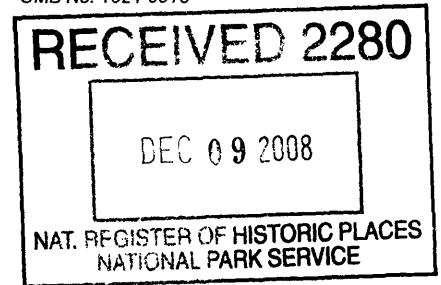


United States Department of the Interior
National Park Service

1345



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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Myrtle Avenue Residential Historic District
Other names/site number N/A

2. Location

street & number 6305-6423 W. Myrtle Ave. N/A not for publication
city or town Glendale N/A vicinity
State Arizona code AZ county Maricopa code 013 zip code 85301

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 nationally statewide locally. (See continuation sheet for additional comments.)

JAMES W. GRANLON, AZSHPD
Signature of certifying official/Title

4 DECEMBER 2008
Date

ARIZONA STATE PARKS
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. 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:)

[Signature]
Signature of the Keeper

Date of Action

Edson H. Beall 1-22-09

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 incl. previously listed resources in the count.)

Table with 2 columns: Contributing, Non-Contributing and rows for buildings, sites, structures, objects, Total.

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

0

6. Functions or Use

Historic Functions

(Enter categories from instructions)

Domestic - Single Dwelling, Agriculture/Subsistence - Irrigation Facility

Current Functions

(Enter categories from instructions)

Domestic - Single Dwelling, Agriculture/Subsistence - Irrigation Facility

7. Description

Architectural Classification

(Enter categories from instructions)

Bungalow/Craftsman, Period Revival

Materials

(Enter categories from instructions)

foundation Concrete, walls Wood, Brick, roof Asphalt, other

Narrative Description

(Describe the historic and current condition of the property.)

SEE CONTINUATION SHEET

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.)

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

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

Property is:

- Criteria A through G with checkboxes and descriptions.

Areas of Significance

(Enter categories from instructions)

Community Planning & Development

Period of Significance

1896-1935

Significant Dates

1896

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

SEE CONTINUATION SHEET

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.) SEE CONTINUATION SHEET

Previous documentation on file (NPS):

- Criteria for previous documentation on file (NPS).

Primary location of additional data:

- Criteria for primary location of additional data.

Name of repository:

City of Glendale

10. Geographical Data

Acreeage of Property 2.5 acres

UTM References

(Place additional UTM References on a continuation sheet.)

UTM grid with 4 columns (Zone, Easting, Northing) and 2 rows.

Verbal Boundary Description

(Describe the boundaries of the property.) SEE CONTINUATION SHEET

Boundary Justification

(Explain why the boundaries were selected.)

SEE CONTINUATION SHEET

11. Form Prepared By

Form fields for name/title, organization, date, street & number, telephone, city or town, state, zip code.

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner (Complete this item at the request of the SHPO or FPO.)

Form fields for property owner name, street & number, telephone, city or town, state, zip code.

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 the eligibility for listing, to list properties, and to amend existing listings.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form.

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National Register of Historic Places Continuation Sheet

Myrtle Avenue Residential Historic District
Maricopa County, AZ

Section Number 7 Page 1

NARRATIVE DESCRIPTION

SUMMARY

The Myrtle Avenue Residential Historic District is an intact streetscape representing typical rural development on the edges of the historic boundaries of Glendale, Arizona. The district includes four historic homes along the south side of Myrtle Avenue (originally "C" Avenue), west of the city center, from about 63rd Avenue extending west just over 1000 feet. While the architectural integrity of the homes is largely intact, the strongest unifying element is the setting of the homes behind an open irrigation ditch lined by mature trees. The four homes in the small district (all contributors) are joined by a common history while the setting of an irrigation ditch effectively creates a feeling of time and place that qualifies the district for listing.

DESCRIPTION

The Myrtle Avenue Residential Historic District lines along the south side of Myrtle Avenue on each side of 63rd Drive. The district is relatively small, stretching along Myrtle Ave. approximately 1050 feet with lots about 150 feet deep. The district includes the residential properties from 6423-6349 W. Myrtle Ave., and approximately the south 30 feet of the public right-of-way from 6423-6305 W. Myrtle. The frontage of the district is equally divided between the area with the irrigation feature fronting on intact historic homes (west of 63rd Drive) and the area with the irrigation feature fronting on modern redevelopment (east of 63rd Drive).

