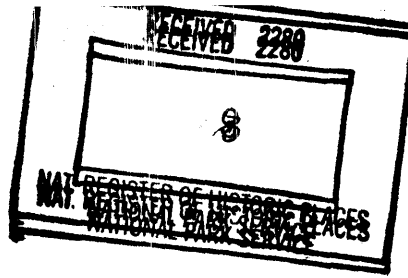


1503

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 an item does not apply to the property being nominated, 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 Glendale Grammar School One-room Class Building

other name/site number _____

2. Location

street & number: 7301 N. 58th Drive N/A not for publication
city/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, 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 JAMAIN AFSHPO 23 NOVEMBER 2005
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.

other (explain): _____

for Edson H. Beall 1.11.06
Signature of the Keeper Date of Action

5. Classification

Ownership of Property Category of Property

(Check as many boxes as apply)

(Check only one box)

- private
- public-local
- public-State
- public-Federal
- building (s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	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. Function or Use

Historic Functions

(Enter categories from instructions)

EDUCATION/School

Current Functions

(Enter categories from instructions)

VACANT/Not in Use

7. Description

Architectural Classification

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/ Prairie School

Materials

(Enter categories from instructions)

foundation

Stucco

walls

Stucco

roof

Rolled Asphalt

other

Wood fascias & trim

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.)

Property is:

- 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)

Community Planning & Development

Education

Period of Significance

1920-1950

Significant Dates

1920

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

L. G. Knipe

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

Acreage of Property <1 acre

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>12</u>	<u>390256</u>	<u>3712071</u>	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 Robert Graham, AIA / Douglas Kupel, Ph.D.

organization Metropolis Design Group LLC date May, 2005

street & number 2601 N. 3rd St. #308 telephone (602) 274-9777

city or town Phoenix state: AZ zip code 85004

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 _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instruction, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Glendale Grammar School One-room Class Building
Maricopa County, AZ

Section Number 7 Page 1

NARRATIVE DESCRIPTION

SUMMARY

The Glendale Grammar School One-room Class Building is a single story one-room school house located on the grounds of the present Landmark School in downtown Glendale, Arizona. The building is the last remainder of a group of similar school buildings that made up the Grammar School from 1913 through the mid-1960s. While the integrity of setting is somewhat compromised by modern school redevelopment, the building itself is relatively unaltered.

DESCRIPTION

The Glendale Grammar School One-room Class Building is a one-story, one-room schoolhouse with a rectangular plan measuring just over 30 feet square. The building is oriented with the entry side to the west, originally facing 58th Avenue. The school was originally one of 34 individual one-room school buildings on the same site. The site has since been redeveloped with modern school classrooms and offices. The school district administration building occupies the space between the old Grammar School building and 58th Avenue. As originally conceived this area was an open yard. A modern classroom block was constructed adjacent to the north of the Grammar School. Additional similar school buildings once existed to the south side. The areas to the east and south are today open play fields.

One corner of the floor plan of the otherwise nearly square building is notched to create an entry area with concrete steps leading up to a stoop. The walls are constructed of brick masonry with a dashed stucco finish. The roof is nearly flat with deep overhangs on all sides. The building features wood double-hung, one-over-one pattern windows in horizontal groupings on the west and north, into the classroom, and smaller openings high on the wall on the east and south, above the blackboards and in the cloakroom and restroom. Above the windows there are rectangular attic vents with wood lattice over screened openings. There are three vents each on the north, east, and south sides and two vents on the west.

The interior of the building is divided into three spaces. The entry doors lead directly into the cloakroom, which also serves as a common circulation space into the classroom and restroom. Original interior finishes and features remain, including wood floors, blackboards, wood doors and trim, and coat hooks. The floor is raised above grade over a crawlspace. Modern carpeting has been placed on the classroom floor and the classroom ceiling has been obscured by a modern suspended acoustical ceiling.

The building has suffered some structural foundation settlement resulting in cracking of exterior walls. Three steel bands have been placed around the building, high on the walls, as a temporary stabilization measure. Structural repair designs have been completed which will result in the removal of the bands. The project is awaiting funding.

