



Blount Addition, Addendum - Roosevelt MRA

Phoenix, Arizona

View of Culver Street, looking northwest

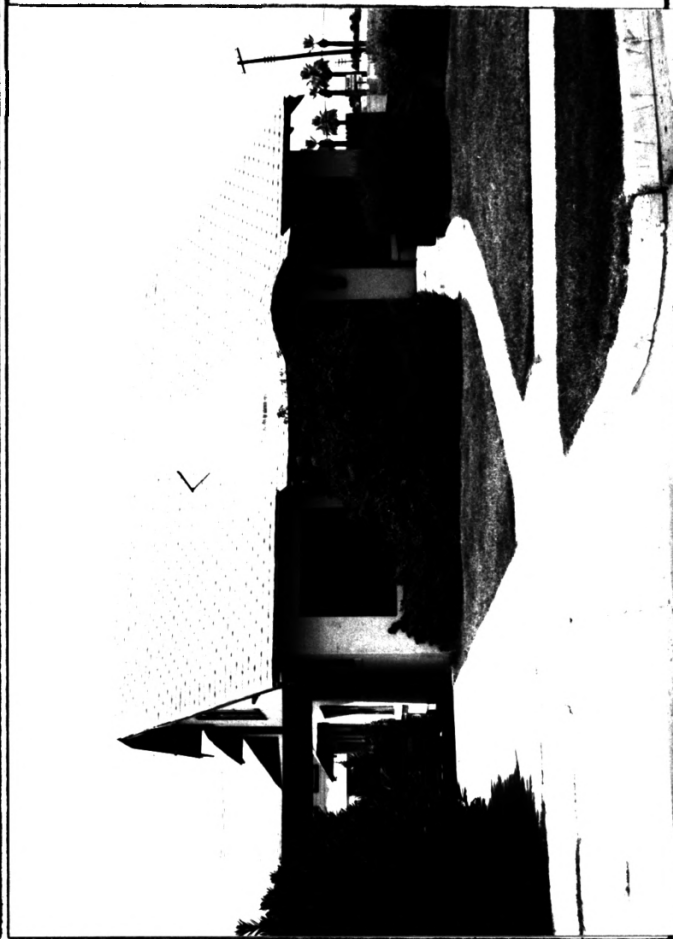
Photo by Ben Ernyei

Date - July 1985

Photo 1 of 1

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. BA-2
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix	
PROPERTY LOCATION-STREET & NO. 26 W. Culver			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-3	
OWNER OF PROPERTY Millie T. & Ida C. Lutfy		PHONE	
STREET & NO./P.O. BOX 710 N. Central Avenue			
CITY, TOWN Phoenix	STATE Arizona	ZIP 85004	
FORM PREPARED BY Gerald A. Doyle & Assoc.; rev. by M. Weisiger		DATE July 1985	
STREET & NO./P.O. BOX 2604 W. Carson Rd.		PHONE 438-9443	
CITY, TOWN Tempe	STATE Arizona	ZIP 85282	
PHOTO BY Ben Ernyei		DATE July 1985	
VIEW Toward N			
HISTORIC USE Single family residence			
PRESENT USE Single family residence/studio		ACREAGE Leas/acre	
ARCHITECT/BUILDER Unknown			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1927			



## PHYSICAL DESCRIPTION

This cottage at 26 W. Culver is a good example of English Cottage Revival architecture. The high-pitched, jerkinhead roof, covered with copper shingles, slopes from one story at the front of the house to two stories at the rear. The rectangular, brick building is finished with stucco (original). The fancy jigsaw-cut fascia and exposed eaves are supported by decorative knee-braces. At the front facade, the roof curves to form an eyebrow. This eyebrow is duplicated by the curved surround and door at the centrally-located entrance. The tapered, eave-wall chimney, finished with stucco and decorated with diamond-shaped tiles, is found at the front facade. Windows consist of six-over-one, double-hung assemblies in rectangular, wooden sashes. They are flanked by narrow side-lights at the front facade. Decorative arched windows are also present on the sides of the house. Leaded, beveled glass French doors open on to the porte cochere to the west. French doors also open on to the porch at the rear second story. A cluster of seven, six-light wooden casement windows are found at the second story in the northwest corner, indicating a rear sleeping porch. However, the rest of the sleeping porch has been infilled.

On the rear of the property is a two-story four-plex constructed of weatherboard. A cross-gabled roof shelters the rectangular floor plan. The gables are covered with wood shingles. Windows are of the 4/4 double-hung variety. The building originally faced Central Avenue, and was located on the adjacent property to the east. In 1981, it was moved onto a concrete block foundation on this property. This is considered a contributing structure.

## STATEMENT OF SIGNIFICANCE/HISTORY

This English Cottage Revival house, constructed ca. 1927, is a good example due to its characteristic details and high degree of integrity. In addition, its copper clad roof is somewhat unusual in Phoenix. The house makes an important contribution to the historic streetscape.

## SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

## GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

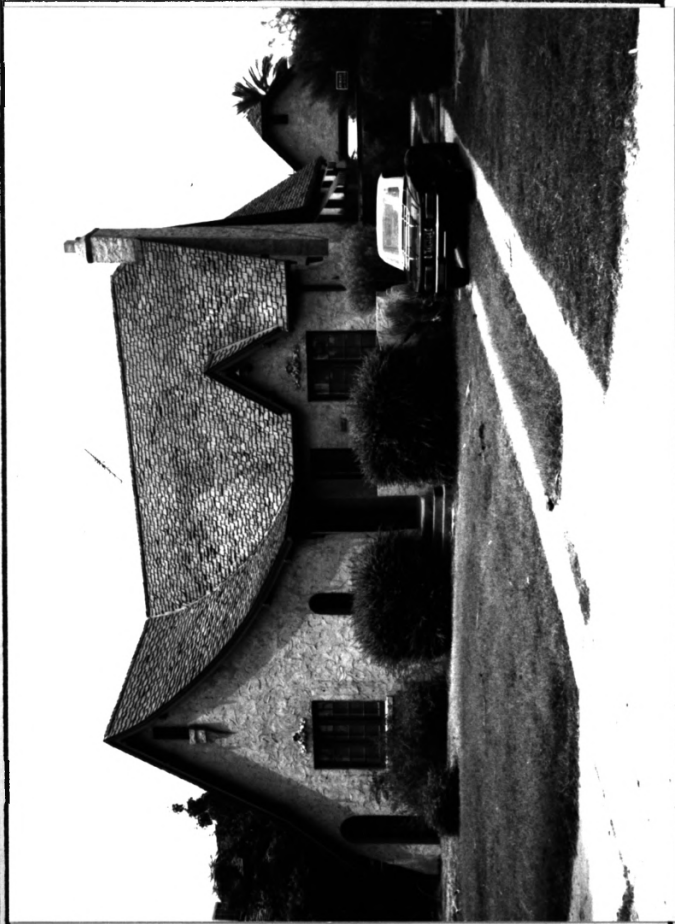
W 50' Lot 3, Ex S 11.4' M/L in SE Cor of W 50', BLOUNT ADDITION.

## GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

The interior of this house is being rehabilitated to return it to its original appearance.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Walter G. Willson House		COUNTY Maricopa	INVENTORY NO. BA-4
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 36 W. Culver			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-5 & 6	
OWNER OF PROPERTY Lena S. Franks		PHONE	
STREET & NO. /P.O. BOX 1307 West Edgemont			
CITY, TOWN		STATE	ZIP
Phoenix		Arizona	85007
FORM PREPARED BY GA Doyle Assoc. rev by M.L. Weisiger		DATE July 1985	
STREET & NO. /P.O. BOX 2604 W. Carson Road.		PHONE 438-9443	
CITY, TOWN		STATE	ZIP
Tempe		Arizona	85282
PHOTO BY Ben Ernyei		DATE July 1985	
VIEW Toward N			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less / Acre	
ARCHITECT/BUILDER C. Louis Kelley, architect; J.B. Matz contractor			
CONSTRUCTION/MODIFICATION DATES Constructed 1926			



## PHYSICAL DESCRIPTION

The Walter G. Willson House is an outstanding local example of English Cottage Revival architecture. The irregular floor plan is covered by a steeply pitched roof with a lively variety of lines. The ridge of the main roof (capped with clay tiles) is parallel to the street. Two gables intersect the front facade: a small gable above a paired window, and a large gable over the west half of the facade. The eave of this large gable sweeps grandly upward to meet the eave of the main roof, creating a picturesque effect. Eaves are exposed. A gable wall chimney interrupts the main gable at the east facade. The chimney is crowned by a brick cap and chimneypots. Windows consist of eight-light, wooden casement sashes in a variety of combinations. An arched gateway at the southwest corner leads to a sideyard, and a narrow arched window punctuates the front facade. In contrast to the English Cottage character, the house also features buttresses and elaborate cartouches. The house is finished with a textured stucco, known in its day as "jazz stucco".

## STATEMENT OF SIGNIFICANCE/HISTORY

The Walter G. Willson House is significant as an outstanding example of the Period Revival houses constructed in Phoenix during the late 1920s. Moreover its integrity is pristine.

The house was constructed in 1926 for Walter G. Willson, manager of the Westinghouse Electrical and Manufacturing Company.

C. Louis Kelley, popular local architect, designed what was described in the Arizona Republican as a Dutch Colonial Style house. Kelley came to Phoenix from Los Angeles in 1924 and was described as an "artistic designer" rather than an architect. He designed in Period Revival motifs and often used elaborate cartouches as a signature detail. In 1930, Kelley became the resident designer for Home Builders, Developer of Chelsea Place. The contractor for the Willson House was J. B. Matz, and the decorating contractor was R. S. Cushman.

Despite the architect's nomenclature, the house is an example of English Cottage Revival architecture.

## SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Arizona Republican, April 25, 1926, Sec. 3, 1:4-6.

Maricopa County Assessor's Records.

Maricopa County Recorder's Records.

Morrison, Hugh. Early American Architecture. New York: Oxford University Press, 1952.

Phoenix City Directors.

Sanborn Insurance Maps.

## GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

W 37.5' LOT 5 & E2 LOT 6, BLOUNT ADDITION.

## GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO BA-5 / 5A
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 42 West Culver			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-7A	
OWNER OF PROPERTY Thomas W. Garner		PHONE	
STREET & NO./P.O. BOX 42 West Culver			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY GA Doyle & Assoc.; rev. by M. Weisiger		DATE July 1985	
STREET & NO./P.O. BOX 2604 W. Carson Rd.		PHONE 438-9443	
CITY, TOWN Tempe		STATE Arizona	ZIP 85282
PHOTO BY Ben Ernyei		DATE July 1985	
VIEW Toward NE			
HISTORIC USE Single Family Residence			
PRESENT USE Multi-family residence		ACREAGE Less/Acre	
ARCHITECT/BUILDER Unknown			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1925; modified 1958			



## PHYSICAL DESCRIPTION

This painted brick Bungalow is composed of two major elements: a one-story, rectangular, typical Bungalow main element and a two-story frame, rectangular element at the rear. The first element is covered with a gabled roof, and the rear element features a hipped roof with small gabled ventilators. The original asphalt shingles have been replaced by wood shakes. Both gables of the Bungalow element feature a multi-paned, fixed light flanked by "egg-crate" ventilators. The house features two porches at the front facade: an offset porch at the entry and a cut-away porch in the southeast corner. Both are covered by gabled roofs supported by segmental arches, which are in turn supported by brick pillars. The gables feature jigsaw-cut fascia ends and exposed eaves. Tartan-patterned, double-hung windows fill rectangular openings with projecting lintels. These are flanked by similarly designed sidelights. The house features two chimneys: an internal one at the rear and a gable wall chimney at the east elevation. The house is in good condition.

5A Also on the property at the front, is a concrete block, split-level house with a two-story, eight-unit apartment building built in 1958 attached at the rear. This is a noncontributing property.

## STATEMENT OF SIGNIFICANCE/HISTORY

This ca. 1925 Bungalow is a good example of its type and possesses a high degree of integrity. Consequently, it contributes importantly to the historic streetscape.

The adjacent apartment building does not contribute; but its combination of one- and two-story elements mimicing that of the historic property, its gabled roofline, and its significantly greater setback renders its visual impact on the historic streetscape minimal.

## SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

## GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

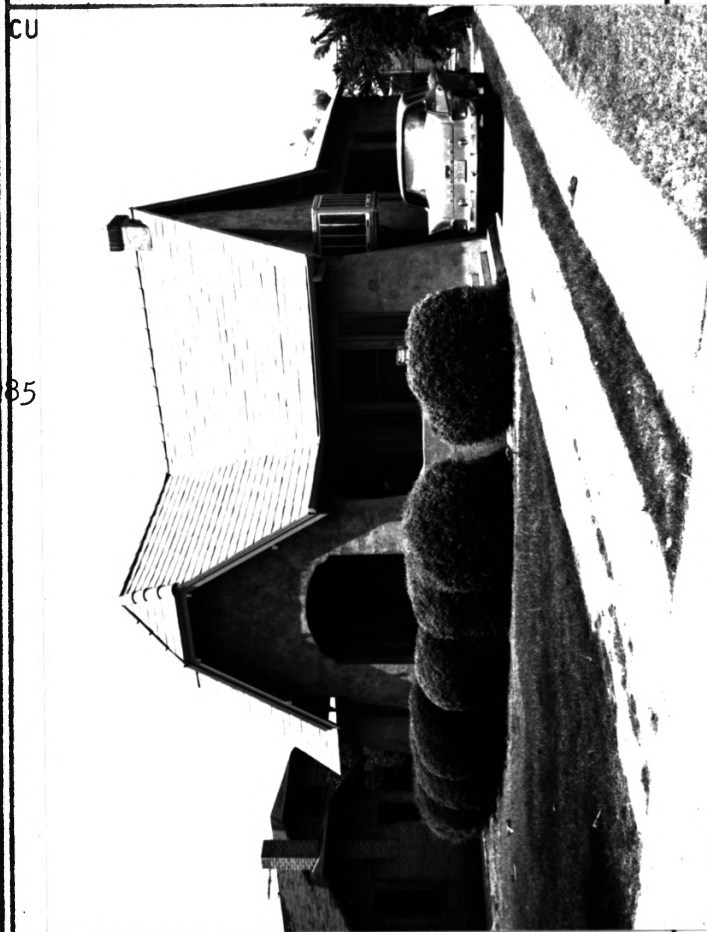
W 2 LOT 6 & ALL LOT 7, BLOUNT ADDITION.

## GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY



# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Karl J. & Anna M. Giacomini House		COUNTY Maricopa	INVENTORY NO. BA-6
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 46 West Culver			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-10	
OWNER OF PROPERTY Anna M. Giacomini		PHONE	
STREET & NO./P.O. BOX 46 West Culver			
CITY, TOWN		STATE	ZIP
Phoenix		Arizona	85003
FORM PREPARED BY GA Doyle & Assoc.; rev. by M. Weisiger		DATE July 1985	
STREET & NO./P.O. BOX 2604 W Carson Rd		PHONE 438-9443	
CITY, TOWN		STATE	ZIP
Tempe		Arizona	85282
PHOTO BY Ben Ernyei		DATE July 1985	
VIEW Toward NW			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/Acre	
ARCHITECT/BUILDER Unknown			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1926			



## PHYSICAL DESCRIPTION

The Giacomini House exhibits an interesting blend of the English Cottage Revival style and Spanish details. The massing of the rectangular, stuccoed brick house is nearly symmetrical. The high pitched, gabled roof is intersected by a high pitched jerkinhead gable, which projects from the principal facade. This gabled roof covers a central entry porch, which can be entered on three sides through arched entrances, featuring a subtle scalloped detail. The roof is sheathed with asphalt shingles, as it was originally, and the eaves are exposed. The entry features its original door. The windows, which consist of a double-hung central sash flanked by functional sidelights, are made visually interesting by muntins in a tartan pattern. A screened sleeping porch is found at the rear. At the east elevation is a side entrance set behind a wide, side porch. The central entry is flanked by 1/1 double-hung windows. A Spanish flavor is added to the house by the buttresses at the corners and at the entranceway columns. The clay tiles along the ridges of the wood-shingled roof and the "jazz" stuccoed walls further accentuate this Spanish effect. The house is in outstanding condition and is excellently maintained.

## STATEMENT OF SIGNIFICANCE/HISTORY

The Giacomini House is an outstanding local example of Period Revival architecture, combining the English Cottage Revival style with subtle Spanish details.

It was constructed ca. 1926 for Karl J. Giacomini, an employee of McArthur Brothers, and is still the residence of his wife, Anna.

Its design and pristine integrity make a particularly important contribution to the historic streetscape.

## SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

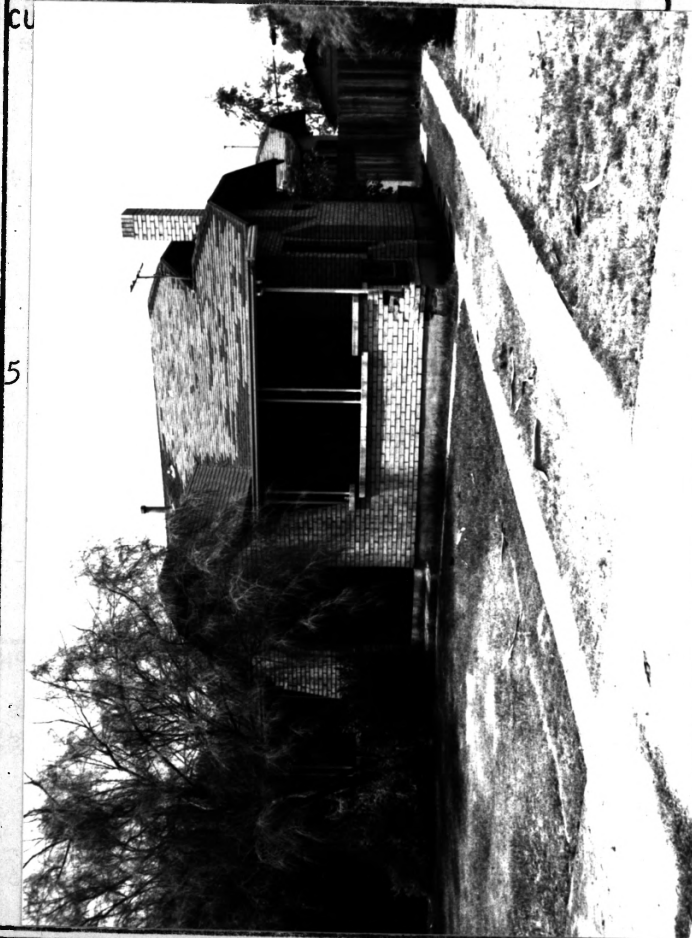
## GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

LOT 8, BLOUNT ADDITION.

## GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. BA-7
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 50 West Culver			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-11	
OWNER OF PROPERTY Jeff G. Ginster		PHONE	
STREET & NO./P.O. BOX 50 West Culver			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Assoc.; rev. by Marsha L. Weisiger		DATE July 1985	
STREET & NO./P.O. BOX 2604 W. Carson Rd.		PHONE 438-9443	
CITY, TOWN Tempe		STATE Arizona	ZIP 85282
PHOTO BY Ben Ernyei		DATE July 1985	
VIEW Toward NW			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/Acre	
ARCHITECT/BUILDER Unknown			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1927			



## PHYSICAL DESCRIPTION

This yellow, wire-cut brick, English Cottage Revival house is a one-story in elevation with an essentially rectangular floor plan. A jerkinhead roof shelters the houses. This roof is intersected at the front by a prominent, centrally located jerkinhead gable. The original wooden shingles have been replaced with asphalt ones. Eaves are exposed. The gable projecting from the front facade covers an arched entryway with battered walls. The double-course arch is repeated at each side of the projecting entryway. A low wall, with a concrete cap, extends symmetrically from the entryway to define a porch. The porch was originally uncovered, but flat, fiberglass awnings have been added. At the front facade, wooden casement windows are divided, in the upper third portion, into three lights by muntins. Windows at the side elevations are of the 1/1 double-hung variety. The house features its original twelve-light entry door and wooden screen door. A gable wall chimney, flanked by buttresses, clings to the east elevation. A frame sleeping porch is found at the northeast corner.

