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

**1. Name of Property** Glendale Townsite/Catlin Court Historic District  
historic name  
other names/site number

**2. Location**  
street & number 59th to 57th Aves.; Gardenia to Palmar NA not for publication  
city, town Glendale NA vicinity  
state Arizona code AZ county Maricopa code 013 zip code 85301

**3. Classification**

<b>Ownership of Property</b>	<b>Category of Property</b>	<b>Number of Resources within Property</b>	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<b>Contributing</b>	<b>Noncontributing</b>
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>67</u>	<u>15</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>67</u>	<u>15</u> Total

Name of related multiple property listing: NA  
Number of contributing resources previously listed in the National Register 0

**4. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Shereen Berner  
Signature of certifying official  
State or Federal agency and bureau

2/18/92  
Date

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

\_\_\_\_\_  
Signature of commenting or other official  
Date

\_\_\_\_\_  
State or Federal agency and bureau

**5. National Park Service Certification**

I, hereby, certify that this property is:

entered in the National Register.  
 See continuation sheet.

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Deloris Byers  
Signature of the Keeper

Entered in the National Register 2/19/92  
Date of Action

## 6. Function or Use

Historic Functions (enter categories from instructions)

Domestic - Single Dwelling  
Domestic - Multiple Dwelling  
Religion - Church

Current Functions (enter categories from instructions)

Domestic - Single Dwelling  
Domestic - Multiple Dwelling  
Commerce/Trade - Business

## 7. Description

Architectural Classification

(enter categories from instructions)

Bungalow/Craftsman  
Mission/Spanish Colonial Revival  
Modern Movement

Materials (enter categories from instructions)

foundation Concrete  
walls Wood  
Brick  
roof Asphalt  
other Shingle  
Stucco

Describe present and historic physical appearance.

## SUMMARY

The Glendale Townsite/Catlin Court Historic District encompasses portions of ten blocks of a residential neighborhood in central Glendale. The boundaries of the district include four blocks located on the north edge of the original Glendale Townsite and the remaining blocks in the contiguous Catlin Court Subdivision. The principal north-south streets are 58th Drive and 58th Avenue, historically known as First Avenue and Second Avenue, respectively. East-west thoroughfares are Palmaire Avenue along the district's southern boundary, and Myrtle Avenue, one block to the north. Other roadways pass through the district for distances of approximately one block. They include Gardenia Avenue on the north edge of the district, State and Northview Avenues, and 57th Drive. 57th Avenue and 59th Avenue form the futhermost east and west boundaries of the district respectively. The principal period of development of the district was from 1917 through 1930. A resurgence in construction began about 1935 and lasted until the outbreak of World War II. That time frame is the second most dominant period in terms of the district's representative architecture. The buildings within the historic district retain a high degree of architectural integrity, particularly in design, setting, materials and workmanship. The streetscapes in the district illustrate the historic character of the subdivision and retain integrity of landscaping, roadway widths, sidewalks and the continuity of historic houses.

## Architectural Character

The Glendale townsite/Catlin Court Historic District is a well rounded representation of the historic architecture of Glendale from the turn-of-the-century until 1942. The district includes the range of styles that were popular and dominant in the community and throughout the Salt River Valley during that period. Although the developmental history of portions of the district dates to the early 1890s, the vast majority of the buildings were built during Glendale's first significant building boom. That period, from about 1915 through 1929, is well illustrated by

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the number of Craftsman Bungalow residences in the district. As the most popular style of residential architecture of the 'teens and 1920s, the Bungalow was the preferred choice for homes constructed in Glendale during that boom period. The Glendale Townsite/Catlin Court Historic District contains many well preserved, and often locally unique, examples of Bungalow Style architecture.

Notwithstanding the preponderance of the Bungalow Style, the district also includes the full range of other popular styles of the early to mid twentieth century. Those styles include the Mission Revival, Spanish Eclectic, Tudor Revival, Rustic Style, and finally the Minimal Traditional styles popular during the mid-to-late 1930s.

Integrity of Setting and Appearance

The historic district represents a strong image of both of those periods, and well illustrates the typical evolution of architectural styles found throughout Glendale, as well as the historic pattern of the city's development trends in the early twentieth century. One of the qualities of the district that makes it a good illustration of a particular place in time is the historic appearance of the streetscapes. Mature landscaping and street trees, combined with historic concrete-surfaced roads, curbs and sidewalks give the district an appearance distinct from other areas in Glendale. The streetscape combined with the historic Bungalow Style houses that dominate the district's architecture help convey the feeling of the district's historic prominence as the city's most desirable neighborhood.

The historic district contains 82 primary buildings, all but nine built before 1942. The Bungalow Style, representative of the district's peak development period, is illustrated by 40 (49%) of the buildings in the district. The second major period of the district's development is represented by 24 houses (29%) designed in some form of the Minimal Traditional Styles. The district also includes seven Period Revival Style houses and two 19th Century houses. The Glendale Townsite/Catlin Court Historic District contains 67 contributing buildings and 15 non-contributing buildings. The ratio of total buildings in the district to non-contributing buildings is 5.46 to 1.

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The following inventory lists each primary building, its inventory number, and its status as contributing or non-contributing.

CATLIN COURT HISTORIC DISTRICT INVENTORY

<u>INVENTORY #</u>	<u>ADDRESS</u>	<u>NAME</u>
1.	7322 N 58th Dr	Green McAbee/J.B. Ingram House
2.	7308 N 58th Dr	C.H. Keaton House
2A. (N/C)	7304 N 58th Dr	House
3.	7302 N 58th Dr	Green McAbee/J.C. Kenton House
4.	7321 N 58th Dr	C.E. Walker House
5. (N/C)	5815 W Gardenia Av	House-Post Historic
6.	5811 W Gardenia Av	William E. Argo House
7.	5808 W Gardenia Av	Russell Carr House
8.	5808 W State	Roberts House
9.	5812 W State	Roberts House
10. (N/C)	5816 W State	Bungalow
11.	5824 W State	Amend/Jemison House
12.	7248 N 58th Dr	Apelby/McRuer House
13.	7230 N 58th Dr	Ireland/Lower House
14.	5823 W State	Isacc Imes House
15.	5819 W State	Earl Smith House
16.	5815 W State	Frame Bungalow
17.	5811 W State	William E. Kalas House
18. (N/C)	5807A W State	Minimal Traditional House

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19.	5803 W State	Louis A. Myers House
20.	7234 N 58th Av	Vernacular Bungalow
21.	7230 N 58th Av	Minimal Traditional House
22. (N/C)	5808 W Northview	Bungalow
23.	5812 W Northview	Monterey Style House
24.	5820 W Northview	Bungalow
25.	7229 N 58th Dr	Barnes/Sharp House
26.	7222 N 58th Dr	C.M. Wood House
26A.	7220 N 58th Dr	House
27.	5834 W Myrtle Av	Otto R. Hansen House
28.	7221 N 58th Dr	Eberle Rental House
29.	5819 W Northview	Bungalow
30.	5807 W Northview	W.H. Canturbury House
31.	5803 W Northview	Collins House
32.	7214 N 58th Av	Stone House
33.	5804 W Myrtle Av	Staggs/Valentine House
34. (N/C)	5808 W Myrtle Av	Kenneth L. Allen House
35.	5812 W Myrtle Av	Minimal Traditional House
36. (N/C)	5816 W Myrtle Av	House-Post Historic
37.	5824 W Myrtle Av	Mansour Daou House
38.	5802 W Palmaire	Adobe Minimal Traditional House
39.	7213 N 58th Dr	W.W. Ireland/Union Thomas House

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40.	5845 N 59th Av	Minimal Traditional House
41.	7157 N 59th Av	Bungalow
42. (N/C)	7153 N 59th Av	House-Post Historic
43. (N/C)	7147 N 59th Av	House-Post Historic
44.	7141 N 59th Av	V.E. Messinger House
46.	7142 N 58th Dr	C.E. Allen House
47.	7146 N 58th Dr	Minimal Traditional House
48.	7150 N 58th Dr	J.W. Etz House
49.	7154 N 58th Dr	Christian Church Bungalow
50. (N/C)	5833 W Myrtle Av	Office Building
51.	7163 N 58th Dr	Prairie School Bungalow
52.	7153 N 58th Dr	Spanish Eclectic House
53.	7157 N 58th Dr	Harry H. Madison House
54.	7149 N 58th Dr	Minimal Traditional House
55.	7141 N 58th Dr	Minimal Traditional House
56.	7162 N 58th Av	Bungalow
56A.	5807 W Myrtle	House
57.	7154 N 58th Av	Minimal Traditional House
58.	7150 N 58th Av	Minimal Traditional House
59.	7146 N 58th Av	House
60.	7142 N 58th Av	Methodist Church Parsonage
61. (N/C)	58th & Palmaire	Calvary Baptist Church