The district is surrounded by modern development or properties that have been radically altered. A trailer park is found to the south and west of the district's historic home parcels. The properties abutting the eastern leg of the irrigation ditch remain single family residential uses but the historic homes that once existed here have been demolished, altered, or replaced. North of the district, across Myrtle Ave., are open parking areas, modern industrial buildings, and a solitary Bungalow style home unrelated to the District's development.

The streetscape of the Myrtle Avenue Residential Historic District is characterized by a lush, rural appearance created by the open irrigation ditch lined by mature trees and shrubs. The edge of the asphalt-paved Myrtle Ave. is without curbs. The street itself is narrowed adjacent to the district compared with the areas immediately east and west. The area in the right-of-way outside of the paved lanes is mostly surfaced in dirt. The irrigation ditch is open and unlined, and is about six feet across at the top of its V-shaped channel. The ditch is crossed by dirt vehicular drives leading to each parcel. Concrete pipe culverts continue the flow line ditch beneath the drives. Other irrigation features found along the ditch include concrete and steel head gates. The banks of the ditch are irregularly vegetated with trees and shrubs. For the most part the trees and shrubs are so densely planted that they create a continuous canopy or even a green wall. The tree cover thins out at the west end of the district and near the 63rd Avenue intersection, but does not completely disappear. The trees present include examples of Sumac, Cottonwood, Mulberry, Fan Palm, Date Palm, and others, varying from four feet in diameter down to saplings. Sumacs, and secondarily Cottonwoods, appear to dominate, with the Cottonwoods being the largest and oldest-looking trees. The number of trees is difficult to quantify because of the density and variety of vegetation.

The home lots of the district feature four homes built between 1896 and about 1935. In general the homes are viewed from the street by glimpses through the thick trees. Their spacing and setback from the street are irregular. The parcel property lines are in some places defined by fencing (modern, for the most part) and in other areas are not visually defined. Rural-type mailboxes on posts at the street identify each residence; each has a different appearance, having been constructed on an ad-hoc basis.

The earliest home anchors the western end of the district. Because it was modified after a fire in the 1920s, it no longer exhibits its original (probably Victorian) appearance, but instead the roof line was modified to follow the then-popular

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Myrtle Avenue Residential Historic District
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Bungalow style. The two homes in the center of the row are simple folk-vernacular wood-frame buildings. On the east end of the row of houses is an early example of the Ranch style with surviving aspects of the Spanish Colonial Revival style. This home has been converted to a residential treatment facility but substantially retains its original appearance.

Four residential properties adjacent to the irrigation ditch, east of 63rd Drive, have been excluded from the district, although they were originally developed in the 1940s. Today, one of these properties is vacant, and the other three have either been redeveloped with new homes or the homes have been so radically altered and modernized as to completely obscure their historic character. All of these alterations have taken place within the last few decades. This area represents an erosion of the historic fabric, of which the only remnants remaining are the recorded property lines reflected in fencing.

CONTRIBUTING ELEMENTS

Name	Address	Style	Year Constructed
Irrigation Ditch and Trees	6305-6423 W. Myrtle Ave.	N/A	c. 1896
Charles & Adelia Pitts House	6349 W. Myrtle Ave.	Southwestern Ranch	c. 1935
House	6405 W. Myrtle Ave.	National Folk	1935
House	6409 W. Myrtle Ave.	National Folk	1935
Henry & Catherine Lehman House	6423 W. Myrtle Ave.	Bungalow/Tudor Influence	1896, altered c. 1929

NONCONTRIBUTING ELEMENTS

(None)

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NARRATIVE STATEMENT OF SIGNIFICANCE

SUMMARY

The Myrtle Avenue Historic District is considered significant under National Register criterion "A" for its association with community development in Glendale. The district reflects community planning and development as an example of a once-prevalent method of growth and development. In contrast to planned subdivision growth, the Myrtle Avenue Historic District was created by gradual splitting of residential lots from the original Lehman Farm. Today, it survives as a rare enclave of rural character within the rapidly redeveloping city of Glendale. Community development significance is described by the historic context "Residential Development in Glendale, 1892-1957." The period of significance for the Myrtle Avenue Historic District starts in 1896 when the first house was constructed in the district and ends in 1935 when the last of the contributing homes was built.