**STATEMENT OF SIGNIFICANCE/HISTORY**

Constructed ca. 1927, this English Cottage Revival house is a good example of the variety of interpretations of the style. Alterations consist only of porch awnings, easily removed; these awnings have a minimal effect on the historic appearance. The house contributes importantly to the historic streetscape.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

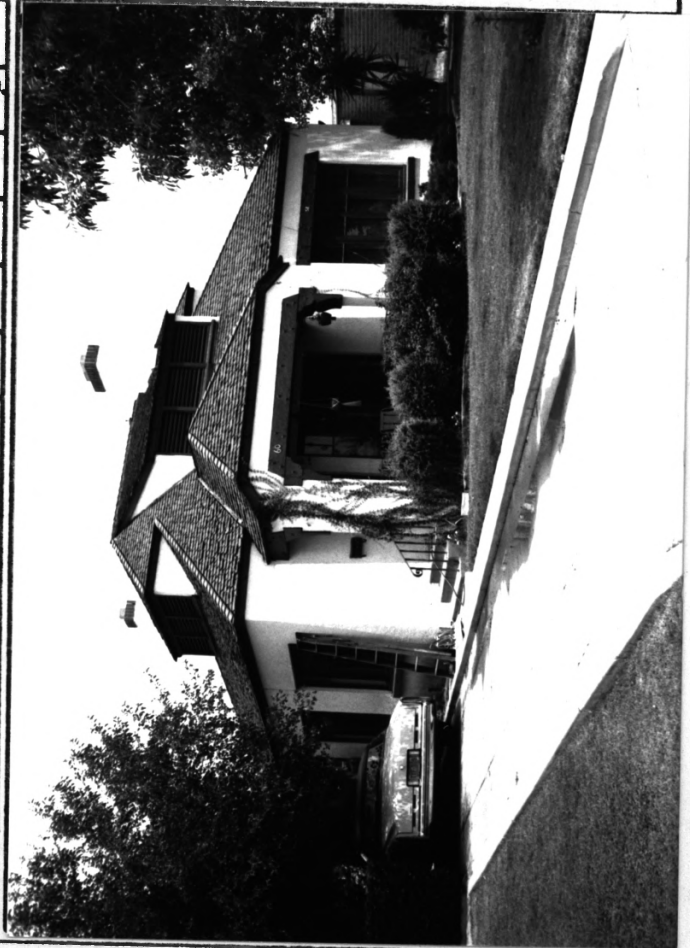
**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

LOT 9, BLOUNT ADDITION.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. BA-9
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 58-60 West Culver			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-13	
OWNER OF PROPERTY Robert J. Collins		PHONE	
STREET & NO./P.O. BOX 60 West Culver			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Assoc.; rev. by M. Weisiger		DATE July 1985	
STREET & NO./P.O. BOX 2604 W. Carson Rd.		PHONE 438-9443	
CITY, TOWN Tempe		STATE Arizona	ZIP 85282
PHOTO BY Ben Ernyei		DATE July 1985	
VIEW Toward NE			
HISTORIC USE Duplex			
PRESENT USE Duplex		ACREAGE Less/Acre	
ARCHITECT/BUILDER Unknown			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1928			



## PHYSICAL DESCRIPTION

The stuccoed brick, hipped-roof Bungalow duplex at 58-60 West Culver is one of the most unusual in the Roosevelt Neighborhood. A wood-shingled, hipped roof covers a U-shaped plan, created by stuccoed frame wings at the rear of each unit of the duplex. Meeting at the peak of the roof are three large dormers with louvered ventilators; a shed dormer at the front facade and a hipped dormer at each side. This configuration gives the house its unique appearance. The eaves are closed. Stuccoed, interior slope chimneys with brick caps protrude at the front dormer and the west end. A side entry to the east unit is sheltered by a shed roof. A projecting entryway to the west unit, offset at the front facade, is covered with a jerkinhead roof and features corbels and a rustic wooden surround. The wooden surround is repeated at the unsheltered windows east of the entryway. Wooden casement windows, grouped in threes and fours, fill rectangular masonry openings with projecting sills. The upper third of the windows is divided into three vertical lights by muntins. The house is finished with a coarse textured stucco. It is in good condition.

## STATEMENT OF SIGNIFICANCE/HISTORY

This ca. 1928 duplex illustrates the stylistic variations available in Bungalow designs and has outstanding integrity. It contributes importantly to the historic streetscape.

## SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

## GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

LOT 11, BLOUNT ADDITION

## GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

LOT 11, BLOUNT ADDITION.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		
COMMON PROPERTY NAME		
PROPERTY LOCATION-STREET & NO. 62 West Culver		
CITY, TOWN/VICINITY OF Phoenix	ASSESSOR'S PARCEL NO. 111-33-14	
OWNER OF PROPERTY John W. & Iris Housholder	PHONE 254-0276	
STREET & NO./P.O. BOX 62 West Culver		
CITY, TOWN Phoenix	STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Assoc.; rev. by M. Weisiger		DATE July 1985
STREET & NO./P.O. BOX 2604 W. Carson Rd	PHONE 438-9443	
CITY, TOWN Tempe	STATE Arizona	ZIP 85282
PHOTO BY Ben Ernyei	DATE July 1985	
VIEW Toward NW		
HISTORIC USE Single family residence		
PRESENT USE Multi-family residence	ACREAGE Less/Acre	
ARCHITECT/BUILDER Unknown		
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1927		

COUNTY Maricopa	INVENTORY NO. BA-10
QUAD/COUNTY MAP Phoenix Quad	



## PHYSICAL DESCRIPTION

This wire-cut, red brick English Cottage Revival house has a steeply pitched, gabled roof with boxed eaves over an irregular floor plan. Intersecting the main gabled roof, whose ridge is parallel to the street, is a small gable offset at the front facade. The east eave of this gable sweeps upwardly, almost to the height of the eave of the main roof. The original wooden shingles have been replaced by green tinted asphalt shingles. A tapered, brick, gable wall chimney clings to the east end. At the front facade, single-hung windows fill rectangular openings with projecting sills and rowlock-course lintels. These windows are gruped into threes, with a wide sash flanked by narrower sashes. The upper quarter of each window is vertically divided into three units by muntins. At the side elevations, double-hung windows fill rectangular openings. The upper sash is divided by muntins to echo the design of the front windows. The Period Revival effect is enhanced by additional special window treatments, including a Palladian window arrangement in the west elevation, at the south-west corner. Access to the house is through a side entry into the gables room projecting from the facade. At the rear is a two-story brick addition with a hipped roof and boxed eaves. The second-story, originally a sleeping porch, has been enclosed. The building is in good condition and well maintained. Ivy clinging to the front gabled area enhances the period effect.