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62.	5742 W Palmaire	Bungalow
63.	7138 N 57th Dr	Meyer House
64.	7142 N 57th Dr	House
65.	7150 N 57th Dr	French Provencial House
66.	7154 N 57th Dr	Minimal Traditional House
67.	7158 N 57th Dr	Minimal Traditional House
68.	7162 N 57th Dr	Minimal Traditional House
69.	7149 N 57th Dr	Minimal Traditional House
70.	7142 N 57th Av	J.P. Martindale House
71. (N/C)	7146 N 56th Av	House-Post Historic
72.	7150 N 57th Av	First Baptist Church Parsonage
73.	7158 N 57th Av	Julio Sancet House
74. (N/C)	7240 N 57th Av	House-Post Historic
75.	7240 N 58th Dr	W.O. Bell House
76. (N/C)	7153 N 57th Dr	Apartments
77. (N/C)	Myrtle & 57th Dr	Myrtle Apartments
79.	5815 W Northview	Minimal Traditional House
80.	5807 W Northview	Minimal Traditional House
81.	5814 W Northview	Bungalow

**8. Statement of Significance**

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

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

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

Areas of Significance (enter categories from instructions)

Architecture  
Community Planning and Development

Period of Significance

1885-1942

Significant Dates

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

N/A

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

SUMMARY

The Catlin Court Subdivision was the first organized building expansion and development program in the original Glendale Townsite. Begun in 1912, it followed on the heels of a regional economic boom, and represented the first important period of the City's growth since its founding in 1892. In addition, the creation of Catlin Court and the renewed development efforts in the adjacent original townsite, occurred almost simultaneously with the birth of the most fashionable residential architectural style of the 20th Century: The Craftsman Bungalow. The popularization of the style in Glendale is attributed to the developers of the Catlin Court Subdivision and their promotion of the California Bungalow house type as the preferred style for new residential construction. The Glendale Townsite/Catlin Court Historic District is significant under Criteria 'A' as a well rounded collection of buildings that embody the historic evolution of Glendale from the mid-1890s through 1940. The historic district is significant under Criteria 'C' as a significant illustration of the architectural heritage of Glendale represented by a diverse and locally unique grouping of buildings that depict the dominant stylistic trends of the late 19th and early to mid 20th centuries. The Glendale Townsite/Catlin Court Historic District is representative of the context of the Settlement and Development of Glendale and the Salt River Valley from 1885 to 1942. That context encompasses the promotion efforts of land speculators to settle the valley by the creation of 'satellite' towns surrounding Phoenix, and the development of those communities in the face of the pattern of events that shaped the growth of all Salt River Valley settlements. The district is also an important illustration of the context of the Evolution of Residential Architectural Styles in Glendale from 1892 to 1942. In addition to the dominant Craftsman Bungalow Style, the district includes a range of other styles that were typical for residential designs through the 1920s and 1930s. In those historic contexts, the Glendale Townsite/Catlin Court Historic District is important in the areas of significance of Community Planning and Development, and Architecture.

See continuation sheet



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**HISTORIC CONTEXT:**

**The Settlement and Development of Glendale and the Salt River Valley, 1885 to 1942**

The historic agricultural communities surrounding Phoenix are important components of the history of the Salt River Valley. They represent the evolution of the valley from an agricultural area to a statewide metropolis and center for a diverse system of commerce. The historic communities within the valley are important illustrations of the evolution of that development, each with its own unique pattern of growth.

The settlement and development patterns the agricultural satellite communities surrounding Phoenix all shared common trends throughout the historic period. Those trends are marked by distinct patterns in the local and national economy, local political events, the evolution of transportation systems and networks, agricultural trends affected by the natural environment, and immigration and the changing social composition of the inhabitants of the Salt River Valley. Glendale, Arizona, founded in 1892, is exemplary of those trends and patterns.

**Early Settlement, 1885 to 1891**

The brief period between 1885 and 1892 was an important turning point for the Salt River Valley. Much of the activities and events during that time were the result of initial, intensive boosterism surrounding the fairly rapid development of successful agricultural enterprises in the Valley. A steady flow of water in the irrigation canals and the realization that the valley had the capability of producing agricultural products in commercial quantities were the significant underlying factors.

The beginning of this period is marked by the completion of the 44-mile long Arizona Canal, which opened up an additional 100,000 acres of desert to potential agricultural development. Exhaustive promotional efforts contributed to the first extensive exposure of the Salt River Valley to the rest of the country. Those promotional efforts were timely considering the increased interest of midwestern and western capitalists in the investment opportunities of irrigation developments throughout the west. The movement at the national level encouraged immigration and colonization of these newly reclaimed desert lands, and the period was appropriately dubbed the "irrigation age" of the west.

The founding of Glendale can be directly attributed to three factors in that early development pattern of the Salt River Valley. The first was

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the construction of the Arizona Canal, which enabled agricultural development in the area northwest of Phoenix. The second factor was the opening of irrigable lands in the valley to homesteading by the federal government, as provided for under the Desert Lands Act of 1879. The third was the promotional efforts of an ingenious Phoenix capitalist, W. J. Murphy, who was the driving force for much of the early development of Phoenix and the Salt River Valley.

W.J. Murphy came to Arizona from Illinois in late 1880 as the contractor for grading the Atlantic and Pacific Railroad (Santa Fe) in the northern part of the state. In 1883 he contracted with the Arizona Canal Company to construct a forty mile long canal which extended from its heading on the Salt River across the northern part of the valley west to the Agua Fria River. As payment, Murphy was to receive stock in the company. In December 1883, the company issued bonds which Murphy used to try and secure financing to pay for the project. Phoenix, however, had neither the capital resources nor the population to sustain any major undertakings, and Murphy had to seek outside financing for the project. He embarked on a vigorous campaign to convince capitalists in San Francisco, Chicago, and New York to invest in the project either by buying the bonds, or by lending money using the bonds as collateral. His efforts met with much skepticism and little success, and as the construction of the canal continued, Murphy became heavily in debt.

In 1885-1886, when the lands in the northwestern portion of the valley were opened up to homesteading, a new opportunity arose for recouping investments in the canal project. Through the sale of land under the canal and the sale of water rights to the canal for agricultural purposes, profitable development of the area was assured. Murphy set about promoting the area and encouraging many people, mostly from the midwest, to "colonize" the lands below the canal. Among the early settlers who homesteaded individual ranches in the Glendale district between 1885 and 1890 were John Issacs, A.J. Straw, W.T. Hanna, James McMillan, and W.H. and S.C. Bartlett.

In late 1884 Murphy convinced a well known and successful colonizer of temperance communities, B.A. Hadsell of Chicago, to visit the Salt River Valley. Murphy and others reportedly offered him ten sections of land below the canal at \$10.50 an acre plus an additional section to be donated for the founding of a colony to be called "Glendale".

Despite those incentives, Hadsell was discouraged by the speculative nature of the district, primarily because the Arizona Canal was as yet incomplete and untested, and also because the area lacked any significant

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transportation system linking it with other parts of the valley. He went to California instead and founded the colony of Covina, in Los Angeles County.

One of the most significant factors contributing to the eventual success of the settlement of the area was the formation of the Arizona Improvement Company, of which Murphy was the organizer and first president. The Company was incorporated in 1887 and immediately bought controlling interests in all of the canals north of the Salt River. The consolidation of the canals afforded a new perspective on the still tenuous development opportunities of the area. It gave the Arizona Improvement Company virtually complete control over the sale of water rights to all irrigable lands north of the Salt River and it allowed the Company to purchase and develop much of the land itself.

This type of direct and indirect control over the land provided more of the negotiable incentive to prospective land investors than did more speculative sale of bonds. In 1888, Murphy finally succeeded in convincing Joseph B. Greenhut, an influential businessman from Peoria, Illinois, to promote and found the settlement of "new" Peoria about thirteen miles northwest of Phoenix. In addition, Murphy and others secured the right of way for, and constructed Grand Avenue in 1888. The roadway was laid out diagonally from Phoenix to two miles past Peoria, thus providing a direct link to the northwestern portion of the valley.

By 1890, the lands in the northwest valley had an ample supply of water, a major roadway passing through from the north to the south, and several successful agricultural ventures.