The Myrtle Avenue historic district in Glendale is located in Section 6 of Township 2 North, Range 2 East, of the Gila and Salt River Base and Meridian in Arizona. The district consists of parts of Blocks 27 and 28 of Hadsell's Addition to Glendale. Hadsell's Addition was platted in 1892, the same year as the original town plat of Glendale. The district consists of a single row of homes along the south side of Myrtle Avenue that are platted on lands that were split from the original Hadsell's Addition blocks that were once part of the Lehman Farm.

Period of Significance

The period of significance for the Myrtle Avenue Historic District extends from 1896 when Henry and Catherine Lehman constructed the house at 6423 West Myrtle. The last home in the district was constructed in 1935, marking the end of the period of significance. During the 1950s the neighborhood experienced an influx of new businesses and residents associated with growth, changing the surrounding area into a dense urban area but leaving the rural character of a core group of historic properties intact.

Community Development in Glendale, Arizona, 1892-1957

The official founding of Glendale begins in November of 1892, when the community got its start with the platting of Hadsell's Addition to Glendale. This land, almost a full section subdivided into twenty acre lots, was planned by B.A. Hadsell, who was the founder of the Glendale Temperance Colony. The Myrtle Avenue Historic district is located in Blocks 27 and 28 of Hadsell's Addition. The significance for the district begins in 1896 when Henry and Catherine Lehman purchased property and began building their home. The Myrtle Avenue Historic District contains properties that were developed from the original 20-acre blocks of the Lehman Farm as a result of lot splits. As such, the district is significant as an example of this form of community development.

The completion of the Arizona Canal in 1885 opened many thousands of acres in the northern Salt River Valley to homesteading. In order to develop these lands, local pioneer W.J. Murphy, along with William Christy and Clark Churchill, organized the Arizona Improvement Company in 1887. The improvement company provided water and land to the settlers. Some of the early homesteaders in the Glendale area included Sam Stout, John Issacs, A.J. Straw, W.T. Hanna, James McMillan, William H. Bartlett and Samuel C. Bartlett. The Arizona Improvement Company owned and controlled many more thousands of acres.

Murphy realized that the success of the Arizona Improvement Company depended on more than just a handful of large landowners. As early as 1884, Murphy encouraged Chicago temperance colonizer B.A. Hadsell to visit the Salt River Valley and investigate the possibilities for settlement. Murphy offered Hadsell generous terms to found a colony, to be called Glendale.

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The official founding of Glendale is listed as 1892 because of the platting of Hadsell's Addition. Murphy had actually prepared a townsite plat for Glendale earlier, but hesitated to file it without a firm market. Hadsell's arrival with his colony of German Reformed Baptists of the River Brethren branch eliminated the need for caution. In November of 1892, the New England Land Company, an Arizona Improvement Company affiliate, platted the Glendale Townsite south and east of Hadsell's Addition.

The first families arrived in the spring of 1892 and quickly settled on the large twenty-acre lots of Hadsell's Addition. Early colonists included Newton D. Hadsell, S.B. Stoner, N.T. Franklin, M.M. and J.J. Byers, and O.A. Pennoyer. Second and third waves of colonists arrived in 1893 and 1894. These included Peter Forney, J.W. Forney, J.L. Betz, Issac E. Thayer, A.B. Laughlin, and J.B. Doner. By 1895, approximately seventy families joined the temperance colony at Glendale. Their religious beliefs precluded the sale of intoxicating liquors in the community. These ideals attracted others to a peaceful and orderly community. A small business center developed along the west side of today's Glenn Avenue and 59th Avenue (then Lincoln and 4th Ave. - later Meridian). The area of C Avenue was soon known as the "founding fathers" street for the concentration of important early River Brethren residents. These included members of the Lehman, Pitts, and Stout families.

A typical example of the River Brethren that came to Glendale was the Lehman family from Ohio. Patriarch of the clan was Henry B. Lehman, born 1842 in Defiance. He married Catherine Hornish, another Defiance native from a Brethren family, in 1867. The couple had nine children in Ohio, but only three survived past the age of seven, a circumstance attributed to the cold winters in Ohio and Iowa where the family lived. The mild winter climate of Arizona, combined with the growing Brethren colony and booming economy, lured the Lehman family to Glendale.