## STATEMENT OF SIGNIFICANCE/HISTORY

This ca. 1927 English Cottage Revival house is a good local example of the style and possesses a high degree of integrity. It makes an outstanding contribution to the historic streetscape.

## SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

## GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

LOT 12, BLOUNT ADDITION.

## GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY



# ARIZONA STATE HISTORIC PROPERTY INVENTORY

<b>HISTORIC PROPERTY NAME</b> Dr. Victor Benenato House		<b>COUNTY</b> Maricopa	<b>INVENTORY NO.</b> BA-11
<b>COMMON PROPERTY NAME</b>		<b>QUAD/COUNTY MAP</b> Phoenix Quad	
<b>PROPERTY LOCATION-STREET &amp; NO.</b> 66 West Culver			
<b>CITY, TOWN/VICINITY OF</b> Phoenix		<b>ASSESSOR'S PARCEL NO.</b> 111-33-15	
<b>OWNER OF PROPERTY</b> Pam Hopkins		<b>PHONE</b>	
<b>STREET &amp; NO./P.O. BOX</b> 62 West Culver			
<b>CITY, TOWN</b> Phoenix		<b>STATE</b> Arizona	<b>ZIP</b> 85003
<b>FORM PREPARED BY</b> Gerald A. Doyle & Assoc., rev. by M. Weisiger		<b>DATE</b> July 1985	
<b>STREET &amp; NO./P.O. BOX</b> 2604 W. Carson Rd.		<b>PHONE</b> 438-9443	
<b>CITY, TOWN</b> Tempe		<b>STATE</b> Arizona	<b>ZIP</b> 85282
<b>PHOTO BY</b> Ben Ernyei		<b>DATE</b> July 1985	
<b>VIEW</b> Toward NE			
<b>HISTORIC USE</b> Single family residence			
<b>PRESENT USE</b> Single family residence		<b>ACREAGE</b> Less/Acre	
<b>ARCHITECT/BUILDER</b> Dwight Edwin Chenault, architect			
<b>CONSTRUCTION/MODIFICATION DATES</b> Constructed 1926			



## PHYSICAL DESCRIPTION

The Victor Benenato House is an outstanding example of English Cottage Revival architecture. The building is composed of two elements. A one-and-one-half story element has a steeply pitched cross-gabled roof with deep valleys, over an irregular floor plan. Attached to the rear is an original, stuccoed frame, two-story rectangular element with a hipped roof. The roofs are covered with green tinted asphalt shingles, which replaced the original wooden ones. The second story of the rear element was originally a "solarium" (southwest corner) and a screened sleeping room, both of which have been enclosed. In the front gable, to the east and west, small shed dormers ventilate the attic, as does a triangular, slat ventilator. A tapered, gable wall chimney clings to the front facade. Narrow, wooden casement windows, singly or in twos, light the rooms. The upper third of these windows are divided into two lights by muntins. At the front facade, they are flanked by wooden shutters. The offset entrance features an unusual triangular, wooden awning supported by a wooden post, sheltering the original door. The brick house is finished with original "pebble dash" stucco and is in good condition.

## STATEMENT OF SIGNIFICANCE/HISTORY

The Victor Benenato House, constructed in 1926, is locally noteworthy as an outstanding example of an English Period Revival house. Indeed, this house is one of the best examples of the genre in the Roosevelt Neighborhood. The house was designed by local architect, Dwight Edwin Chenault.

Victor Benenato, for whom the house was built, came to Phoenix in 1899. He was a chiropractor from 1924 until 1960 and served as president of the Arizona State Chiropractic Association. Benenato was also active in St. Mary's Church, serving as the first secretary of the Holy Name Society. He lived at 66 West Culver until 1966, shortly before his death.

The house has a high degree of integrity and makes an outstanding contribution to the historic streetscape.

## SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Arizona Republican, January 21, 1966, 62:2-3.  
Chenault, Dwight Edwin. Original plans. 1926.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

## GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

LOT 13, BLOUNT ADDITION.

## GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME H. R. Lacy House		COUNTY Maricopa	INVENTORY NO. BA-12
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 70 West Culver			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-16	
OWNER OF PROPERTY Vergil C. & Mary J. Smith		PHONE	
STREET & NO./P.O. BOX 36627 Goddard			
CITY, TOWN Romulus	STATE Michigan	ZIP 48174	
FORM PREPARED BY Gerald A. Doyle & Assoc.; rev. by M. Weisiger		DATE July 1985	
STREET & NO./P.O. BOX 2604 W. Carson Rd.		PHONE 438-9443	
CITY, TOWN Tempe	STATE Arizona	ZIP 85282	
PHOTO BY Ben Ernyei		DATE July 1985	
VIEW Toward N			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/Acre	
ARCHITECT/BUILDER C. Louis Kelley, Architect			
CONSTRUCTION/MODIFICATION DATES Constructed 1925			



**PHYSICAL DESCRIPTION**

The single-story, stuccoed brick house at 70 West Culver was designed in a vernacular Spanish Colonial Revival style. The house is rectangular in plan and symmetrical in elevation. The composition, flat roof is surrounded by a curvilinear and stepped parapet wall and ornamented with Spanish file copings. The front facade features a central, projecting porch with a clay tile gabled roof and arches at the front and sides. The front wall of this porch has stepped buttresses on both corners that extend to each side as low walls enclosing the front patio. The central entry is flanked by narrow, five-light sidelights. On either side of the porch are matching windows openings with four wood casement sashes. On the west corner of the house, a buttress spans a small arched gateway. A corresponding arch over the eastside driveway is now lost. A side entry at the east elevation features ten-light French doors, with original hardware, flanked by single-light, wooden casement windows. Flanking the tapered, exterior chimney are two narrow, paired, five-light French doors. The house is in very good condition and is well-maintained.

## STATEMENT OF SIGNIFICANCE/HISTORY

The house at 70 West Culver was constructed in 1925 for H.R. Lacy, a shoe salesman, according to plans drawn by locally popular architect, C. Louis Kelley. Kelley was particularly well known for his Spanish-inspired designs, which he called the "Hollywood Style," and this is a good example of his work. Its design qualities and high degree of integrity contribute importantly to the historic streetscape.

## SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Arizona Republican, 1925.  
Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

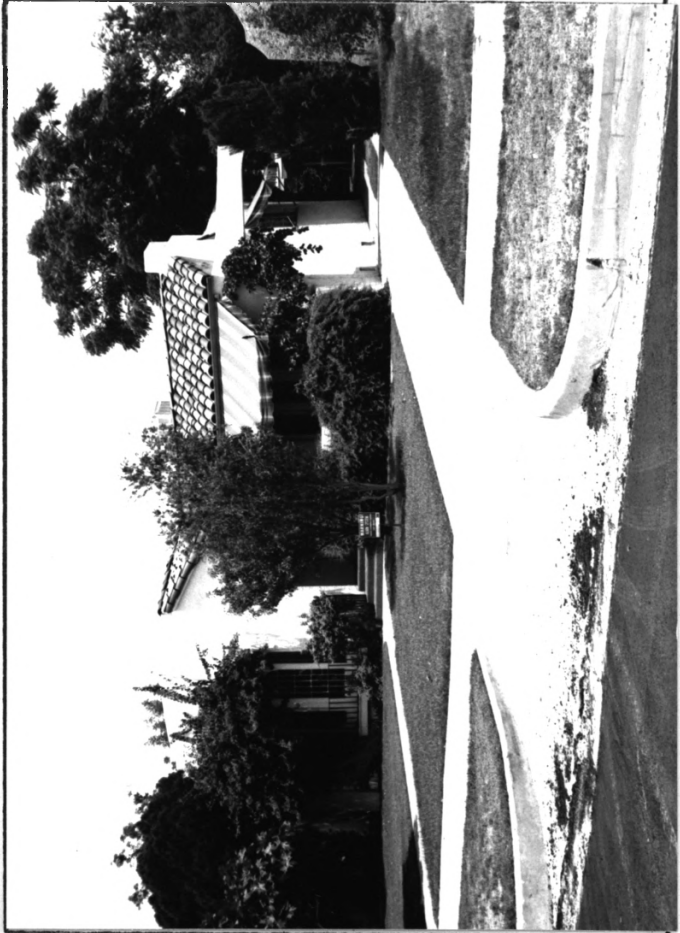
## GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

LOT 14, BLOUNT ADDITION.

## GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Robert L. Pitman House		COUNTY Maricopa	INVENTORY NO. BA-13
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 74 West Culver			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-17	
OWNER OF PROPERTY Orla Larson		PHONE 285-1818	
STREET & NO./P.O. BOX 70 West Culver			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Assoc.; rev. by M. Weisiger		DATE July 1985	
STREET & NO./P.O. BOX 2604 W. Carson Rd.		PHONE 438-9443	
CITY, TOWN Tempe		STATE Arizona	ZIP 85282
PHOTO BY Ben Ernyei		DATE July 1985	
VIEW Toward NW			
HISTORIC USE Single family residence			
PRESENT USE Single family residence/office		ACREAGE Less/Acre	
ARCHITECT/BUILDER Probably C. Louis Kelley, architect			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1925			



## PHYSICAL DESCRIPTION

The Robert L. Pitman House is a single story, stuccoed brick structure with asymmetrical massing, typical of the Spanish Colonial Revival style. The house features cross-gabled, mission tile roof planes over the front portion and a composition, flat roof with parapets at the rear. The offset entry is approached through a small arched portico, adjacent to which is a patio surrounded by a low wall. An arch, flush with the front wall plane, spans the driveway adjacent to which is a patio surrounded by a low wall. An arch, flush with the front wall plane, spans the driveway adjacent to the house, and an arched gateway to the west leads to the rear yard. Wrought iron is used as entry stair railing and as decorative elements in front of dining room windows and an icon niche. Clusters of French doors at the facade and east elevation create an airy, delicate look. Of particular interest in the intersecting portion at the facade is an arched 25-light fixed window, flanked by two tall, narrow ten-light sidelights and highlighted by delicate Solomonic columns. Canvas awnings, shading the window at the front patio and a side window are supported by wrought iron spears. The living room and dining room have plastered walls and coved ceilings.

The house has been added to since the historic period, including the front patio and library and a rear bedroom. However, careful attention to detail have made these alterations extremely compatible. The house is in excellent condition.

## STATEMENT OF SIGNIFICANCE/HISTORY

The Robert L. Pitman House, constructed ca. 1925, appears to have been designed by the locally popular architect, C. Louis Kelley. It is a particularly good example of the Spanish Colonial Revival style as a result of its carefully chosen details, including arched, multi-paned windows, Solomonic columns, and use of wrought iron. Despite additions to the structure, it has a high degree of design integrity. The Pitman House makes an important contribution to the historic streetscape.

## SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

## GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

LOT 15, BLOUNT ADDITION.

## GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopy	INVENTORY NO. BA-14
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 78 West Culver			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-18	
OWNER OF PROPERTY Bernard Arnold Cohen		PHONE	
STREET & NO./P.O. BOX 98 West Willetta			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Assoc.; rev. by M. Weisiger		DATE July 1985	
STREET & NO./P.O. BOX 2604 W. Carson Rd.		PHONE 438-9443	
CITY, TOWN Tempe		STATE Arizona	ZIP 85282
PHOTO BY Ben Ernyei		DATE July 1985	
VIEW Toward NE			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/Acre	
ARCHITECT/BUILDER unknown			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1925			



## PHYSICAL DESCRIPTION

The one-story, stuccoed brick house at 78 West Culver is a good example of a modest Bungalow. Its rectangular plan has a wide, asphalt-shingled gabled roof and offset porch. Eaves are exposed, and the fascia ends feature decorative jigsaw cuts. The major stuccoed gable is decorated with a tartan-pattern, lattice ventilator; the minor porch gable has a decorative, fixed, multi-light triple window. The porch roof, supported by a pair of square columns with concrete caps, extends to the east as a roofed pergola, spanning the split-track concrete driveway. The central entry features a Craftsman door, with four beveled-glass lights and original hardware. At the east elevation, a wide porch shelters a side entrance door, with original hardware, flanked by 1/1 double-hung windows. Throughout the house, windows consist of 1/1 double-hung sashes set in rectangular masonry openings with projecting sills. A detached frame and wood siding garage stands in the backyard. The building is in good condition but is overgrown with oversized shrubs that obscure the facade. Few alterations have been made to the building's exterior.