Organized promotional efforts by private capitalists such as Murphy reached a peak between 1890 and 1892. Their efforts included illustrated brochures and pamphlets extolling the Salt River Valley as "the land of fruit and flowers" and as a formidable competitor with the verdant valleys of California.

Local newspapers became important parties to this boosterism, and the Phoenix Daily Herald, The Arizona Gazette, and the Arizona Republican all participated in overstating the successes and possibilities of the region. The newspaper promotional campaigns culminated with the "Arizona Resource Edition" of the Arizona Republican, published in 1892 (and financed by Murphy's Arizona Improvement Company), and the Arizona Republican "Columbian Edition" in 1893. Both were intended for national distribution, the latter being available to hundreds of thousands of visitors to the World's Columbian Exposition at Chicago in 1893.

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The success of the boosterism of the valley was rewarded by increased immigration to the area and the continued development of agricultural lands.

Townsite Development, 1891 to 1907

In 1891 renewed contact with colonizer B.A. Hadsell brought more positive results, and the "Glendale Colony" was about to become a reality. Hadsell, most likely impressed by the success of the initial development of the area, moved to Phoenix and began an intensive campaign to attract members of the Church of the Brethren to settle the "Temperance Colony of Glendale." The Arizona Improvement Company and the newly formed New England Land Company, under the directorship of W.J. Murphy and J.M. Christy, coordinated the platting and sale of the two initial subdivisions in the area.

The first subdivision was Hadsell's Addition to Glendale, almost a full section of land subdivided into twenty acre lots and transected by the Grand Avenue right of way. It preceded by some six months the plat of the original Glendale Townsite. The Glendale Townsite was platted in November of 1892 and encompassed some 36 blocks comprising one square mile at the intersection of sections 6, 7, 8 and 9 of Township 2N Range 2W. A temperance clause prohibiting the sale, distribution, or manufacture of liquor on the premises was included in the deed to each lot.

In an apparent verbal agreement with the New England Land Company, B.A. Hadsell was to receive all profits from the sale of lots in Hadsell's Addition which were located above Grand Avenue and one half the revenue from lots sold below Grand Avenue as his compensation for promotion of the colony. Hadsell succeeded in soliciting about seventy families of colonizers to the Glendale area over roughly a three year period from 1892 until 1895.

In the spring of 1892, the first families arrived in Glendale to locate on lots in Hadsell's Addition and on the as yet to be platted townsite of Glendale. These colonists included many of B.A. Hadsell's relatives, including his brother Newton D. Hadsell. Other original colonists included S.B. Stoner, N.T. Franklin, B.M. and J.H. Byers and O.A. Pennoyer. A second group arrived early in 1893 and a third major influx of colonists, late in 1894. Prominent names associated with those immigrations included Elder Petter Forney, his son J.W., J.L. Bentz, Isaac E. Thayer, A.B. Laughlin, and J.B. Doner.

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The survival of the early colonists largely depended upon productive farming of the land, which required a great deal of work and time. As a result, the building up of the townsite saw very little progress for the first few years. Substantial construction was limited to residential structures--mostly on the agricultural lots of Hadsell's Addition--and not in the townsite proper.

A large two story frame dwelling constructed by Newton D. Hadsell was reported to have been the first permanent dwelling in the colony. Completed by the summer of 1892 the house was located near the southwest corner of Myrtle and 62nd Avenue on "Lot 25" of Hadsell's Addition. The house no longer exists, nor do any other structures within Hadsell's Addition that were constructed prior to 1894.

The initial commercial development of Glendale consisted of a small group of buildings located on the west side of 59th Avenue along what is now Glenn Drive. The first two buildings were constructed almost simultaneously in the summer of 1892 to support the separate commercial enterprises of N.T. Franklin and S.B. Stoner.

Nathan T. Franklin constructed a two story frame building on the north side of Glenn Drive known as the Oasis Hotel. The building contained a restaurant and lodging rooms and was the first two story commercial building in Glendale.

Adjacent and to the east of the Oasis Hotel S.B. Stoner built a single story brick building to house a store and post office. The Glendale Post Office was established in June of 1892 with Stoner serving as the first postmaster. Stoner's building was also the first brick commercial building in Glendale, and held a prominent and lengthy association with the history of the town until it was demolished in recent years. The building at one time housed a pharmacy operated by Walter Lund (where the first local violations of gambling and of the Temperance clause were reported to have taken place), and also served as the medical offices of Dr. William Rudd. The building was then occupied for many years as the residence and business establishment of Ira Moore.

In 1894 J.B. Doner purchased lots south of the Oasis Hotel on Glenn Drive and constructed a wood frame building for his carpentry shops; later operating the business as the Glendale Lumber and Supply Company. Doner was later responsible for the construction of many of Glendale's earliest buildings. The Glendale Lumber and Supply Company eventually played an important role in the 20th Century development of the Catlin Court Subdivision.

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By 1895 this original commercial nucleus was expanded by the opening of a branch lumber yard of the H.W. Ryder Lumber Company of Phoenix of the real estate office of Byron Bliss and S.B. Stoner on the northeast corner of Grand and 59th Avenues.

Despite these initial construction efforts, the deteriorated economy of the Salt River Valley during the 1890s and the relatively meager wealth of most of the early colonists contributed to the slow development of the townsite until the middle of 1895. A substantial boost to the development and economy of Glendale occurred in that year with the completion of the Santa Fe, Prescott and Phoenix Railway. The construction of the railroad, which passed through Glendale, had been promoted by Murphy and was anxiously supported by all the residents of the valley.

Murphy had negotiated with the Railroad whereby they were given a right-of-way along Grand Avenue in exchange for constructing a rail line from Prescott to Phoenix. The completion of the line gave Phoenix its first direct rail service to the northern part of the state. As an additional incentive, the Railroad was given stock in the newly formed Arizona Sugar Company, another brainchild of Murphy's. The railroad received the stock as payment for the freight charges on the materials to be shipped for the construction of a beet sugar factory in the Glendale district.

The completion of the railroad was significant to Glendale for two reasons. First it allowed for the convenient transportation of building materials and supplies into the community, and second, it enabled the farming community to develop a shipping industry to transport agricultural products and livestock out of the valley.

A modest construction boom in Glendale began about 1895-1896. The primary building material was wood, which arrived from the lumber mills in northern Arizona by rail. Brick masonry was also used to a lesser extent, and usually for public or commercial buildings. In June of 1895 two local businessmen, S. Humphrey and A. Davidson, built a single story brick commercial building on Washington Street (Glendale Avenue) south of the City Park site. The structure was to house their dry goods and merchandise business. At the time, these two men were also the largest agricultural shipping agents in the area. More importantly, the construction of this building marked the beginning of a shift in the original commercial focus from the west side of 59th Avenue to the present commercial district surrounding the park.

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In February, 1896, H.L. Betz, a local brick manufacturer, completed a two story brick structure facing the park on the northwest corner of 58th Drive and Glendale Avenue. It originally housed the dry goods and grocery business of S.H. Blackburn, with paternal lodge rooms on the second level. The Glendale Merchantile Company also operated its business from this building. The structure was most notably associated with the H.W. Ryder Lumber Co., which occupied the building for many years beginning in 1898. These two buildings, together with a frame carpentry shop built to the west of the Humphrey and Davidson buildings in 1896 by William Weigold, formed the beginnings of Glendale's present commercial core.

The first substantial construction effort undertaken in the community was the Glendale Grammar School, a two story brick structure built in 1895. The school was designed by J.R. Norton and constructed by local contractor J.B. Doner. Its opening was highly publicized and attracted many citizens from throughout the valley. It was generally felt that the completion of the school gave the town a sense of permanence.

The population of Glendale in 1895 was about 300, and as the community grew, so did the need for social and cultural activities. In 1896 the Glendale Library was founded by V.E. Messinger, who gave the institution its start by donating his own private collection of books. Messinger, who was a member of the first graduating class at Stanford, came to Glendale in 1895 as manager of the H.W. Ryder Lumber Company and eventually became one of the town's most outstanding citizens. The Glendale Women's Club, originally called the Glendale Culture Club was begun in 1902 with Mrs. E.E. Jack serving as its first president. The Club provided a strong focus for the women of the town and became one of the most influential and active civic groups in the community.

Droughts and sporadic flooding beginning in 1893 caused heavy losses to the agricultural industries in the valley, particularly the highly promoted fruit growing enterprises of the northwest valley surrounding Glendale. Cattle grazing declined sharply on the outlying grazing land, which had been over utilized during the previous decade. The results of the water fluctuations in the valley's canals during this period were significant: nearly two-thirds of the farmland reclaimed in the 1880s became unproductive, much of it returning to desert.