Henry and Catherine Lehman arrived in Glendale in 1895 and purchased an existing ranch on west "C" Avenue (now Myrtle Avenue). With them were sons John (17) and Ray (11). Daughter Anna (b. 1871) had already married Walter Pitts. She joined her parents in Glendale in 1899.

The Lehman family lived in the barn at the ranch they purchased while they constructed a large two-story brick home. The new home was completed in 1896. This home, still standing at 6423 W. Myrtle, is the westernmost property in the district. An oral interview with family member Jackie Pitts Payne documented changes to the building over time. The house burned prior to 1929. It was subsequently remodeled and expanded quickly after the fire. There is no contemporary documentation of the reconstruction, but these changes took place during the historic period. The Lehman House conveys a historic appearance. While much of the Lehman land is now occupied by the Triple T Mobile Home Park, the original house still stands as the center of what was once a large farm. The Lehman's irrigation ditch and its associated mature landscaping are still present, and continue to convey a historic feeling to the area.

Water for the irrigation ditch on the south side of Myrtle Avenue that served the Lehman Farm originated from the Arizona Canal. The Arizona Canal was completed in 1885. Water from it was diverted into laterals that ran south from the canal to serve Glendale's farming area. One of these was Lateral 18, which carried the water south along the west side of what is today 59th Avenue. From Lateral 18 and others like it, residents diverted water into smaller irrigation ditches that ran east and west from the laterals to irrigate the farms and fields of early Glendale. The water also provided sustenance for large trees that grew up along its banks, and a source of cool summer recreation for neighborhood children. The irrigation ditch along the south side of Myrtle Avenue dates to 1896 when the first farms were developed in the area.

The Lehmans had a large farming operation, with orchards, vineyards, fields, and a grove of date trees on the surrounding land. The property also had a barn to support cows and chickens. The family kept a small dairy herd to provide milk to Glendale residents. A windmill furnished well water that filled a storage tank for domestic use. The irrigation ditch along the south side of C Avenue provided water for crops. In addition to his farming activities, Henry Lehman was prominent in Glendale business affairs. He was the first president of the Glendale State Bank, founded in 1909.

Natural forces tested the staying power of early Glendale residents such as the Lehmans. A flood in 1895 washed out the headgates of the Arizona Canal, sending a wave of water down the canal which inundated Glendale. In 1897 a three-year drought began, leaving farmers with insufficient water to irrigate their crops. The drought spurred area farmers to

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organize the Salt River Valley Water Users Association in 1903, which lobbied for the construction of a dam on the Salt River to store flood water so that it could be saved and released gradually during dry periods for irrigation. The lack of a stable water supply hampered Glendale development efforts during the first few years of the twentieth century.

In 1905, the Federal government began construction of Roosevelt Dam on the Salt River, the first step in returning agricultural prosperity to the Salt River Valley. This massive government investment convinced others that the Glendale area would grow and prosper in the future. In 1903, Murphy and others had organized the Arizona Sugar Company with backing from Michigan investors. They planned to plant sugar beets, which would then be processed in a Glendale factory. Construction of the factory began in 1903, but financial difficulties forced a delay. Reorganized as the Southwestern Sugar and Land Company, the firm completed the factory in 1906.

The completion of the beet sugar factory and the continuing construction of Roosevelt Dam led to a spirit of optimism and energy in Glendale starting in 1907. The community experienced an influx of labor to work in the sugar factory and in the surrounding fields. Investors platted several subdivisions during this period to accommodate the demand for additional residential housing. An estimated 1,000 individuals resided within the town limits in 1910.

Partially as a result of continuing growth of communities such as Glendale, Arizona relinquished its long-held territorial status in 1912 and became the 48th state. The completion of Roosevelt Dam in 1911 and statehood status spurred continued development in the Salt River Valley. Glendale shared in the benefits of a prosperous economy.