**STATEMENT OF SIGNIFICANCE/HISTORY**

A good example of a modest Bungalow, with a high degree of integrity, this house contributes importantly to the historic streetscape.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

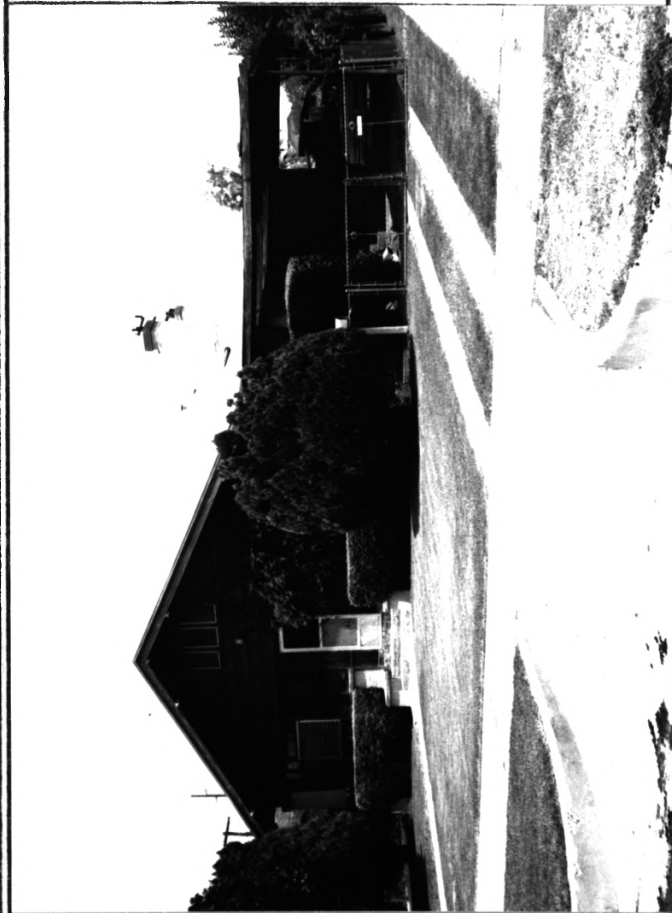
LOT 16, BLOUNT ADDITION.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**



# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. BA-17
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix Quad	
PROPERTY LOCATION-STREET & NO. 90 West Culver			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-21	
OWNER OF PROPERTY William & Elizabeth Ernyei		PHONE 371-6643	
STREET & NO./P.O. BOX 90 West Culver			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Gerald A. Doyle & Assoc., rev. by M. Weisiger		DATE July 1985	
STREET & NO./P.O. BOX 2604 W Carson Rd.		PHONE 438-9443	
CITY, TOWN Tempe		STATE Arizona	ZIP 85282
PHOTO BY Ben Ernyei		DATE July 1985	
VIEW Toward NW			
HISTORIC USE Single family residence			
PRESENT USE Single family residence		ACREAGE Less/Acre	
ARCHITECT/BUILDER Unknown			
CONSTRUCTION/MODIFICATION DATES Constructed ca. 1924			



## PHYSICAL DESCRIPTION

The red brick Bungalow at 90 West Culver has a modified cross floor plan that is roofed with a simple, low-pitched gable roof covered with concrete roofing (ca. 1960) and exposed eaves. The gables are finished with wood siding (added ca. 1960), and feature a three-sash window. Hipped roofs at the minor wings intersect the main gable roof. A nonoriginal, flat-roofed carport is attached to the east side of the house. A front porch, supported by two columns at the corners, arches across the width of the facade. It has been enclosed as a screened porch (ca. 1965). Other alterations include sliding glass doors and steps added to the east side at the northwest (rear) wing. The windows are wooden, 1/1 double-hung types at the front facades, and wooden casement types at the rear. The tall, stuccoed chimneys are topped with a simple concrete band. The house is in good condition, and the landscaping is very well maintained.

## STATEMENT OF SIGNIFICANCE/HISTORY

The Bungalow at 90 West Culver is a typical example of its type in the Roosevelt Neighborhood Multiple Resource Area. Alterations to the building are presently being reversed; upon completion, it will have a high degree of integrity. Even in its present condition, the house contributes to the historic streetscape as a result of its style, massing, roofline silhouette, fenestration, materials, texture, and color.

## SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix City Directories.  
Sanborn Insurance Maps.

## GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

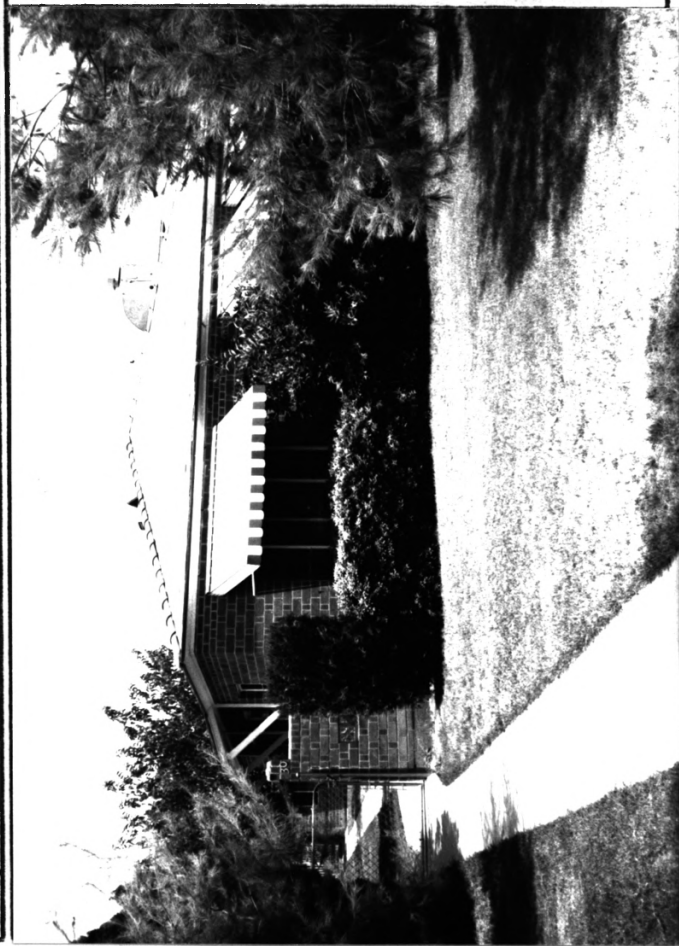
LOT 19 and W 10' Lot 18, BLOUNT ADDITION.

## GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

The facade of the house is currently being rehabilitated to return to its ca. 1935 appearance. The screened porch and gable treatment will be removed to expose the entry and the porch archway, and the carport will be replaced with one that is compatible in design.