The first test of Glendale's ability to survive as a permanent community came between the years 1895-1900. In 1895, a major flood struck the valley, washing out the Arizona Dam at the headgates of the Arizona Canal. Overflow from Cave Creek sent floodwaters through the Glendale townsite, backing up at the railroad grade along Grand Avenue. The damage to the

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canal system was severe and the results were devastating to the farmers and ranchers of the area during the following season.

The impact of the flood was compounded in 1897 by another drought which lasted three years. This combination of events forced many farmers to leave the Glendale district. Just after the turn of the century several original Bretheren colonists from Glendale sold out and moved to California.

The economic hardships of the last part of the nineteenth century caused Glendale's development to slump for the next five years. In 1907 a major event revived the town's economy and gave Glendale prominence among the other agricultural communities of the Salt River Valley. This was the construction of the Beet Sugar Factory. As early as 1891, during the agricultural boom many Phoenix businessmen were promoting the beet sugar industry in the valley. The cultivation of sugar beets had been proven successful in other parts of the country, and the Salt Rivery Valley, with its vast agricultural potential, seemed ideal.

The Arizona Sugar Company was formed by Murphy and others and financing for the construction of a factory was secured from Michigan investors. The cultivation of sugar beets was promoted as profitable to the farmers of the area because it was a cash crop which could be delivered in bulk to a local factory.

Construction of the factory was begun in 1903 but, halfway to completion the Michigan company which was financing the project, folded. The venture was eventually reinvested in by capitalists from Detroit who, together with Murphy, formed the Southwestern Sugar and Land Company. In 1907 the factory was finally in "successful operation".

The operation of the Beet Sugar Factory, although short lived, was significant to the overall development of Glendale because it marked the town as a substantial community worthy of future investments. Those investments materialized, both from within the community and from without, over the next twenty years.



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Development Trends, 1908 to 1930

The town of Glendale, born out of a promotional scheme, was by the first decade of the twentieth century, on the threshold of proving its own economic, social and political viability. Aside from the economic impact of the Beet Sugar Factory, which was felt almost immediately in terms of population growth and building expansion, one other major event assured Glendale's first real "boom" period. This was the completion of the Roosevelt Dam in 1911.

The construction of the dam, the solution to the valley's pressing "water question", resulted from nearly twenty years of lobbying by westerners for federal involvement in arid land reclamation. The most significant event, and one that caused some measure of national debate, was the passage of the National Reclamation Act in 1902. It was followed by the organization of valley farmers as the Salt River Valley Water Users Association. Both events were necessary for the construction of Roosevelt Dam and the answer to the water problems that had plagued valley farmers for nearly 40 years.

Federal legislation authorizing construction of the dam was passed in March 1903, and work was begun in 1906. It was clearly the beginning of a new era. The construction of the dam, which was the first major reclamation project undertaken by the federal government, guaranteed for once an ample water supply for agricultural purposes in the Salt River Valley. For Glendale farmers it meant a stability in the agricultural market, relief from the previously unpredictable conditions of floods and drought, and eventual reorganization of the mismanaged and financially tenuous canal companies.

With the ability to realize the full potential of the rich agricultural lands surrounding the Glendale area, and with the intensified promotional efforts by local citizens and investors, Glendale by 1912 was able to live up to its nickname, "The live wire town of the new state."

The real impact of both the Beet Sugar Factory and the Roosevelt Dam Reclamation Project had begun to be felt in Glendale by the end of 1908. A dramatic increase in the labor force resulting from the agricultural boom caused an immediate housing shortage in the Glendale area. To meet this demand, speculative construction of housing was initiated on a large scale for the first time in the Glendale Townsite.

Three new subdivisions were also opened to take advantage of the new prosperity and growth. In the spring of 1909 the Southwest Sugar and Land Company subdivided a large tract of land south and west of its Factory for small investors of "limited capital." The development of the Sugar

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Addition was obviously geared toward providing the growing labor population with adequate and reasonable housing. The Southwest Sugar and Land Company, in many cases, built the houses and simply leased out the lots.

The Park Addition, located immediately adjacent to the east of the townsite, and the larger Orchard Addition, to the southwest of Glendale, were platted and developed by the Glendale Land Company in early 1909. The Orchard Addition was a subdivision of five to twenty acre rural tracts on the orchard lands of the Glendale Fruit Company. They were promoted as "country home" tracts or "farm" lots with ample irrigation, reflecting the rural atmosphere of the community.

Between the years 1910-1912 the town saw the rapid growth of its population, economic base, housing stock and educational and political systems. On June 18, 1910, the City of Glendale incorporated. A.W. Bennett, a prominent businessman, was elected the City's first mayor. The population within the corporate limits was estimated at 1000.

One of the earliest municipal undertakings of the City was the development of a water system. The system was constructed originally by A.W. Bennett about 1908 on his lots on 58th Drive which he sold to F.H. Sine in 1910. Sine improved the system and included a storage tank and supply lines to serve the commercial center. This private enterprise eventually came under the control of the City in 1912 and became one of its first major public works projects.

Another significant event was the completion of an Inter-urban Streetcar Line from Phoenix to Glendale. The system was an extension of the Phoenix Street Railway System begun by W.J. Murphy in 1887. The Glendale system was completed in 1911 and operated until 1928 when financial difficulties forced its closure. The street-car system increased the interaction of Glendale with Phoenix and identified the City as not just an agricultural community, but as a small, but growing, urban center.

Supported by a healthy economy, commercial development surrounding the City Park in the central part of the City grew extensively between 1910 and 1920. The businesses included many local companies which had grown with the town as well as branches of some Phoenix based establishments. The Glendale State Bank was organized to meet the banking needs of the community in 1909. All local citizens, the first officers of the bank included H.B. Lehman, C.E. Hemperly, W.H. Slaughter, and J.F. Stevens.

Another showing of the strength of Glendale was the creation of its own

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high school district. The Glendale Union High School District was created by mid 1911. The district held its first bond election shortly afterwards to finance the construction of a high school. The first Glendale High School Building was dedicated on February 13, 1913.

The first local newspaper, the Glendale News, issued its first edition the day after Arizona became a State, February 15, 1912. It was published by F.L. Woodward and L.S. Yoder.

Despite the urban growth during this period, the vitality of Glendale's economy still rested with agricultural development. During the peak of the sugar beet industry in Glendale, local land developers Greene and Griffin collaborated with the Southwestern Sugar and Land Company to import Russian immigrants to the valley in an effort to develop more land for sugar beet production. Land dealers from all over the west had begun working with similar immigrant groups as a means to recruit settlers for their development schemes. The Russian immigrants arrived in August, 1911 and settled on property set aside for them two miles west and one mile south of Glendale. According to their contract with Green and Griffin, they were to make small downpayments for their land and pay the remainder in sugar beets. The venture was not successful because the soil was unsuitable for sugar beet production and the first year's crop failed.

The contract between the immigrant farmers and Greene and Griffin was settled by granting the land to the Russians because the property was sold under false pretenses. As a result, the immigrants remained in the Glendale district and engaged in dairy farming and growing cotton. The remnants of the Russian Colony still exist near 75th Avenue and Camelback Road.

Although Glendale witnessed a building boom as early as 1909, the first major organized building expansion and development program did not begin until about 1915. Otto R. Hansen, a Wisconsin investor developed an 80 acre tract of land within the city limits as the Catlin Court Subdivision. Through the successful promotions of real estate agents Myers and Carrick, the subdivision was developed as a desirable residential neighborhood. Both speculative and custom homes were constructed from copy-book house plans provided by local contractors and building material suppliers. From 1915 until about 1930 the subdivision evolved into the first major cohesive residential neighborhood in the city.

During the economic boom of the first World War local cotton production reached its peak. The first long staple cotton crop in the Salt River Valley was grown by H.B. Atha on his ranch adjacent to Glendale. The crop

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proved to be successful and soon farmers throughout the valley were growing cotton. The cotton market collapsed, however, during the post war depression and forced many farmers into bankruptcy. A revival of the industry by the mid-1920s however, continued to sustain a stable agricultural economy in the Salt River Valley.

One of the most significant agriculturally related ventures was the Glendale Ice Company, incorporated in 1910. The company was promoted by Wilfred Twinch who managed the plant for many years. Other prominent businessmen associated with the Company included W.H. Slaughter, W.J. Osborn, O.D. Betts, Alex Silva and J.G. Hammels. The Glendale Ice Company was instrumental in increasing the efficiency of the local railroad shipping industry. Ice provided by the company allowed perishable agricultural products to be shipped out of the state--a great benefit to the local economy. Lettuce growing and shipping in the Salt River Valley was initiated in the Glendale District and its ultimate success was dependent upon the ice plant facilities. Once general storage and shipping techniques had been perfected, the local shipping industries grew and became a vital part of Glendale's economy.