Ray Lehman, son of Henry and Catherine Lehman, rode the wave of Glendale economic growth to prosperity during this period. In 1906 he married Marybelle Eyer, daughter of Isaac and Ella May Eyer. The Eyers had married in Kansas where Belle was born. Isaac and Ella Eyer arrived in Glendale in 1892 as part of the earliest wave of River Brethren colonists. Isaac Eyer is significant to Glendale because he planted the row of fan palms along his property on North Central Avenue. These have been recognized as an important element of the 59th Avenue Historic District (National Register listed on September 6, 2006).

Ray Lehman started his business career in 1905 with a horse drawn wagon which he used to make deliveries. He later established the Glendale Transfer Company in 1914. The major portion of this business consisted of hauling ice and other products around Glendale. When the Glendale Ice Company was established, Ray Lehman expanded his business considerably. He carried ice to Phoenix and surrounding areas. After the death of his parents in 1925, Ray and Belle Lehman acquired the family farm on C Avenue. He continued to operate the farm with his sons Harold (b. 1909), Francis "Dutch" (b. 1912), and Marvin (b. 1916). Belle Lehman died in 1949. Ray later married a second wife, Goldie Lehman, and continued to live at the old home at 6423 W. Myrtle until his death in 1965.

The advent of World War One in Europe in 1914 led to increased demand for the food and fiber of Arizona's agricultural fields. This demand added to an already prosperous economy in Glendale. The demand for agricultural goods, particularly the long-staple variety of Pima cotton perfected in Arizona, led to an economic boom. In 1920, the population of Glendale reached 2,727, almost triple the number of residents just ten years earlier.

The neighborhood surrounding the Myrtle Avenue Historic District changed during this time period. Most of this change was associated with the construction and expansion of Glendale High School in close proximity to the neighborhood. The surrounding area saw more and more residents and businesses relocate to be close to the high school. However, the historic core of the Myrtle Avenue Historic District remained the same. Its characteristic farm atmosphere and mature landscaping along the irrigation ditch remained.

Most of the early development in the vicinity took place between the high school and downtown Glendale. Through the twenties and thirties, this area was filled with homes and multi-family residences. Commercial buildings extended along Glendale Avenue towards the high school. Myrtle Avenue continued to have a pastoral appearance through this period with farming as the main activity, but gradually additional houses were constructed in the vicinity of the Lehman Farm.

The end of World War One in 1918 led to a post-war depression in prices for the agricultural and mining products of Arizona. By 1921, the depression had reached a low point. Glendale's farmers, who had heavily increased cotton

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production during the war, now faced extremely low prices when they could find markets for their crops. Associated businesses which catered to the farm trade failed.

The decade of the twenties is often described as "roaring" because of the expansion of the American economy through increased production of consumer goods. However, for agricultural communities such as Glendale, the twenties are remembered as a period of low prices and depressed sales of agricultural goods. It took several years for farmers to diversify their crops to take advantage of changed market conditions. As a result of diversification, by the mid-twenties the agricultural economy of Glendale had begun to recover.

By the mid-twenties, farmers had found another way to raise money. Many began to subdivide and split their lands into smaller parcels for real estate development. Property owners along Myrtle Avenue began to split their parcels in the twenties. This was not done in formal subdivision plats, but by carving the lots into smaller parcels. Ray Lehman split two parcels from the Lehman farm (6409 and 6405 W. Myrtle Ave.) after 1935. Bungalow style homes were constructed on these parcels during the late twenties.

The gradual lot split method of development resulted in the preservation of rural historic areas in other parts of Glendale. In the 59th Avenue Historic District (National Register Listed September 6, 2006), a row of palm trees and Lateral 18 mark the front edge of the historic district while long, deep lots extend to its back edge. These long lots were the result of the lot splitting process from the original twenty-acre lots of Hadsell's Addition. A second area of Glendale along 61st Avenue also reflects long lots split from the original parcels. The proposed 61st Avenue Historic District (not National Register listed; documentation at SHPO) still conveys a rural feeling associated with this development process. This same pattern is evident in the Myrtle Avenue Historic District.

The revival of the agricultural economy in the late twenties spurred commercial and residential growth in Glendale for others as well. In 1928, Flora Statler reached an agreement with L.W. Coggins of Coggins Title Company to organize the Floralcroft subdivision. Statler, associated with the real estate firm of H.C. Ludden, recorded the plat of Floralcroft with the Maricopa County Recorder on July 18, 1928. The Floralcroft Historic District achieved recognition through National Register listing on April 6, 2006.

