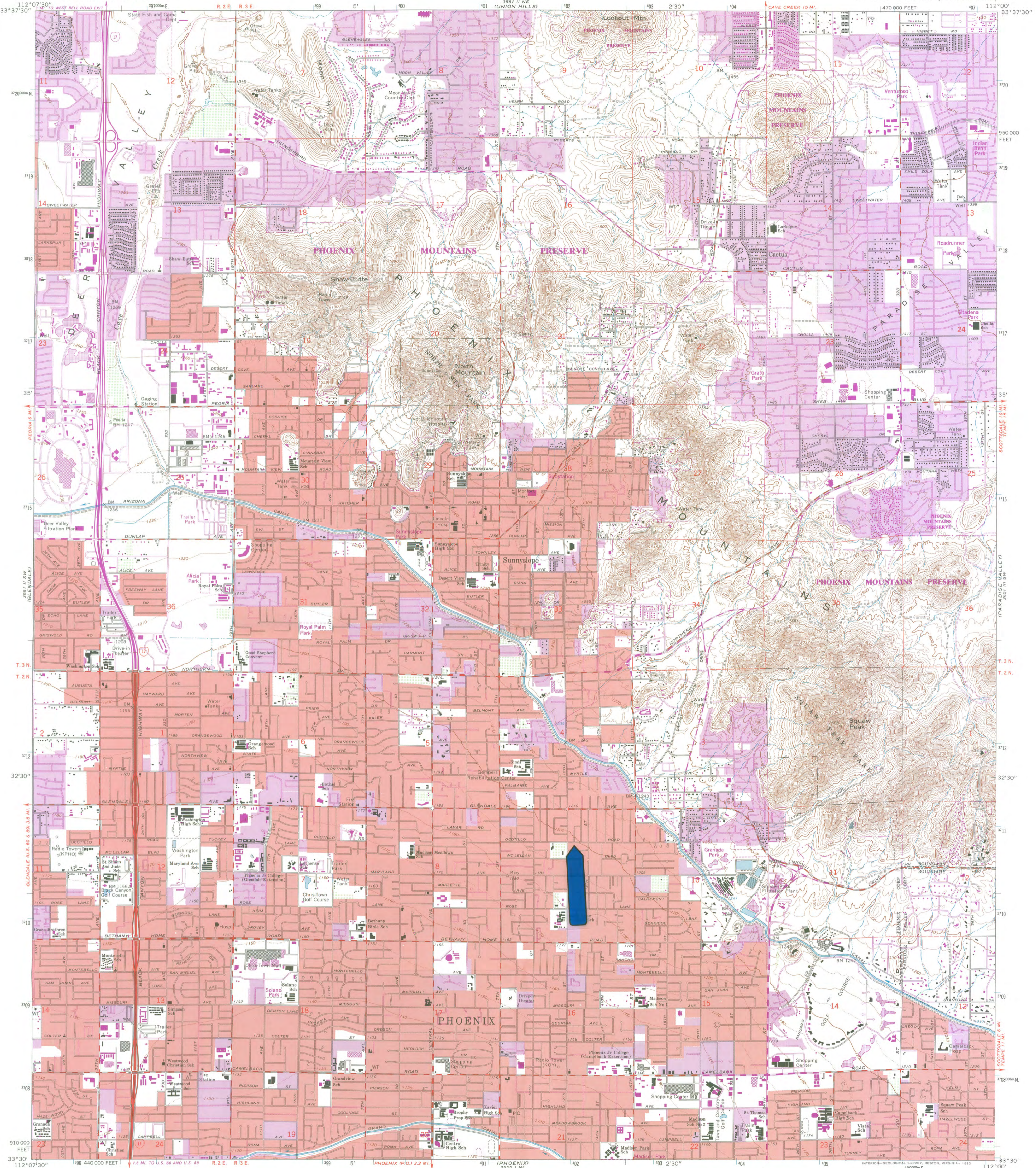


7. Courtney and Hilda Stubbs House  
Maricopa County, Arizona

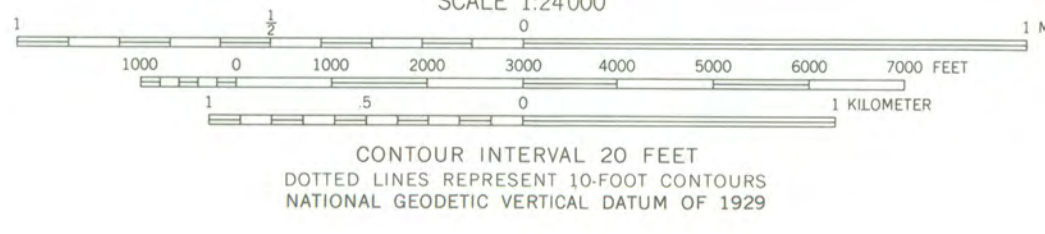
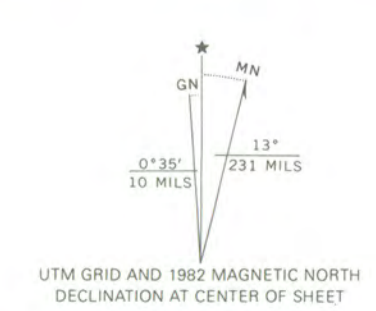




8. Courtney and Hilda Stubbs House  
Maricopa County, Arizona



Mapped, edited, and published by the Geological Survey  
Control by USGS, NOS/NOAA, and U.S. Bureau of Reclamation  
Topography by photogrammetric methods from aerial  
photographs taken 1962. Field checked 1965  
Polyconic projection, 10,000-foot grid ticks based on  
Arizona coordinate system, central zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 12, shown in blue. 1927 North American Datum  
To place on the predicted North American Datum 1983  
move the projection lines 2 meters south and  
65 meters east as shown by dashed corner ticks  
Red tint indicates areas in which only landmark buildings are shown  
There may be private inholdings within the boundaries of  
the National or State reservations shown on this map



STUBBS HOUSE  
PHX AZ



ROAD CLASSIFICATION

Primary highway, all weather, hard surface	Light-duty road, all weather, improved surface
Secondary highway, all weather, hard surface	Unimproved road, fair or dry weather

○ Interstate Route   ○ U. S. Route   ○ State Route

THIS MAP COMPLIES WITH MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple and woodland compiled from  
aerial photographs taken 1978 and other sources. This  
information not field checked. Map edited 1982  
Purple tint indicates extension of urban areas

SUNNYSLOPE, ARIZ.  
N3330—W11200/7.5  
1965  
PHOTOREVISED 1982  
DMA 3551 II SE-SERIES V898