In 1920 the population of Glendale was 2727, almost triple its 1910 figure. By 1930 the figure had increased by another 1000 residents. Although Glendale's population was still comparatively small, the community's steady growth and economic stability assured its future as a major city in the Salt River Valley.

Great Depression and New Deal Years, 1930 to 1942

The Great Depression was most severe in the Salt River Valley from 1931 to 1933. Although the local economy rebounded quickly from the Depression and the population count remained on the increase, development was limited to low-rise commercial infill, auto-oriented businesses along the primary highways and major intersections, and some residences.

Arizona's strong Congressional delegation, led by Senator Carl Hayden, facilitated huge expenditures of public money from the New Deal federal agencies, particularly the WPA, PWA and CCC. In addition to highways and bridges, the federal government sponsored construction of schools, utilities, government buildings, parks, playgrounds and recreational facilities in Arizona and the Salt River Valley. By 1935 the federal government was the largest employer in Maricopa County and by 1937 was pouring more than ten million dollars annually into the local economy.

There was a positive effect of these programs on business in the area as

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the nearly six thousand federal employees began purchasing goods and services. The federal government also spent more than four million dollars annually during the 1930s, purchasing materials, equipment and supplies from local vendors. New Deal legislation in the fields of banking and construction eventually spurred activity in housing and business development, such that, by 1940 construction was moving at the "fastest pace ever, exceeding even the boom days prior to 1930."

In fact, influence of public planning and housing policy on the shaping of suburban communities in the Salt River Valley was a significant aspect of local history during the 1930s. The pattern of events at the national, state and local level that affected the valley's residential development brought on by grass roots movements, special interest groups and government organizations, was significant. The most influential included the American City Planning Movement, the Better Homes in America Movement, the National Real Estate Board and the President's Commission on Home Ownership. The nation's first federal policy dealing with housing standards and home ownership was the result of the New Deal economic recovery programs, specifically the Federal Housing Administration (FHA) and the Home Owners Loan Corporation (HOLC). The array of public policies and programs that emerged during the 1930s was significant to the shaping of the Salt River Valley's, and Glendale's, suburban character.

The federal government did not actively involve itself in housing policy until the 1920s, primarily as the result of an acute housing shortage following World War I. A select committee of the U.S. Senate was appointed in 1920 to investigate and make recommendations necessary "to stimulate and foster the development of construction work in all its forms." The Committee's recommendations steered away from any direct federal government involvement in housing, and advised that solutions to the housing shortage should come through private business. As a result of the study, however, the first federal agency dealing with the broad issue of housing, the Division of Building and Housing, was established in the Department of Commerce.

As the 1920s progressed and the immediacy of the housing shortage was addressed (largely by state initiative), the need for some long-term federal housing policy grew increasingly important. In 1931 a national conference was held dealing with all of the most pressing aspects of the national housing problem. "The President's Conference on Home Building and Home Ownership" set the framework for many of the housing policies that were to evolve during the Great Depression.

A key theme of the conference and the resultant recommendations of its

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various committees was that the ideal of individual home ownership should be a major goal of the country. In his statement at the opening meeting President Hoover remarked that "the sentiment for home ownership is so embedded in the American heart that millions of people who dwell in tenements, apartments and rented rows of solid brick have the aspiration for wider opportunity in ownership of their own homes."

Some of the recommendations to come from the Home Building Conference which later would influence federal housing policy, included the replacement of the short-term by the long-term amortized mortgage; assisting private enterprise with government aid in solving the low-income family housing problems in blighted areas; and reduction in house building costs through encouraging large-scale residential development.

The housing policies and programs of the federal government in the 1930s were clearly the most influential factors affecting residential development in Glendale, the rest of the Salt River Valley and across the nation during the Great Depression. The New Deal years of the Roosevelt Administration marked the beginning of the federal government's full-fledged participation in the provision and improvement of housing nationwide. The federal housing policies evolved during the depression years were based on three major principles: First, a recognition that housing was a problem of national concern; Second, an acceptance of the ideal of individual home ownership was a major goal of federal housing policy; Third, an emphasis upon mortgage finance terms and mortgage institutions as principal avenues to wide achievement of home ownership.

The vehicle for accomplishing most of those goals was the National Housing Act of 1934. Perhaps one of the most important pieces of legislation to emerge from Roosevelt's first 100 days, the National Housing Act resulted in the tremendous surge in the housing market which characterized the economic recovery of the last half of the 1930s.

The purpose of the National Housing Act was to "improve nationwide housing standards, provide employment and stimulate industry, improve conditions with respect to home mortgage financing, and to realize a greater degree of stability in residential construction." The Act created the Federal Housing Administration (FHA) which was designed to stimulate new construction through increased mortgage lending by private institutions. To accomplish this, the FHA insured private lenders against loss on new mortgage loans, thus making lending relatively risk free. In return the FHA required that housing built with insured loans meet certain design and construction standards, and that the borrower be allowed to repay the loan over a long period with fixed, affordable monthly payments.

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Those two primary elements of the FHA program--better construction standards and simpler financing--were the factors that led to the sharply increased volume of housing related business from 1935 through 1941. In 1934 there were only 62,000 new house construction starts nationwide, compared with 347,000 during 1938. By the end of 1940, 8,329 lending institutions across the nation were holding FHA insured mortgages. That year the federal government reported about 500 new house construction starts daily under FHA financing. At the outbreak of World War II, almost \$4 billion in home and property improvement financing had been underwritten by the FHA, representing 500,000 new homes.

Building activity in the Salt River Valley during that same period followed a pattern similar to the nationwide trend. From the first half of 1934 (probably the lowest period in the local economic depression) to the first half of 1936 valleywide building permits increased eight-fold. Of the total number of homes built in the valley by June, 1936, 67% were financed by FHA insured mortgages. From January 1935, when the FHA program was initiated in Arizona, up to the end of 1939, the FHA had accepted 2,100 new construction mortgages statewide with a total value of \$8.3 million. Those impressive statistics, according to Arizona FHA director Thomas J. Elliott, reflected "a return to prosperity under the stimulus of the FHA's better housing program."

The influence of the FHA program on the depression-era growth of the housing industry in Glendale is well-illustrated by the houses of the Glendale Townsite-Catlin Court Historic District. A total of 24 houses in the district were built between 1935 and 1942, representing 30 percent of the total historic buildings in the district. Almost all of those post 1935 houses were constructed with FHA backed home mortgages.

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HISTORIC CONTEXT:

The Evolution of Residential Architectural Styles in Glendale, 1892 to 1942

Trends in housing design and building technology during the first four decades of the twentieth century had a significant influence on the character of the residential environment of Salt River Valley communities.

The evolving popularity of stylistic movements during that time are reflected in Glendale's architecture in particular, and provide a good illustration of the influence of the various trends. Like other communities in the west, housing designs in Glendale followed national patterns and concepts which were influenced by factors such as marketability, convenience to the user, cost of construction, and eventually, some association with regional vernacular styles. Contemporary trends in southern California played a significant role in influencing the direction of architectural styles in Glendale, particularly the Craftsman Bungalow Style. Other developmental forces related to this concept included the evolution of house form to accommodate the automobile, the invention and development of air conditioning systems, the introduction of new building materials, and the standardization of house plans.

The Craftsman Bungalow Style

The Bungalow Style dominated the design of domestic architecture in Arizona from about 1907 through the late 1920s. The vernacular one-story bungalow was an expression of the Craftsman Style popularized by two California architects, Charles and Henry Green. Their designs were influenced by the Arts and Crafts Movement and by the intricately detailed wood frame architecture found in the Orient. The style received wide publicity and was quickly spread throughout the country by pattern books and popular magazines. The concept of the Craftsman house - simple form and massing combined with an emphasis on the expression of building materials and well crafted construction details - was easily adaptable to the smaller house. The vernacular Bungalow soon became the most popular choice for small home construction in the country.

Several factors led to its widespread acceptance as a residential type. The architectural theme of the bungalow lent itself well to simple plan variations, and the emphasis on the use of common materials such as brick and wood, made the houses easy and inexpensive to construct. Some companies even offered precut packages of building components that could



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be marketed by local lumber companies and builders. Because of its popularity and recognition, the style was also easy to market by subdivision developers. The Bungalow was also particularly well suited to the southwest region. Broad verandas and sleeping porches could be integrated easily into the typical bungalow house form.