CONTRIBUTING ELEMENTS

Glendale Grammar School One-room Class Building

NONCONTRIBUTING ELEMENTS

(None)

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National Park Service

National Register of Historic Places Continuation Sheet

Glendale Grammar School One-room Class Building
Maricopa County, AZ

Section Number 8 Page 2

SUMMARY

The Glendale Grammar School One-room Class Building is considered significant under National Register criterion "A" for its association with community development in Glendale under the theme of education. It is significant as the last freestanding "unit building" of an original complex of 34 detached school building units at Glendale Grammar School. Construction of the first unit building began in 1913; the last unit was completed in 1920. The period of significance for the Glendale Grammar School One-room Class Building starts in 1920 when this specific building was constructed as one of a group of the last eight units built at Glendale Elementary School. Significance continues until 1950, when Glendale embarked on a massive school construction program to meet population demands after World War Two, bringing an end to an earlier era of education.

HISTORICAL OVERVIEW AND HISTORIC CONTEXT STATEMENT

Education in Glendale, 1895-1950

Glendale residents have long been concerned with the education of their children, perhaps a bit more so than in other communities because religion and sober behavior were the hallmarks of the area's first settlers. The first school district in the Glendale area was School District No. 40. The Maricopa County Board of Supervisors created the district on July 10, 1891. The Supervisors called it the Jefferson School District. It was located in what would today be east Glendale.

On June 20, 1892, the county board reorganized the boundaries of districts 27, 34, 38, and 40 as part of a countywide effort. At this time District 34 took the name of the Jefferson District and District 40 became the Glendale District. In addition to the name change, the boundaries of District 40 were shifted to include what would be considered the heart of Glendale then and today. On June 16, 1893, the county board reorganized the boundaries of all districts then in existence, from District 1 to District 41. This included District 40 as well, but the district was still centered in Glendale proper. Accordingly, the date used for the creation of Glendale District No. 40 is June 20, 1892.

The construction of Glendale's first Grammar School at today's 58th Avenue and Palmaire in 1895 provides evidence of the importance of education to the town. The first school building was finished just three years after members of the German Baptist Brethren and River Brethren founded the town as a religious colony. Glendale's population had reached only 350 at the time the large two-story brick building opened to students. This early elementary school in Glendale has since been demolished.

By 1913, the population of Glendale had grown to such an extent that its residents demanded new school facilities for elementary school students. Boisterous students paraded down Glendale's streets to drum up support for a new facility. Voters responded by authorizing a \$25,000 bond issue to purchase 20 acres of land and construct five buildings. The new school opened in 1913.

Located in the heart of what would later become the Catlin Court subdivision, officials constructed the Glendale Grammar School on the "unit plan" which consisted of many separate class and support buildings. By 1920, the number of classrooms at the school increased to thirty-four, with three additional buildings consisting of an auditorium, home economics room, and manual training room. Known today as Landmark Middle School, the Glendale Grammar School anchored the residential district north of downtown.

The unit plan and ample acreage at the site of Glendale Grammar School allowed Glendale residents many years of use at the property. However, with the influx of population during World War Two, parents needed additional facilities. To meet the growing demands, Glendale School District #40 opened Isaac Imes elementary school in 1942.

After 1950, local residents have witnessed a tremendous growth in Glendale's educational facilities. Four grammar schools opened during the decade of the fifties: Harold W. Smith (1951), Melvin E. Sine (1956), William C. Jack (1959), and Don Mensendick (1959). Additional elementary schools opening in the last three decades include Glenn F. Burton (1972),

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Glendale Grammar School One-room Class Building
Maricopa County, AZ

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Glendale American (1975), Bicentennial North (1976), Horizon (1977), Challenger Middle School (1988), Bicentennial South (1988), Discovery (1992), and Desert Garden (1996). The years since 1950 form a distinct new era in the history of Glendale Schools. The unit plan is associated with an earlier historic era that is distinct from later years.

Glendale Grammar School and Significance of the Unit Plan, 1913-1950

After property owners in Glendale approved a bond issue on May 10, 1913 to replace the original two-story brick school with a modern facility, school planners selected a new and unusual layout of the new school. Instead of erecting a single building to hold a large number of students, planners constructed a series of individual, freestanding class buildings. Called the unit plan of construction, it represented a new phase in the construction of elementary school buildings. Glendale's unit plan served as a model for the detached construction of school buildings that became prevalent throughout the sunbelt where favorable climatic conditions allowed students to spend plenty of time outdoors.

Noted Arizona territorial architect L. G. Knipe developed the unit plan. His original vision called for three groups of buildings west, east, and north of the auditorium. Knipe called for 12 unit plan buildings to the east and west of the auditorium, with fourteen units to the north. As eventually constructed in the years from 1913 to 1920, the plan followed Knipe's design closely. The only difference were that just eleven buildings were constructed to flank the auditorium on the west and east, and only twelve buildings were constructed north of the auditorium.

Using funds approved by Glendale voters, the school district constructed the unit plan buildings over a number of years. The first units, consisting of six individual buildings, were authorized in 1913. However, only five buildings were completed as part of this initial phase of construction in 1914. Two additional buildings were added in 1915. Just in advance of the US entry into World War One, on March 17, 1917, Glendale voters approved funding of nine additional unit plan buildings. The 1917 election also included funding for an auditorium, an administration building, a heating plant, and a domestic arts building.

World War One interrupted construction at the school site. Once the war was over, school district officials returned to the voters for funding to construct additional buildings. On June 14, 1919, voters approved \$50,000 in funds. This resulted in the construction of four additional unit plan buildings starting in July of 1919. In December of 1919, the school district authorized the construction of six more unit plan buildings. These buildings were completed early in 1920.

The final phase of unit plan construction came in 1920. Voters authorized the expenditure of \$75,000 in funds to complete eight more unit plan classroom buildings. These were the last unit plan buildings constructed on the campus. Between 1913 and 1920, voters authorized the expenditure of more than \$190,000 for the construction of the 34 unit plan classrooms.

These buildings were grouped into three sections. Eleven unit buildings located west of the auditorium housed grades kindergarten, first, and second. Eleven units east of the auditorium housed third and fourth grades. The remaining 12 units were located north of the auditorium and housed grades 5, 6, 7, and 8. Those classrooms buildings at the north edge of the group, located closest to the home economics and manual training buildings, were used for 7th and 8th grades so that those students could have easy access for elective classes held there.

The May 1924 Sanborn Fire Insurance map shows the buildings and their unit plan configuration. Because some additional buildings were numbered, the nominated building is identified as "35" on the Sanborn Map. It, along with seven other buildings, was constructed in late 1920 during the last phase of unit classroom construction. There were a total of 34 unit classrooms on the site.

Prior to the development of the unit plan, most schools consisted of a single building that contained multiple classrooms. These large and imposing structures exemplified success and stature for many communities. Many local leaders supported the adage of "the larger the school building, the more important the community." However, this monolithic approach to school construction had drawbacks as well. In the years before World War One educators began seeking a new model for

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Glendale Grammar School One-room Class Building
Maricopa County, AZ

school construction to address issues related to noise, utilities, and health.

The advantages of the unit plan approach received national attention in 1929 when Glendale was featured in *The Nation's Schools*, a prominent publication for teachers and school administrators. In the article, Glendale School Superintendent Harold W. Smith listed a number of reasons why the unit plan was superior to "the usual type of construction providing for larger buildings containing a number of classrooms under one roof."

- **Lighting.** An individual classroom building allowed for light to enter from any direction desired.
- **Ventilation.** The four outdoor exposures allowed for fresh air to enter the building from any direction.
- **Noise.** The absence of corridors reduced noise during times when students are passing in and out of classrooms. Since no classroom was adjoining a unit building, noise that might come in from adjacent classrooms was eliminated.
- **Health.** Because students were not confined in one building, contagious germs and disease could not travel as easily through ventilation systems and corridors. The unit plan slowed the spread of illness.
- **Fire.** The threat from fire hazard was reduced. Because the unit plan buildings are located with sufficient distance between them, should a fire break out in one it could not easily spread to another building. Because each classroom opened to the outside, there was reduced risk of students being trapped in a burning building.
- **Flexibility.** The unit plan allowed for flexibility when adding or removing buildings. Changes in plan could be made easily without having to alter or modify other buildings. The overall architectural plan of the campus easily accommodated these changes.
- **Classification.** The unit plan allowed for classroom grade configurations to be easily changed as the amount of students in particular grades shifted. The number of classrooms units assigned to particular grades could be varied through the years to match the ebb and flow of student population.

The unit plan classroom buildings served Glendale residents well over the years. No additional classroom buildings were constructed until officials dedicated Isaac Imes School in 1942 to meet the needs of families relocated to Glendale as part of the war effort. Starting in 1950, Glendale schools entered a modern era of rapid growth. This change marks the earlier era as distinct.

By 1964, the buildings of the unit plan were starting to show wear and tear. Increasing maintenance costs led school officials to announce that two of the earliest buildings would be razed to make way for new classrooms. Just as the unit classroom buildings were constructed in groups over time, they were removed gradually as well. In announcing the new program, Superintendent Harold W. Smith announced: "Eventually we will raze all the individual classroom buildings. Just how long it will be before all the old buildings are down depends on the financial situation of the district and cost of maintaining the old classes."

By the mid-1970s all the units had been removed, save the one remaining building that is the subject of this nomination. In 1988, school officials closed the remaining buildings of the Glendale Grammar School. The name had been changed to Glendale Landmark Elementary. In its place, officials erected a new middle school for seventh and eighth graders at the site and named it Landmark Middle School. New construction spared the one remaining unit plan classroom building, making it the only survivor of a unique experiment in educational architecture.

INTEGRITY

The One-Room Class Building retains a remarkable degree of integrity of its original design and materials. The exterior is essentially unaltered except for three steel bands that have been placed around the top of the walls as a temporary

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Glendale Grammar School One-room Class Building
Maricopa County, AZ

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structural stabilization measure. The interior likewise retains most of the original interior finishes, despite being obscured by modern carpet and a suspended acoustical ceiling. There is a deficiency of integrity of setting. The historical setting of the building was at the corner of a group of 12 similar buildings, with a broad open yard between the buildings and the street. This original relationship is no longer evident. However, the present setting among modern classrooms and play yards does help to convey a sense of its original purpose. As a rare surviving example of an important these in the history of Glendale, the integrity of setting is adequate to convey the significance of the building and retain eligibility for listing in the National Register.

ARCHAEOLOGICAL CONSIDERATIONS

The locations of previously existing buildings are well documented in historical maps and photographs. These areas of the Landmark School may contain archaeological remains of these other school buildings. However, to date, no archaeological surveys have been conducted to identify or locate such remains. The archaeological data potentials of this property have not been assessed.

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Glendale Grammar School One-room Class Building
Maricopa County, AZ

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Glendale Grammar School One-room Class Building
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Glendale Grammar School One-room Class Building
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Section Number 10 Page 9

VERBAL BOUNDARY DESCRIPTION

The boundary of the nominated resource is a rectangular parcel 61'-5" in the east-west direction and 61'-11" in the north-south direction, with the northwest corner of the parcel 15 feet north and 15 feet west of the northwest corner of the Glendale Grammar School building.

BOUNDARY JUSTIFICATION

The boundary includes the Glendale Grammar School One-Room Class Building and 15 feet of adjacent land on all four sides. Areas outside of this boundary on the north and west have been redeveloped with a modern classroom building and administration building, respectively. Areas immediately adjacent to the Grammar School Building on the south and east are open play fields containing no known historic resources.

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Glendale Grammar School One-room Class Building
Maricopa County, AZ

Section Number PHOTOS Addl.

Photographer: Robert Graham

Date: May, 2005

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.

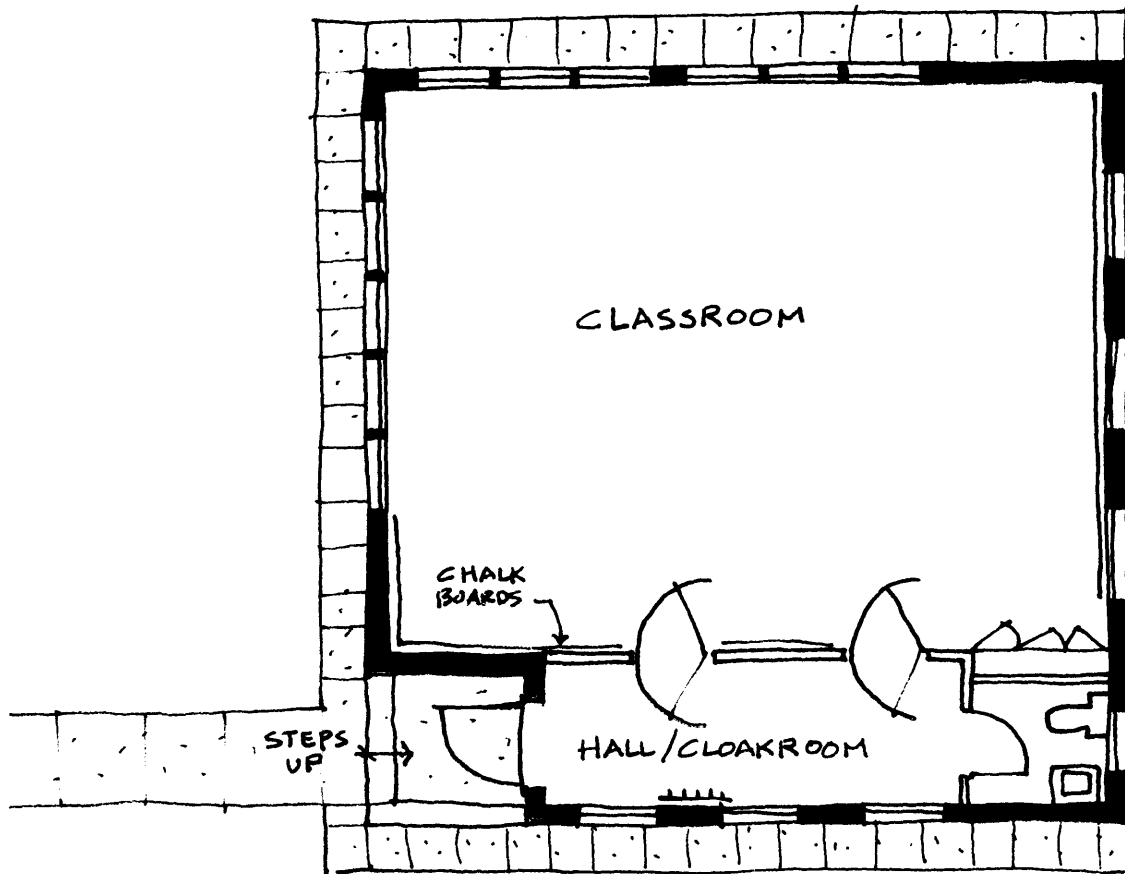
The files contain the following nomenclature: AZ_Maricopa_GlendaleGrammer# (sic.)

Photo #	View to	
1	NE	Exterior ¾ view of building
2	SE	Exterior ¾ view of building
3	W	East side of building
4	SE	Interior of classroom
5	E	Interior of hall/cloakroom

Historic Photo Information

Additional Documentation 2: Interior of typical unit plan class building, view unknown
Photographer Unknown, ca. 1928
Original housed at Glendale Historical Society, Glendale, Arizona

Additional Documentation 3: Exterior view of typical one-room class building, view north
Photographer Unknown, ca. 1928
Arizona State Archives Photo no. 96-1886



FLOOR PLAN

**Glendale Grammar School
One-Room Class Building**

Glendale, Arizona



Addl Documentation 1



Additional Documentation 2

1. Glendale Grammar School One-room Class Building.
2. Maricopa County, Arizona.
3. Photographer unknown.
4. Date ca. 1928.
5. Original at Glendale, Arizona, Historical Society.
6. Interior of typical unit plan class building, view unknown.
7. Photo no. 1.

MCCULLOCH BROS



Additional Documentation 3

1. Glendale Grammar School One-room Class Building.
2. Maricopa County, Arizona.
3. Photographer unknown.
4. Date ca. 1928.
5. Arizona State Archives photo no. 96-1886.
6. Exterior view of typical one-room class buildings, view north.
7. Photo no. 2.

GLENDALE GRAMMAR
SCHOOL ONE-ROOM
CLASS BUILDING

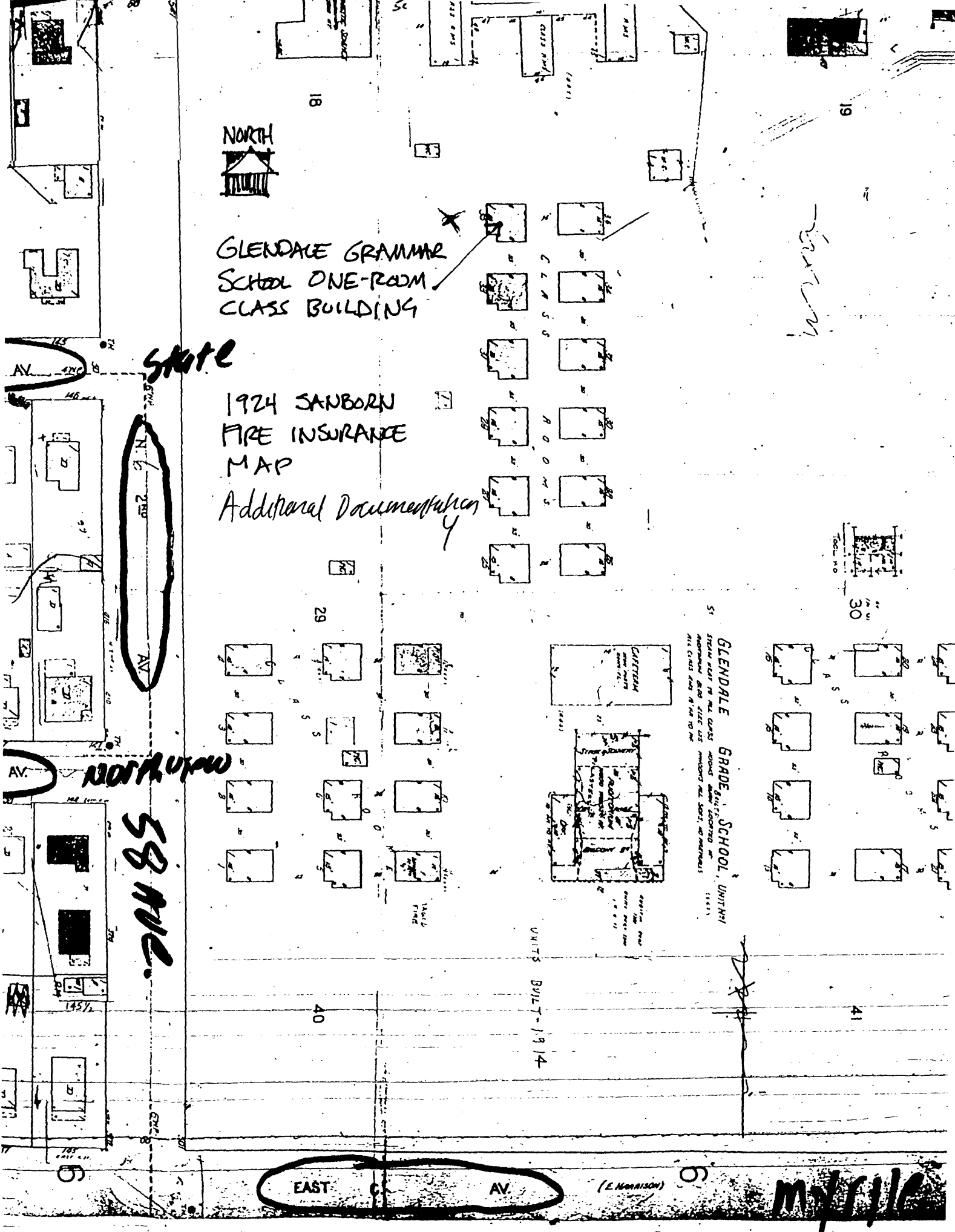
1924 SANBORN
FIRE INSURANCE
MAP

Additional Documentation

State

N 6th St

58 mi.



GLENDALE GRADE SCHOOL, UNIT 1
STRAIGHT PLAN IN ALL CLASS ROOMS AND OFFICES
RECORDED AND FILED IN THE OFFICE OF THE
CITY ENGINEER AT THE CITY OF PHOENIX
MAY 1914

UNITS BUILT - 1914

EAST AV. (E. MORRISON)

MYRTLE