Subdivisions such as Floralcroft represent a transitional era in economics, marking a brief period of economic prosperity in Glendale between the post-WWI depression and the Great Depression of the thirties. In part to recognize the growing stature of Glendale, residents dropped town status in 1930 and became the City of Glendale. Glendale's population reached 3,665 in 1930.

The stock market crash in October of 1929 triggered a long period of economic depression in the United States. For many areas in Arizona with diverse economies, such as Glendale, the impact of the depression was not as great as it was in centers of industrial production where large numbers of workers were suddenly unemployed. However, the effects of the depression gradually reached Arizona and Glendale, curtailing economic activities. The years from 1931 to 1933 were the most severe, after which Federal public works programs began to revitalize the economy. Even so, ten years passed until another private investor would create a new subdivision in Glendale.

Although no formal subdivisions were platted in Glendale during this period, informal lot splits continued. The Myrtle Avenue Historic District contains an example of a property that was developed in the thirties as a result of a lot split. As such, the district is significant as an example of this form of community development during this decade as well.

The Pitts House at 6349 W. Myrtle was constructed on a parcel split from the original Lehman Farm in the thirties. This was the home of Charles and Adelia Pitts. Charles (b. 1898) was the son of Walter and Anna Lehman Pitts and had moved to Glendale with his parents in 1899. Charles graduated from Glendale High School in 1917 and in 1922 married Adelia Carlton. Charles spent his early career as a distributor of bulk gasoline products, a job that took him to remote parts of the state. Later he tried his hand at farming, purchasing a five-acre parcel from his in-laws. Charles and Adelia constructed a large adobe home on this parcel ca. 1935. Noted local builder Ellis Sexton designed the plans for the home and supervised construction.

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In 1939, Adelia Pitts opened a flower shop in a large separate garage on the property. This was the start of a business that became Adelia's Glendale Floral Shop by 1944. Later, it was known as Glendale Flower Shop. The floral shop prospered and Charles joined Adelia to help run a new store opened at 35th Avenue and Glendale. Their children, Jacqueline Pitts Payne and Charles Carlton Pitts, also worked in the business. They became expert florists. A number of other relatives also worked there. Adelia died in 1949. Charles subsequently remarried and continued to operate the shop until his death in 1971. Carleton Pitts then took over the business until 1984.

While government construction increased tremendously during World War Two, restrictions on materials and goods limited residential and commercial construction. Citizens faced rationing and struggled to find housing. Property owners converted outbuildings, screened sleeping porches, and extra rooms into apartments. Where people could, they squeezed new homes onto existing lots or onto smaller lots. The Pitts family participated in the phenomenon. During the war they rented a room in their house in the district at 6349 W. Myrtle to Thunderbird Field instructor Bill Stedman.

World War Two caused a dramatic change in Arizona and in Glendale. Soldiers and war workers brought to Arizona for training and to work in defense industries, found the climate and lifestyle of the desert state attractive. After the war, many returned or remained to make Arizona their home. Glendale, ringed on three sides by military facilities and close to the capitol city of Arizona, proved to be a prime location for post-war settlement.

The many individuals who now made Glendale their home demanded additional residential housing. Investors responded by adding twenty-three new subdivisions starting in 1946 and continuing through 1950. In comparison, for the period starting in 1892 with Hadsell's Addition, by the end of 1945 twenty-two subdivisions had been platted in Glendale. With a population of more than 8,000 by 1950, Glendale had emerged a major metropolitan center in Arizona.

Growth attracted a number of new businesses and residents to Glendale during the fifties. This brought change to the Myrtle Avenue Historic District. The biggest impact related to the opening of the E.L. Gruber underwear plant on the north side of Myrtle Avenue on November 1, 1954. Later part of the Spring City Knitting Company of Pennsylvania, the E.L. Gruber Company - at one time - produced the largest volume of men and boys knit underwear in the world. A small group of twenty employees started work in the plant at the beginning of the month, and by mid-November more than sixty were employed there.

The original factory started with 30,000 square feet and was later expanded in additions, first to 75,000 square feet by 1964 and to 118,000 square feet by 1971. Gruber used Arizona cotton to produce underwear for retail giants J.C. Penney, Sears, W.T. Grant, and K Mart. The factory employed nearly 1200 workers by the early seventies, many of which lived within a five-mile radius of the plant in Glendale.

The presence of the factory on west Myrtle Avenue led to a strong demand for housing in the vicinity of the plant. In 1959, an orchard west of the plant was converted into the Lazy J Trailer Lodge. This was part of a larger trend in Arizona for mobile home developments starting in the fifties. Agricultural land was easily converted into trailer parks to meet the pressing demand for housing.

In 1959, the Lazy J had twenty-five mobile units. By 1964, that number had expanded to more than sixty. Opening that same year was a large mobile home park on the remaining portions of the old Lehman farm. The Triple T Trailer Court had more than 100 units.

The introduction of the mobile home parks changed the character and density of the neighborhood by the end of the 1950s decade. The pastoral nucleus of the old farm area remained, but it was now surrounded by a large factory and large trailer courts. By the end of the decade the surrounding area had clearly lost its historic integrity, leaving the Myrtle Avenue Historic District as a small surviving enclave within the City. Recognizing the potential for tax revenue from the new businesses and residents in the area, in 1957 the City of Glendale annexed the Myrtle Avenue area all the way west to 67th Avenue. This brought the area into the city limits. By 1957, most of the surrounding area was urbanized or in the process of becoming urbanized. The historic core of the farm neighborhood remains as a small oasis of historic feeling and association.

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Integrity Evaluation

The Myrtle Avenue Residential Historic District strongly retains integrity of location, design, materials, workmanship, feeling, setting, and association. All of the significant features of the district are in their original locations. While each individual contributing house may not have survived without alteration, each does retain adequate design integrity to convey the builders' original intent, and with the majority of original materials and features are present. Design, materials, and workmanship are also evident in the construction of the irrigation ditch, control features, and landscaping. While the areas surrounding the district have been redeveloped, and no longer present the appearance they had historically, the unifying feature of the irrigation ditch and associated landscaping within the district does provide a strong historic setting for the rural-character home lots. The association of the district to its agricultural roots and to its historical development pattern, as lots split from the earlier farmstead, are evident in the district's appearance.

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VERBAL BOUNDARY DESCRIPTION

Beginning at the northeast corner of the parcel addressed as 6349 W. Myrtle Ave., Glendale, AZ (Maricopa County Assessor parcel # 143-36-003B), the boundary runs south along the eastern boundary of the parcel; thence generally west following the southern boundaries of the properties addressed 6349-6423 W. Myrtle Ave. to the southwest corner of 6423 W. Myrtle Ave (Maricopa County Assessor parcel # 143-36-011L); Thence north to the northwest corner of 6423 W. Myrtle; thence north a distance of approximately 30 feet to the southern edge of the asphalt pavement of Myrtle Avenue; thence generally east, following the edge of pavement, to a point due north of the northeast corner of the property addressed 6305 W. Myrtle Ave. (Maricopa County Assessor's parcel # 143-36-010); thence south to the northeast corner of 6305 W. Myrtle Ave.; thence generally west, following the northern property boundaries of the properties addressed 6305-6335 W. Myrtle Ave. to the northwest corner of the property addressed 6335 W. Myrtle Ave. (Maricopa County Assessor's parcel # 143-36-006A); and thence generally west to the point of beginning.

BOUNDARY JUSTIFICATION

Property boundaries as defined encompass the four intact historic home properties at the western end of the district, and also the intact portion of historic landscape and irrigation ditch that lies within the public right-of-way between the contributing house properties and the edge of pavement at Myrtle Avenue and extending approximately 525 feet to the east. While the four properties abutting the irrigation ditch at the eastern end of the district were part of the historical development of the area, each of the four has been redeveloped to appear as modern homes, or has been demolished, and has therefore been excluded from the district.

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Myrtle Avenue Residential Historic District
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Photographer: Roberta Graham
Date: August 10, 2006

Photographs were taken in digital format conforming to NRHP expanded photo policy dated March, 2005. A digital compact disk with the original digital photograph files has been submitted as a part of this nomination.

Photo #	View to	
1	E	Overview of district from street
2	S	Lehman House
3	E	Detail of irrigation ditch and trees
4	S	6405 W. Myrtle Avenue
5	S	Charles & Adelia Pitts House
6	NW	Eastern extension of irrigation and landscape