The Glendale Townsite/Catlin Court Historic District exemplifies the nationwide popularity of the Bungalow Style. Aside from the pleasing aesthetic of the style, factors that influenced the local popularity of the Bungalow included the inexpensive cost of constructing a modest sized home, readily available building materials, particularly wood, and the astute promotional efforts of a local building supply house, the Glendale Lumber Company, who provided pattern book Bungalow house plans as a part of their services.

The success of the Glendale Lumber Company's efforts coincided with a surge in construction activity brought on by the development of Catlin Court. The promotion of the Subdivision as the most desirable new residential area in Glendale resulted in a flurry of house building between 1918 and 1924. The creation of Catlin Court began in 1912 when Lafayette Meyers, then president of the Glendale State Bank, convinced Otto R. Hansen, a capitalist from Wisconsin, to invest in an 80 acre tract of land adjacent to the Glendale Townsite. By 1915 Hansen had subdivided the land into residential lots known as Catlin Court. Meyers formed a real estate agency with prominent businessman A.A. Carrick to promote the sale of the lots. Meyers and Carrick Realty quickly aligned itself with George W. Protzman, owner of the Glendale Lumber Company in an effort to promote the sale of lots and construction of homes as a complete package to potential purchasers.

Myers, Carrick, Protzman and Hansen all had homes built in Catlin Court during the first few years of its development. Their efforts were highly successful and a number of homes, all built in the same style using the "Ye Planry" copy book house plan service of California, were constructed in Catlin Court. Also playing a significant role in the construction of the Bungalow Style houses in the area was local contractor and architect John D. Howell. Howell built many of the "Ye Planry" homes in Glendale and designed others along the same lines as the pattern book examples. The result was a highly integrated development of Bungalow Style houses, most constructed of wood.

Stylistic characteristics of the Bungalows in the historic district included a simple overall roof form, usually gabled, with the ridge either parallel or perpendicular to the street. Asymmetrical massing, a

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trademark of the style, was achieved through cross-gabled eaves, offset entrances, and dormers. The houses always included a porch, which was often presented as a full or partial width veranda recessed under the main roof. Attached gable roof porches were also common. Porch supports were typically wood columns or masonry piers and were often combinations of both.

Aside from the easily recognizable house form, the primary characteristic of the Bungalow Style was its attention to craftsman detailing. Craftsmanship design is seen most commonly in the wood elements, particularly the structural components. Broad roof overhangs with exposed rafter tails, ridge beams and purlins, and gable overhangs supported by knee braces were common expressions of the wood structure. In the porch detailing, wood columns, often grouped, supported a combination of beams, purlins, heavy timber cross-bracing and extra stickwork. Timber ends were detailed with beveled, scalloped or other decorative shapes. Windows almost always were double hung, with multi-pane sash over one-lite sash. The most frequently used designs of the upper sash panes were vertical lite elements, diamond shapes, or Prairie Style geometric patterns. Doors were one of the main design features of the style, with the more elaborate examples containing side and top lites. Craftsman doors featured long vertical panels or battens, a single lite in the upper one-third, and some articulation of wood detailing.

Wall sheathing was usually limited to four choices: wood clapboard, wood shingles, stucco, and brick masonry. Elaborations in detailing sometimes included a wainscot or skirt below the window sill, pebble dash stucco, and variegated brick. Foundations were commonly expressed because the design of most bungalows featured raised floor lines and porches. Bungalows featuring the use of random rock or cobblestone foundations, porch piers and low walls represent a truer expression of the Craftsman Style.

One of the first streets to be developed in Catlin Court was 58th Drive, historically called First Street. It extended north from the center of Glendale's business district and was a logical choice for prime residential lots. Between 1918 and 1924 the street was almost fully developed with artistic, Craftsman Bungalows.

One of the first houses to be constructed along First Street was the Otto R. Hansen House (#027). Built in 1917, the house occupies a corner lot and prominently features the craftsman characteristics of the Bungalow Style. Low pitched intersecting gable roofs cover the asymmetrical house form. Wood detailing includes corbelled purlins, exposed jigcut rafter

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ends and elaborate window sash. A bay window is also featured as well as a deep entrance veranda, enclosed shortly after construction with a series of wood casement windows.

Two other distinctive Bungalow Style houses on 58th Drive were both built by Green McAbee, owner of Peoples Lumber and Supply Company. The Green McAbee/J.C. Kenton House (#003) was designed and built in 1918 by J.D. Howell. A massive house, the structure features intersecting gable roofs with broad overhangs supported by a series of knee braced purlins. A deep recessed veranda is supported by large, truncated piers and wood posts in the Bungalow tradition. Other stylistic features include an oriel window and craftsman style door and windows. The second house built by McAbee, the Green McAbee/J.C. Ingram House (#001) was designed and built by J.D. Howell in 1919. The clapboard house takes advantage of the corner lot with two well detailed facades. On one facade central gabled entrance porch is flanked on each side by pergolas supported by large stuccoed brick piers. The other facade features a large cantilevered bay. Deep overhangs, jig cut rafter tails and shingled gable walls lend character to the house.

The C.M. Wood House (#026) and the J.A. Ireland/J.E. Lower House (#013) are both products of the "Ye Planry" copy book service. Both houses feature clapboard siding, extensive use of exposed wood at the eaves, articulation of the wall planes with bay or oriel projections, and multiple lite craftsman Style windows.

The W.W. Ireland House (#039), also located on 58th Drive, was built in 1919. The building is a good example of the wood frame Bungalows in the district and features a simple gable roof with exposed rafters and brackets at the eaves. The offset gable entry porch is supported by square columns set on a low wood frame wall. The design also features two side entrances, both with small gabled porch roofs.

J.D.Howell designed and built the C.A. Jemison House (#011) in 1919. The house is constructed of brick, a departure from the dominant wood Bungalows in the district. The simple house form illustrates the elements of the Bungalow Style. A low pitched gable roof has an extension over the corner entrance porch which is supported by brick piers and truncated wood columns. Simple details include exposed rafters and purlins and shingled gable walls. Recessed under the roof at the rear is an enclosed frame sleeping porch. Two wood batten entrance doors also help convey the style of the house.

Three additional buildings located on 58th Drive exemplify the local

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construction of the Bungalow Style. The G.A. Appleby/Duncan McRuer House (#012) was constructed in 1917 as one of the first residence in Catlin Court. Appleby, a co-founder of the Glendale Bank of Commerce, occupied the house for one year and then sold it to Glendale Union High School principal Duncan McRuer. Despite its simple form, the house is a good illustration of the Bungalow Style. The clapboard surfaced house is detailed with broad, low overhangs with exposed rafters and purlins, truncated wood posts at the entry porch, narrow vertical lite double hung windows and a Craftsman style wood batten door with a six lite window.

Despite the modification of one of its facade windows, the E. J. Barnes/F.W. Sharp House (#025) is a good example of the wood frame Bungalow Style architecture. A broad low pitch gable roof covers the entire building, extending over a deep recessed veranda detailed with simple wood posts and a slat wood balustrade. The five-over-one double hung windows and batten door also contribute to its Bungalow image.

The use of the Bungalow Style in non-residential architecture is illustrated by the Christian Church (#049), prominently located on 58th Drive at mid-block. The large brick building rests on a half exposed basement, and features a flight on concrete steps leading from the street level to the double door entrance. A Bungalow Style roof dominates the structure and is detailed with exposed rafters, large heavy timber purlins, a slat gable ventilator and shingled gable walls. Typical Bungalow Style truncated wood columns support the entrance porch roof.

The Bungalow Style residences along 58th Drive set the tone for the preference of the style in other areas of the Glendale Townsite/Catlin Court Historic District. Two outstanding examples include the house at 7158 N. 57th Ave (#073), and the First Baptist Church Parsonage (#072), also located on 57th Avenue. The former house (#073) is a locally rare one and a half story bungalow. Two unique features include the use of wood shingles as wall sheathing and the wood frame arcade at the recessed veranda. The well detailed house features 25/25 double hung windows, original veranda wood deck, and a large gable roof dormer.

The First Baptist Church Parsonage is a locally rare example of the use of rusticated concrete block and cobblestone for walls and foundations. The elaborate house is a true expression of the Arts and Crafts ideal of the Bungalow style. Multiple cross gabled roof forms give the building a feeling of rambling assymetry. The extensive use of wood detailing at the eaves, gables, porch posts and framing also contribute to its stylistic image.