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. BA-3
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix	
PROPERTY LOCATION-STREET & NO. 30 W. Culver			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-4	
OWNER OF PROPERTY Juozas Raciūns & S. Girard		PHONE	
STREET & NO./P.O. BOX 30 W. Culver			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85003
FORM PREPARED BY Marsha L. Weisiger		DATE July 1985	
STREET & NO./P.O. BOX 2604 W. Carson Road		PHONE 483-9443	
CITY, TOWN Tempe		STATE Arizona	ZIP 85282
PHOTO BY Ben Ernyei		DATE July 1985	
VIEW Toward North			
HISTORIC USE Triplex			
PRESENT USE Triplex		ACREAGE Less / Acre	
ARCHITECT/BUILDER Unknown			
CONSTRUCTION/MODIFICATION DATES 1949			



## PHYSICAL DESCRIPTION

The red, wire-cut brick, triplex is U-shaped in plan. It is sheltered by a hipped roof, covered with asphalt shingles with clay-tile ridge caps. Access to each unit is through entry doors at both the east and west sides; the entries are sheltered by shed canopies. At the west half of the facade, multi-paned casement windows flank a large, single light pane. To the east are found an asymmetrical pair of casement windows. All of the windows at the facade are shaded by awnings.

## STATEMENT OF SIGNIFICANCE/HISTORY

The brick triplex at 30 W. Culver, constructed in 1949, does not contribute to the historic streetscape. Nevertheless, it is relatively compatible as a result of its height, massing materials, and setback.

## SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix Building Permit Records.

## GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

LOT 4, BLOUNT ADDITION

## GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		
COMMON PROPERTY NAME		
PROPERTY LOCATION-STREET & NO. 54-56 West Culver		
CITY, TOWN/VICINITY OF Phoenix	ASSESSOR'S PARCEL NO. 111-33-12	
OWNER OF PROPERTY Jon Pady	PHONE 253-6587	
STREET & NO./P.O. BOX 54 West Culver		
CITY, TOWN Phoenix	STATE Arizona	ZIP 85003
FORM PREPARED BY Marsha L. Weisiger	DATE July 1985	
STREET & NO./P.O. BOX 2 604 WarCarson Rd	PHONE 438-9443	
CITY, TOWN Tempe	STATE Arizona	ZIP 85282
PHOTO BY Ben Ernyei	DATE July 1985	
VIEW Toward N		
HISTORIC USE Duplex		
PRESENT USE Duplex	ACREAGE Less/Acre	
ARCHITECT/BUILDER Unknown		
CONSTRUCTION/MODIFICATION DATES 1947		

COUNTY Maricopa	INVENTORY NO. BA-8
QUAD/COUNTY MAP Phoenix	



## PHYSICAL DESCRIPTION

This red brick, post-war duplex is irregular in plan, sheltered by an asphalt-shingled, hipped roof. A gabled element intersects at the center of the facade. An offset entry to the front unit is filled with a flush door. The entry to the unit in the west wing is flanked by four-light, steel casement windows. Four-light casement windows also flank a large eight-light window in the central, gabled element; this arrangement is completed by a four-light transom. Except for the Flemish pattern of the brickwork, the building is devoid of ornament.

**STATEMENT OF SIGNIFICANCE/HISTORY**

This 1947 brick duplex does not contribute to the historic streetscape. Nevertheless, it is relatively compatible as a result of its height, massing, materials, and color.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix Building Permit Records.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

LOT 10, BLOUNT ADDITION.

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. BA-15
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix	
PROPERTY LOCATION-STREET & NO. 82 W. Culver			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-20	
OWNER OF PROPERTY Arnold & Verna M. Bragg		PHONE	
STREET & NO./P.O. BOX 1113 N. 27th Lane			
CITY, TOWN Phoenix		STATE AZ	ZIP 85029
FORM PREPARED BY Marsha L. Weisiger		DATE July 1985	
STREET & NO./P.O. BOX 2604 W. Carson Rd.		PHONE 438-9443	
CITY, TOWN Tempe		STATE Arizona	ZIP 85282
PHOTO BY Ben Ernyei		DATE July 1985	
VIEW Toward NE			
HISTORIC USE Triplex			
PRESENT USE Triplex		ACREAGE Less/acre	
ARCHITECT/BUILDER Unknown			
CONSTRUCTION/MODIFICATION DATES 1948			



## PHYSICAL DESCRIPTION

This triplex is constructed of red, wire-cut brick. The rectangular plan is sheltered by a Spanish tile, hipped roof, with clay tile ridge caps and exposed eaves. Asymmetrical fenestration includes steel, multi-light casement windows, a round window, and nonoriginal aluminum double-hung windows. The three entries at the west elevation are shaded by shed canopies, supported by wrought iron braces. Wrought iron railings at each entry provide the only ornament.

STATEMENT OF SIGNIFICANCE/HISTORY

This 1948 brick triplex does not contribute to the historic streetscape. Nevertheless it is relatively compatible as a result of its setback, height, massing, materials, texture, and color.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix Building Permit Records.

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY



# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Maricopa	INVENTORY NO. BA-16
COMMON PROPERTY NAME		QUAD/COUNTY MAP Phoenix	
PROPERTY LOCATION-STREET & NO. 86-88 W. Culver			
CITY, TOWN/VICINITY OF Phoenix		ASSESSOR'S PARCEL NO. 111-33-19	
OWNER OF PROPERTY Arnold & Verna M. Bragg		PHONE	
STREET & NO./P.O. BOX 1113 N. 27th Lane			
CITY, TOWN Phoenix		STATE Arizona	ZIP 85029
FORM PREPARED BY Marsha L. Weisiger		DATE July 1985	
STREET & NO./P.O. BOX 2604 W. Carson Rd.		PHONE 438-9443	
CITY, TOWN Tempe		STATE Arizona	ZIP 85282
PHOTO BY Ben Ernyei		DATE July 1985	
VIEW Toward N			
HISTORIC USE Duplex			
PRESENT USE Duplex		ACREAGE Less/Acre	
ARCHITECT/BUILDER Unknown			
CONSTRUCTION/MODIFICATION DATES 1952			



## PHYSICAL DESCRIPTION

This painted concrete block duplex is rectangular in plan and sheltered by an asphalt-shingled, hipped roof, with clay-tile ridge caps. The entry at the facade is offset. Windows include three-light steel casement windows and a sixteen-light "picture" window.

**STATEMENT OF SIGNIFICANCE/HISTORY**

The 1952 concrete block duplex does not contribute to the historic streetscape.

**SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY**

Maricopa County Assessor's Records.  
Maricopa County Recorder's Records.  
Phoenix Building Permit Records.

**GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION**

LOT 17, EX. W. 2.5 feet, BLOUNT ADDITION

**GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY**