

United States Department of the Interior
National Park Service

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National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Tweed, Judge Charles Austin, House
other names/site number Tweed House
Homestead House

2. Location

street & number 1611 W. Fillmore Avenue N/A not for publication
city, town Phoenix N/A vicinity
state Arizona code AZ county Maricopa code 013 zip code 85017

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		_____	_____ Total

Name of related multiple property listing:
none

Number of contributing resources previously listed in the National Register none

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Donna J. Schuber April 9, 1987
Signature of certifying official Date
State Historic Preservation Officer, State Parks
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Melanie Byers 5-14-87

Signature of the Keeper Date of Action

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)

Second Empire

Materials (enter categories from instructions)

foundation wood post on concretewalls wood clapboard (weatherboard)

roof wood shingleother

Describe present and historic physical appearance.**SUMMARY**

The Judge Tweed House is a circa 1880 Second Empire style residence located in an inner-city neighborhood in Phoenix, Arizona. It stands approximately one mile north of the Arizona State Capitol and one mile west of downtown Phoenix in an area known as the North Capitol addition. The house is a two story frame building distinguished by a steep cant Mansard roof. Undergoing restoration, the house exhibits a high degree of integrity of architectural form, massing, and materials. It remains on its original site on the same land parcel platted in 1893 when the homestead acreage surrounding the property was initially subdivided. Alterations to the house over time have included removal of the front veranda and the addition of a side wing, both circa 1940. These changes do not adversely impact the predominant stylistic form for which the house is considered significant.

DESCRIPTION

Framing and Construction: The Tweed House is of wood frame construction built on a raised foundation, making the floor level approximately two feet above grade. The roof, which forms the second story, is of the cant Mansard form, identified by its steep, straight sides which rise to a molded curb topped by a shallow hip. The roof faces are sheathed with cedar shingles. The shingles on the main roof faces may be original fabric. The walls are sheathed with beveled redwood weatherboards, one-half by six inches in dimension. Although the weatherboards are new, they match the dimensions of the original pine boarding. All dimension lumber used throughout the house is full size and unplaned. The framework is fastened with square cut nails.

On the exterior, original weatherboards were applied directly to the studs without any additional sheathing. Inside, unplaned 1"x6" boards were applied horizontally to the studs, then covered with muslin and wallpaper. The flooring consisted of 3" tongue-and-groove pine boards.

Original Appearance: The nearly symmetrical house was built with hip-roofed verandas on the front (north-facing) and rear elevations. The facade featured a central front entry with paired doors. The original fenestration pattern, which remains, featured paired windows symmetrically placed on the north facade and single windows on the two side elevations. Original 1/1 sash remains on the first story, and there are original 2/1 sash in the front and rear dormers. Exterior walls remain sheathed with standard weatherboards with corner boards at each corner. Windows are framed in plain surrounds of 1"x6" redwood trim boards.

 See continuation sheet

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The original pattern of openings on the rear elevation is unclear due to the later enclosure of the rear veranda. This space was converted to kitchen and bathroom use in the 1920's. There was a single rear door with transom located on the west end, and evidence suggests that there may have been a second doorway from the hall opening onto the veranda.

Two original gable dormers project from the front and rear faces of the roof. The gables feature sawn woodwork within the gablefield, although additional ornamental trusswork has disappeared. Two dormers were added on both the east and west sides, each containing double wood casement windows. Except for these side dormers the roof has not been changed from its original construction and appearance. It rises from a prominent box cornice. Paired cornice brackets are still in place on all elevations.

Current Appearance and Alterations: The alterations made over time have not appreciably changed the appearance, as described above, with the exception of a one story, hip-roofed addition added to the west elevation. The roof of this addition has a slight overhang with exposed rafters. It is of lesser height than the first story of the original main block, and is therefore a subordinate feature. On the rear elevation, the rear veranda has been enclosed and the interior modified, but this has been done without alteration to the original veranda roof structure. The main block of the original house, with its high first story and symmetrical design, is otherwise intact. The raised foundation is now concealed by a stuccoed foundation skirt.

The fenestration pattern of the main walls on the north and east elevations remains intact, as well as the front and rear roof dormers and other details. The front window on the west elevation was removed when the west addition was made, but the rear window is still visible.

The original main entry was modified, circa 1940, when the paired doors were removed. At that time, a single door was installed and the remainder of the original opening infilled with glass block. The current restoration has removed the glass block and framed a narrower opening to accommodate a standard-width single door. Concrete steps serve as an entry porch.

Interior: The interior is based on a central hall plan with an open staircase to the second floor. The hallway continued through to the rear of the house to a slightly offset rear door. At the front, the hallway allowed direct access to two front rooms of the same size with original corbelled brick fireplaces still intact. Both are corner fireplaces. The rear of the first floor also had two rooms, both of differing widths, but the original plan is unclear due to the enclosure of the rear veranda apparently to accommodate an expanded kitchen area. Other interior trim consists of 1' x 6" boards framing windows and doors, and 1" x 8" baseboards. Portions of this original trim are intact.

