

United States Department of the Interior
National Park Service

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 Phoenix Building and Loan House

other names/site number _____

2. Location

street & number 1138-1140 E. Taylor Street not for publication _____
city or town Phoenix vicinity _____
state Arizona code AZ county Maricopa code AZ 013 zip code 85006

3. 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

JAMES GANNON AZEVEDO 3/15/94
Signature of certifying official 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 commenting or other official 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

Edson H. Beall

___ other (explain): _____

[Signature]
Signature of Keeper

1-12-95
Date of Action

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

Contributing	Noncontributing
<u> 1 </u>	___ buildings
___	___ sites
___	___ structures
___	___ objects
<u> 1 </u>	<u> 0 </u> Total

Number of contributing resources previously listed in the National Register 0

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

Nineteenth Century Residential Buildings in Phoenix

6. Function or Use

Historic Functions (Enter categories from instructions)Cat: DOMESTIC Sub: Single Dwelling

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)Cat: DOMESTIC Sub: Multiple Dwelling

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)Colonial Revival

Materials (Enter categories from instructions)foundation STONEroof ASPHALTwalls WOOD; Weatherboard

other _____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ___ A. owned by a religious institution or used for religious purposes.
- ___ B. removed from its original location.
- ___ C. a birthplace or a grave.
- ___ D. a cemetery.
- ___ E. a reconstructed building, object, or structure.
- ___ F. a commemorative property.
- ___ G. less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

Period of Significance 1880-1901

Significant Dates _____

Significant Person (Complete only if Criterion B is marked above)

Cultural Affiliation N/A

Architect/Builder Unknown

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

9. Major Bibliographical References

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

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
 Name of repository: _____

10. Geographical Data

Acreege of Property Less than one acre

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing Zone Easting Northing
 1 12 401800 3701920 3 _____
 2 _____ 4 _____
 _____ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Jim Woodward, Architect & Patsy Osmon, Associate Historian
 organization Woodward Architectural Group date September 1991
 street & number 398 South Mill Avenue, Suite 202 telephone (602) 829-7571
 city or town Tempe state AZ zip code 85281

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.

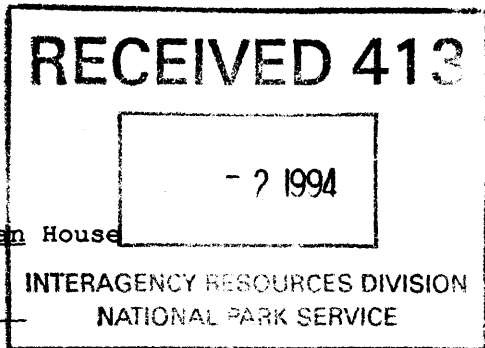
Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

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

name _____
 street & number _____ telephone _____
 city or town _____ state _____ zip code _____

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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7,8 Page 1

Phoenix Building and Loan House
name of property
Maricopa/Arizona
county and State
Nineteenth Century Residential Buildings in Phoenix
name of multiple property listing

Description

The Phoenix Building and Loan House was constructed in ca.1900. Its builder is unknown. The building is constructed in the Colonial Revival architectural style and represents the Builder's Plan Book property type. It retains integrity of overall design, original materials, and workmanship. Originally built as a single family dwelling, the Phoenix Building and Loan House is presently utilized as a multiple family dwelling.

The Phoenix Building and Loan House is located in Block 4, Lot 10 of the Mt. Pleasant subdivision of the Dennis Addition. The Dennis Addition was originally platted in 1883. The building faces south onto East Taylor Street. The streetscape along East Taylor Street is characterized by modest, working class historic and contemporary residences. The site is surrounded by a chain link fence and includes no outbuildings.

The original Phoenix Building and Loan House is a square, one-story building of wood frame construction. The building, with additions, measures 20 x 40 feet. The truncated hipped roof is covered with asphalt shingles. The building features original clapboard siding. It has a stone foundation.

Exterior features include a hip roofed entry porch with four square wood posts supported on a wood porch deck. Wood, double hung, two over two lite windows are located on each side of the entry porch and along the side walls. The central entry has two doors, both wood stile and rail with glazing. Important architectural elements include bellcast eaves with boxed cornice and frieze board, cantons with cornice molding, and crown molding at the window and door heads.

Alterations include pre-1930 wood frame rear and side additions with a shed roof, and a secondary side entry porch on the east. Original window sash have been replaced with pre-1930 wood, double hung sash of a shorter height. The original window opening width remains the same and an outline of the window height is still visible. The house is in fair condition and materials suffer some deterioration due to lack of maintenance.

Statement of Significance

The Phoenix Building and Loan House is significant under Criteria C under the area of significance of Architecture. It is representative of the historic context "Residential Architecture in Phoenix Prior to 1901." Built in ca.1900 and constructed in the Colonial Revival architectural style, the Phoenix Building and Loan House is representative of the Builder's Plan Book property type. The Phoenix Building and Loan House is also important in the area of Community Planning. As one of only nine nineteenth century buildings remaining in the Dennis Addition, which was originally platted in 1883, the Phoenix Building and Loan House is a rare example of its period and represents the historic context "Nineteenth Century Community Development in Phoenix."

A popular architectural style used during the plan book era was the Colonial Revival style. The use of the style in residential architecture was wide spread in the late nineteenth century. Vernacular adaptations of the style, illustrated by this speculative

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8,9,10 Page 2

Phoenix Building and Loan House

name of property

Maricopa/Arizona

county and State

Nineteenth Century Residential Buildings in Phoenix

name of multiple property listing

Statement of Significance (Continued)

house, built by the Phoenix Building and Loan Company, were once common. Local interpretation of the designs resulted in simply detailed buildings that incorporated the major stylistic concepts of Colonial architecture. With the exception of the shortened window heights, the Phoenix Building and Loan House's plan book design with Colonial Revival inspirations remains intact. Stylistic features include a square plan, attention to symmetry, hipped roof with bellcast eaves and boxed cornices, and molding and trim in classical shapes.

Bibliography

Arizona Republic. Phoenix, Arizona, 1890-1910, Various Issues.

Maricopa County Assessment Rolls, Phoenix, Arizona, 1889-1900.

Maricopa County Deed Books, Phoenix, Arizona, 1885-1900.

Phoenix City Directories, Phoenix, Arizona, 1889-1916.

Sanborn Fire Insurance Maps, Phoenix, Arizona. 1889 and 1901.

Whiffen, Marcus. American Architecture Since 1780: A Guide to the Styles. Cambridge: MIT Press, 1976.

Verbal Boundary Description

The nominated property is located in Block 4, Lot 10 of the Mt. Pleasant Subdivision of the Dennis Addition.

Boundary Justification

The boundary includes the entire city lot that has historically been associated with the property.