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Site: The Tweed house occupies a 100' x 125' parcel defined at the time of the 1893 platting of the North Capitol subdivision. This lot was originally the center of a 160 acre homestead. At the time of subdivision, the house was well outside the city, and the area was not developed until the early twentieth century. One brick outbuilding, which dates to the early twentieth century, survives although it is in poor condition. This is not considered to be a contributing component of the property due to its later construction and unknown purpose.

South of the house, towards the state Capitol, the adjacent neighborhood is comprised of modest turn-of-the century Bungalows. To the north, the area is in transition and has become a mixed use area of light industrial and warehouse developments. The Tweed House now sits on the border between these two areas, but there is sufficient neighborhood integrity to the south to reflect the residential environment which developed in the early twentieth century.

Integrity: Recent restoration in 1984 involved the removal of the original clapboards to facilitate installation of insulation. These clapboards have been replaced with new material of the original dimension so this change has had minimal impact on the architectural character and form of the property. The removal of the front veranda is the only substantive change to the appearance of the house. The enclosure of the rear veranda and the addition of the small side wing have minimal impact on the characteristic form and design of the house. Given the rarity of this building type and style historically in Phoenix and the absence of similar properties today (virtually all of the early Phoenix townsite has now been formally surveyed), the Tweed house is the best available statement of the Second Empire style in the local context of Phoenix.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

ARCHITECTURE

Period of Significance

1875-1882

Significant Dates

1876

Cultural Affiliation

N/A

Significant Person

Tweed, Judge Charles Austin

Architect/Builder

unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SUMMARY

The Judge Charles Austin Tweed House, constructed circa 1880, is significant under National Register Criterion C as the only example of the French Second Empire architectural style to survive in the city of Phoenix, Arizona, and one of the few known examples to survive statewide. It clearly conveys the dominant Mansard roof design characteristic of the style and, despite minor modifications, conveys a high level of architectural integrity. The house is historically associated with Judge Charles A. Tweed, Associate Judge of the Arizona Territorial Supreme Court. Tweed's occupancy in Phoenix extended only from circa 1875 to 1887, and his residence in this house is only documented from its construction, circa 1880 to 1882. It is unclear how long Judge Tweed lived in the house after that date, although it was owned by the Tweed family. For this reason, the property is not being nominated under Criterion B.

APPLICABLE CONTEXTS

Three historic contexts are directly applicable to the Judge Tweed House. Two of these are at the local level: the establishment and initial development of the city of Phoenix in the period from 1865 to 1889, and the early architectural heritage of the Salt River Valley of Central Arizona in which the city of Phoenix is located. In addition, the Tweed House can be considered in the statewide context of architecture in Arizona during the Territorial period, which is most broadly defined as 1864 to 1912, the years in which Arizona was a designated Territory prior to statehood status.

HISTORIC CONTEXT

The origin of the city of Phoenix is commonly accepted as beginning with the permanent camp of John Y. Smith, established near the Salt River in 1865. This was soon followed by the construction of the Salt River Valley's first historic-era irrigation canal by Captain John Swilling in 1868, the year the Salt River Valley was opened to homesteading. Initial land surveys of the valley were conducted at this time, and settlers began to recognize the agricultural potential of the Salt

See continuation sheet

9. Major Bibliographical References

Deed from Charles A. Tweed to Henry A. Tweed, February 23, 1882.
Threadgill, Helene J., "The Homestead Place", unpublished MS, 1982.
Goff, John, Arizona Territorial Supreme Court Judges, 1975.
Letter from Lou Proper to Art Auernheimer, December 15, 1986.

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreeage of property less than one

UTM References

A

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3	9	8	3	15	10
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Zone Easting Northing

C

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B

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Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

The boundaries of the nominated property are the same as those of tax parcel number 111-26-50, further described as lot 3, block L, East Oakland Subdivision, as recorded in map book 15, page 29.

See continuation sheet

Boundary Justification

The boundary includes the entire 100'x125' parcel defined when it was originally platted in 1893. This is the present and historic extent of the property.

See continuation sheet

11. Form Prepared By

name/title Art Auernheimer/ Edited by Roger Brevoort, AZ SHPO, Architectural Historian
organization property owner date March 1987
street & number 2726 West Rovey telephone (602) 249-3870
city or town Phoenix state Arizona zip code 85017

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River Valley was opened to homesteading. Initial land surveys of the valley were conducted at this time, and settlers began to recognize the agricultural potential of the Salt River Valley. The formal townsite of the City of Phoenix was laid out in 1871 by William Hancock. It was Hancock who built an adobe building near the center of the townsite that is generally considered to be the earliest permanent structure in Phoenix.

Judge Tweed, one of the early arrivals in the Phoenix area, bought a 160 acre tract in 1875, apparently for homesteading purposes. He later sold the land to his son who had it surveyed and platted by Hancock and opened the Tweed's subdivision. The parcel was noted as the "Homestead Tract." In 1893, the land around the house site was purchased by land entrepreneur Charles E. Major and became the North Capitol Addition to the City of Phoenix.

Irrigation afforded by the expansion of the canal system in the Valley in the 1870's meant Phoenix and the surrounding agricultural areas grew dramatically. By 1877, there were said to be 500 persons in Phoenix. The city remained a relatively small agricultural settlement until the Territorial Capitol was moved to Phoenix from Prescott in 1889. That year effectively ends the earliest settlement period of territorial Phoenix with which the Tweed House is associated. Although the city grew in prominence as a government and trading center, development was slow until the completion of Roosevelt Dam in 1911 and the granting of Arizona statehood in 1912.

ARCHITECTURAL CONTEXT-LOCAL

Architecturally, the Phoenix townsite in the initial years consisted primarily of one story adobe structures due to the limitation of available lumber and other building materials in the desert location. Materials and lumber were imported from the Prescott area to the northwest and overland from California. Importation of building supplies was greatly facilitated by the completion of the Southern Pacific railway to the community of Maricopa Wells, south of Phoenix, in 1879. In the following years, architectural development began to follow a more conventional course, dominated primarily by variations of Queen Anne style buildings based on designs imported from San Francisco. By the 1880's, bricks were being produced locally which allowed for the construction of more elaborate residences almost exclusively in the Queen Anne style. A few examples of Second Empire style commercial and civic buildings were constructed during this period, but there is no documentation of the Second Empire style ever having been in common use for residential architecture in Phoenix. Within the limited architecture of Phoenix in the 1870's, the construction of the Tweed house in the Second Empire Style is readily attributable to his native East Coast background and his later years of residency in California.

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Tweed was a Massachusetts native. He later moved to Florida and then went to California during the Gold Rush. A trained lawyer, he practiced law in Sacramento before ultimately moving to the Arizona Territory in 1870 and Phoenix in 1872. His choice of design illustrates the practice of importing familiar styles from the eastern background of the settlers. Given the rather early date of this residence, followed by the later predominance of Queen Anne forms in nineteenth century Phoenix, the house was rare, if not unique, even at the time it was constructed. There are no other extant examples of this style remaining in Phoenix or the Salt River Valley. Nationally, the Second Empire style was on the decline by the 1880's, so the lack of other examples of the style in Phoenix can be expected, especially with the strong architectural ties of Phoenix with the styles and trends of San Francisco.

The house is constructed of redwood frame and was sheathed with pine clapboards. These materials would have been available only on the west coast. For this reason, the construction date of the Tweed house is estimated as circa 1880, based on the probability of importing the materials by rail to Maricopa Wells in 1879. The property where the house sits, originally a 160 acre homestead site, was acquired by Judge Tweed in 1875 for the sum of \$775 and sold to his son in 1882 for \$2,700. The increase in selling price during this period and the concurrent availability of imported materials support the construction date as circa 1880. A date as early as 1876 is conceivable and would be in conformance with the national prominence of the Second Empire style.

ARCHITECTURAL CONTEXT-STATE

Typically, the formal architecture appearing in the Arizona Territory was due to the desire of the settlers to construct buildings in prevailing eastern styles in a conscious effort to create a more familiar environment. Styles also tended to adhere to the Victorian image of San Francisco, which was the closest urban center. Major commercial and civic buildings, as well as residences of the wealthy, were predominantly designed by San Francisco architects or were fairly common Victorian-period designs adopted by the few architects practicing in the Territory. The architectural trends of San Francisco dominated Phoenix and the Arizona Territory until the end of the nineteenth century.

The national prominence of the Second Empire style was evidenced in the Arizona Territory as early as 1871 when the U.S. Army erected its fort at Camp Verde. Three of the five residences erected in the 1870's along Officer's Row were built in the Second Empire style. Constructed primarily of adobe, they featured curved Mansard roofs with gabled dormers. Only one of these buildings survives today at Fort Verde State Historic Park (NR 10/7/71). The Commanding Officer's Headquarters at Fort

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Grant, in southern Arizona, is also of the Second Empire style and was constructed circa 1880. The only other identified Second Empire style residence in the state is the R.F. Ekey House in Nogales, constructed in 1898 (Crawford Hill Historic Residential District, NR 8/29/85). More formal in design than the Tweed house, it is built of brick and features a curved Mansard roof.

INTEGRITY:

In form and design, the Tweed house still clearly exhibits the characteristics of the Second Empire style of the late 1870's. Symmetrical in appearance, the house has a cant Mansard roof pierced by two symmetrically placed gable dormers on each elevation. The roof has a prominent curb at the break in pitch and rises from a projecting box cornice featuring paired brackets. All of these elements are hallmark features of the Second Empire style. Although the front veranda has been removed and the entry altered, the identifying architectural form of the house is uncompromised. The rear veranda has been enclosed and altered on the inside, but its roof is still the original structure. The addition of the one story side wing on the west side of the house also does not affect the overall form of the house and its clear identity with the Second Empire style.