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Two brick Bungalows, both of simple design, display the qualities of the Craftsman Bungalow style. The house at 7162 N. 58th Avenue (#056) is a locally rare example of the use of variegated brick. The effective use of that material gives the house a rustic quality, in keeping with its stylistic tradition. The double hung six-over-one lite windows are set in segmental arched openings and the original door is wood paneled with an ornamental glass window. The Smith House (#015) breaks the simplicity of its rectangular plan with a cross gabled roof partially extending over an entrance veranda. The house is built of buff brick, also locally rare. Nine-over-one double hung windows and a well detailed entrance door contribute the Bungalow design.

Other Bungalow Style houses that contribute to the architectural cohesiveness of the district include the F.M. Staggs House (#033), the house at 7146 N. 58th Avenue (#059), and the house at 5815 W. State (#016). All are wood frame houses with clapboard siding. The house on 58th Avenue (#059), built about 1919, features a large gabled roof extending over a deep veranda. Arched stuccoed piers spring from corner pedestals to support the porch roof. A central wood batten door, typical of the style is flanked symmetrically by wood double hung and fixed windows. The Staggs house exemplifies the Bungalow tradition with its articulation of wood detailing at the recessed porch. A grouping of truncated wood posts set on a masonry pier support the arched framing of the porch beam and its secondary exposed timberwork. The house also features a small oriel projection on the east.

The house at 5815 W. State (#016), epitomizes the simple form of modest Bungalows built in the district. An offset gabled entry porch breaks the simplicity of the facade. The design of the house is complemented by stylistically typical five-over-one double hung windows and a wood batten door. Traditional built-in bookcases and a wood seat still remain in the interior.

Eclectic Styles of the 1920s

Although relatively few in number, houses designed in the Period Revival Styles, are represented in the Glendale Townsite/Catlin Court Historic District. They illustrate the change in stylistic trends of the mid-to-late 1920s that can be found in residential architecture throughout the southwest.

A variety of eclectic styles intended to represent picturesque images of early American, European, or Mediterranean domestic architecture became the popular choice for house designs in the Salt River Valley beginning in

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the mid-1920s. The local introduction of the array of stylistic treatments, generally classified as Period Revival Styles, followed a national trend that began in the second decade of the twentieth century and continued through the 1930s. The stylistic movement emphasized the recollection of eighteenth century American styles such as the Colonial and Neo-Classical, and also relied on strong references to the vernacular house design that were suggestive of medieval English and French architecture. During this period, the interest in the revival of the Spanish Colonial architecture of the southwest expanded to include imagery of the roots of that architecture found in Spain and along the Mediterranean Sea. The Mission Revival, Spanish Mission, Mediterranean and Moorish models evolved as popular designs during the 1920s and 1930s.

In the Salt River Valley, some important factors helped influence the surge in the preference for Period Revival Styles in residential design. One was that the healthy real estate market and construction boom of the late 1920s coincided with the growing popularity of the romantic eclectic house. In a highly competitive market, new residences built by local developers required that they not only be modern, but be fashionable as well. The result was that a flood of Period Revival Style houses were built in a relatively short period of time, which in turn increased the community's exposure to that architectural trend.

Another influencing factor evolved from a growing sense of regionalism that was beginning to dominate local development trends in the 1920s. Styles that recalled the heritage of the southwest including its links to Mexico and Spain, as well as the native American cultures, were the first examples of the Period Revival movement in local architectural history. Spanish Mission eclectic styles and Pueblo Revival modes for house designs were common locally by the mid 1920s.

The Spanish eclectic styles that were used for the modest house designs found in Glendale in the 1920s and 1930s, grew from a combination of several interrelated stylistic concepts. The Mission Revival Style of the late nineteenth and early twentieth century, followed by a movement to more precisely imitate the Spanish Colonial architecture of the southwest, were the two most important regional references used by house designers. As the popularity of the Spanish Colonial Revival Style grew, architects and builders looked to the roots of the style in Europe for additional inspiration. Designers borrowed elements from a range of vernacular Spanish architecture, eventually drawing from the entire Mediterranean and southern European styles. Decorative detailing or design components from Moorish, Byzantine, and Italian Renaissance architecture were often used in the Spanish eclectic style.

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The distinguishing characteristics of the Spanish Colonial style include low pitched gabled roofs covered with clay tile, asymmetrical massing and stuccoed walls. Flat roofed variations featured stepped parapets usually decorated with some clay tile. A common house form presented a clay tile sheathed, pitched or gabled roof at the facade, with the remainder of the house under parapeted flat roofs.

An additional trait associated with the Spanish eclectic styles is some form of arch, usually over a doorway or principal window. In most cases the element is a round arch, but the Moorish parabolic arch is not uncommon. Extensive porches were not a principal feature of these period revival houses. Instead, small entry porches accessed through round arched openings and covered with gabled or shed roofs were typical. The use of the three-part arch, usually at a gable wall window, was also characteristic of the style. The openings were often accentuated with decorative surrounds, pilasters or spiral columns.

Windows used in the house designs were almost always wood casements, usually with four lights per leaf. The Spanish eclectic styles also made extensive use of French doors, or full length casement windows. They occur at a focal window, as a secondary entry, or as access to a patio. Doors were a focal point of the typical Spanish eclectic style house, often displaying the rustic qualities of hand crafted woodwork. A batten door was not uncommon and was often detailed with iron strap hinges.

Only five houses in the Glendale Townsite/Catlin Court Historic District were designed following the ideals of the Spanish Eclectic Styles. Nonetheless, those houses represent a link in the evolution from the popular Bungalow Style of the 'teens and early 1920s and the domestic architectural styles of the 1930s. Three of those houses display designs that were based on the Mission Revival Style.

The most true-to-form example is the house at 5811 W. Gardenia (#006), built between 1928 and 1930. The simplified design of this Mission Revival house has a characteristic round arch arcade at the facade-length veranda, a stylized stepped parapet, and typical wood casement windows. Designed on the same format as (#006), but without that arcaded veranda, is the house at 5809 W. Northview (#030). Also built between 1928 and 1930, the house features a flat roof with stepped parapets, stuccoed walls, and a symmetrical facade. In the place of a porch or veranda, is an open concrete entry deck defined by a low stuccoed wall. This typical entry treatment was intended to simulate a simplified version of walled patios or courtyards that were a part of earlier Spanish Colonial domestic

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architecture. This house is also locally unique for its use of brick size concrete blocks.

The house at 5811 W. State Avenue (#017) illustrates a eclectic variation of the Mission Revival Style. The usual symmetrical facade is interrupted with an offset battered chimney projection flanked by two tall round arch openings. The entrance is placed at the side of the house below a clay tile roofed canopy. Other elements that illustrate its Spanish Electic design include rustic batten shutters, a batten door and wood casement windows.

The Spanish Mission stylistic variation is represented in the district with two other well designed houses. The C.E. Walker House (#004) conveys the eclectic imagery of the style with its combined gabled and parapeted roof forms, use of variegated clay tile roof, tile canales, and heavy timber corbelled lintels. The rustic feeling of the house is carried out with such elements as battered end walls, batten shutters with jig cut designs, and a false courtyard batten door.

The other example of a Spanish Mission variation is a much more simplified Spanish mission design is illustrated by the house at 7153 N. 58th Drive (#052). A single gabled roof covers the stuccoed brick house. The roof is covered with clay tile with a projecting canopy over the entrance portico. The almost symmetrical facade features stylized brick piers with corbelling at the portico, a wood panel door with rustic hardware and typical wood casement windows.

One other house, built about 1925, is a locally unique example of the preferred trend toward period revival designs. The house at 5808 W. Myrtle (#034) is designed to provide an image of American Colonial Architecture. The house contains some Bungalow traditions combined with the Neo-Colonial Revival design concepts of strict symmetry, and attention to Classical details. Although the offset, recessed entry porch has been infilled, the house still conveys its symmetry by virtue of the stylized classical pilasters that divide the facade into two equal bays. A symmetrical, low pitched hip roof is detailed with a broad overhang complete with cornice molding fascias and wood brackets.

### The Minimal Traditional Styles of the 1930s

As the residential lots within the historic district continued to be developed in the mid-1930s, the designs and stylistic references of the houses changed drastically from the eclectic southwestern regionalism that was popular during the previous decade. From about 1935 to the end of 1942, when a post-depression era building boom swept the Salt River



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Valley, a significant number of houses were built in the Catlin Court and Glendale Townsite areas. Most were located as infill structures among the earlier Bungalow Style houses that dominated the neighborhood.

The local movement away from the heavily romanticized Period Revival Styles of the 1920s to a more simplified and even uniform reference to period architecture began during the New Deal years. Houses constructed during that decade conformed largely to a few standardized house forms manipulated slightly in roof, window and door treatment to convey some period image. This somewhat dramatic shift in domestic architectural design can be attributed to a great extent to the programs of the Federal Housing Administration (FHA). The minimum materials and construction requirements of the FHA played an important role in how houses were designed and built. In addition, the FHA openly supported more uniformity in style for new and expanding subdivisions in order to enhance future property values. Local builders and developers also saw the advantages to simple choices in the range of house plans and styles as a means to more economical built housing projects. By 1942 much of the moderate size new house construction in the Salt River Valley and Glendale was being undertaken by builders who worked with a limited palate of materials, house plans, and stylistic choices.

While the builders still referred to the house designs by some name recalling a period style, they also stressed that the homes were of "modern design." In general, the style is referred to as Minimal Traditional because it combined modern architectural trends that emphasized simplicity, with references to traditional architectural styles in the detailing. The two most common stylistic references used by builders for the Minimal Traditional style, were the "Monterey Style" and the "French Provencial Style."

The "Monterey Style" house version of the 1930s was the precursor to the modern Ranch Style house and finds its roots in the "California Rancho" residences and the traditional Monterey Style of northern California. The two-story houses of that region were typified by a single low pitched gable roof, sometimes with an offset ell, a second story balcony, often cantilevered, and casement windows almost always articulated with false shutters.

In the local, more standardized variations, the style is recognized by its single story facade presented to the street as a long mass covered with a gabled roof with exposed rafters and often terminating at one end with a cross-gabled ell. A veranda supported by plain or turned wood posts was usually recessed under the principal roof and extended the length of the

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facade.

Doors were offset toward the ell and almost all were paneled or battened. Windows were steel casement discreetly located along the wall and decorated with wood shutters. Shutter design was a common method of achieving the image of southwestern regionalism that the style sought to achieve. Batten shutters with "Z" cross-bracing were common. Others often included a cut out design motif such as a saguaro cactus, cowboy hat, or desert animal. A focal window was often included in the design with fixed side and toplites around a simple two leaf casement window. Influence of the modern movement is seen frequently in the use of corner windows. The walls of the modern Monterey Style home were almost always constructed of brick, painted white.

Houses designed in what was termed the "French Provencial Style" were based loosely on the French eclectic house designs of the 1920s. The house form as well as the detailing of this style were much more subtle and reserved than its more picturesque predecessor. Using many of the same floor plans and shapes as the Monterey Style house, the French Provencial examples were almost always covered with hipped roofs. The eaves were commonly detailed with cornice molding at the roof-wall junction and had little, if any, overhang. Most examples from the 1930s were symmetrical in form however, asymmetrical houses were built with interlocking hipped roofs giving the appearance of a rambling farmhouse.

Doorways were offset, facing at right angles to the street. Porches used in the French Provencial Style were limited to overhangs or canopies, or were small attached roofs near the intersection of the house's two main wings. More formal variations of the style presented a symmetrical, or nearly so, facade to the street with a central entrance. Elaboration of details recalling the European traditions included raised panel doors, and some type of architrave and door surround such as fluted pilasters. Some designs included broken pediments above the door. Most designs included false shutters, usually louvered. Large chimneys were common elements used to provide added character to the houses. Bay windows were also frequently employed at a street facing wall with parasol type roofs sheathed in metal.

Several houses in the Glendale Townsite/Catlin Court Historic District illustrate the Minimal Traditional design version of the Monterey Style. The examples range from true expressions of the northern California model to loose interpretations based on overall house form and some detailing. The best example is the house at 7154 N. 58th Avenue (#057). Built with its long side facing the street, the house features stuccoed walls, a

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simple parapet, and the characteristic clay tile roofed veranda extending the length of the facade.

Four other houses are good representatives of the Monterey Style design motif. Each employ the trademark long facade with intersecting ell at one end and are opposing veranda. The house at 7141 N. 58th Drive (#055) is a hipped roof version with a shed roof veranda detailed with wood posts and Union Jack patterned porch railings. The house at 7146 N. 58th Drive (#047) incorporates a carport under the main roof. It also has characteristic decorative wood detailing at the veranda, as well as a large multi-lite focal window at the ell. The W.O. Bell House (#075) employs a typical cross gabled roof form with a simple veranda supported by wood posts.

The house at 5802 W. Palmaire (#038) is a locally rare example of adobe construction, particularly its use during the depression era. Its house form is based on the "Monterey" model and includes a recessed veranda detailed with lattice work at the corner porch posts, and an original wood front door decorated with rustic ornamental hardware.

Variations on the Monterey theme are employed in the design of the houses at 5807 W. State (#018) and 5812 W. Myrtle (#035). Both use the characteristic ell at one end of the facade, but shed roof entry canopies are used instead of full verandas. Southwestern motif detailing is still used including decorative stickwork at porch posts, louvered shutters, and ornamental hardware at the main door.

The Minimal Traditional Styles of the late 1930s that were based on the French Provincial theme are also well represented in the district. One building that adheres strictly to that stylistic theme is the house at 7150 N. 57th Drive (#65). The formal appearance of the house is conveyed with a symmetrical facade that includes a central entry flanked by matching focal windows, a rectangular plan, and a simple hip roof. Classical detailing typical of the style is used at the entry in the form of a segmental arch eave line over the doorway, classical pilasters and a wood panel door. The roof is detailed with cornice molding at the eave and a band of brickwork simulating a frieze.

Three other homes display less ornamentation in their design but still convey the concepts of formality of the French Provincial house. The houses at 7142 N. 57th Drive (#064), 7149 N. 57th Drive (#069), and the Meyer House (#063), all have symmetrical facades complemented by an overall hipped roof. Porches are replaced by small canopies over the doorways, and in one case, (#064), a more formal recessed entry detailed

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with arched corners at the lintel is used.

The use of symmetrical facades composed of a central entry and flanking window openings, is exemplified in three very stylistically simple houses located next to each other on 57th Drive. 7154 (#066), 7158 (#067), and 7162 N. 57th Drive (#068), each are designed with a gabled roof with a central cross gabled entry canopy or porch roof. The stylistic reference is also achieved with typical enclosed eaves or cornice molding, and formal doorway designs that include sidelites and raised panel doors.

The historic district also includes two houses designed in the Rustic Style which gained in popularity during the 1930s. The most obvious element of each house is the use of uncut, random coursed stone walls. The simple house forms are based on the Bungalow, which is apparent by the exposed wood work at the eaves and the use of Craftsman Style wood casement windows. The Collins House (#031) exemplifies the Rustic Style with its original wood shingle roof, and simple rectangular plan. The house at 7214 N. 58th Avenue (#032), uses a more informal plan covered with a low pitched hip roof. Both houses add to the feeling of diversity of the district's late 1930s Minimal Traditional stylistic themes.

The dominant architecture of the district ranges from the numerous Bungalows of the 'teens and 1920s, to the Period Revivals of the late 1920s, and finally to the Minimal Traditional houses build during the New Deal Years. Two houses, however, represent the districts roots in the 19th Century. The First Methodist Church Parsonage (#060), built in 1898 and moved twice before 1928, is an excellent illustration of the simple Neo-Colonial designs that typified modest late 19th Century residences locally. A simple truncated hip roof covers the basically square plan of this house. Typical Neo-Colonial design features include a symmetrical facade, attached veranda with wood balustrade, and a boxed cornice with frieze board at the eave.

The Victor E. Messinger House (#044), built in 1895, is the district's only example of a modest Queen Anne Cottage. Built of wood with shiplap siding, the house features a steep pitched intersecting gable roof, eight-over-eight double hung windows with cornice molding at the head casings, and ornamental wood posts and balustrade at the entrance veranda.

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See continuation sheet

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

Specify repository:

Neighborhood Resources  
City of Glendale

**10. Geographical Data**

Acreage of property 21

UTM References

A 12 389980 3712180  
Zone Easting Northing

B 12 390200 3712180  
Zone Easting Northing

C 12 390480 3711680

D 12 389880 3711680

See continuation sheet

Verbal Boundary Description

Refer to the boundaries of the historic district drawn on the accompanying map.

See continuation sheet

Boundary Justification

The boundaries define the historic development of the Catlin Court Subdivision in the Original Glendale Townsite and are delineated by major arterial streets, a contemporary school campus, and commercial development

See continuation sheet

**11. Form Prepared By**

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10. Geographical Data

UTM References

E: 12	390-400	3711-680	F: 12	389-920	3711-680
	Easting	Northing		Easting	Northing



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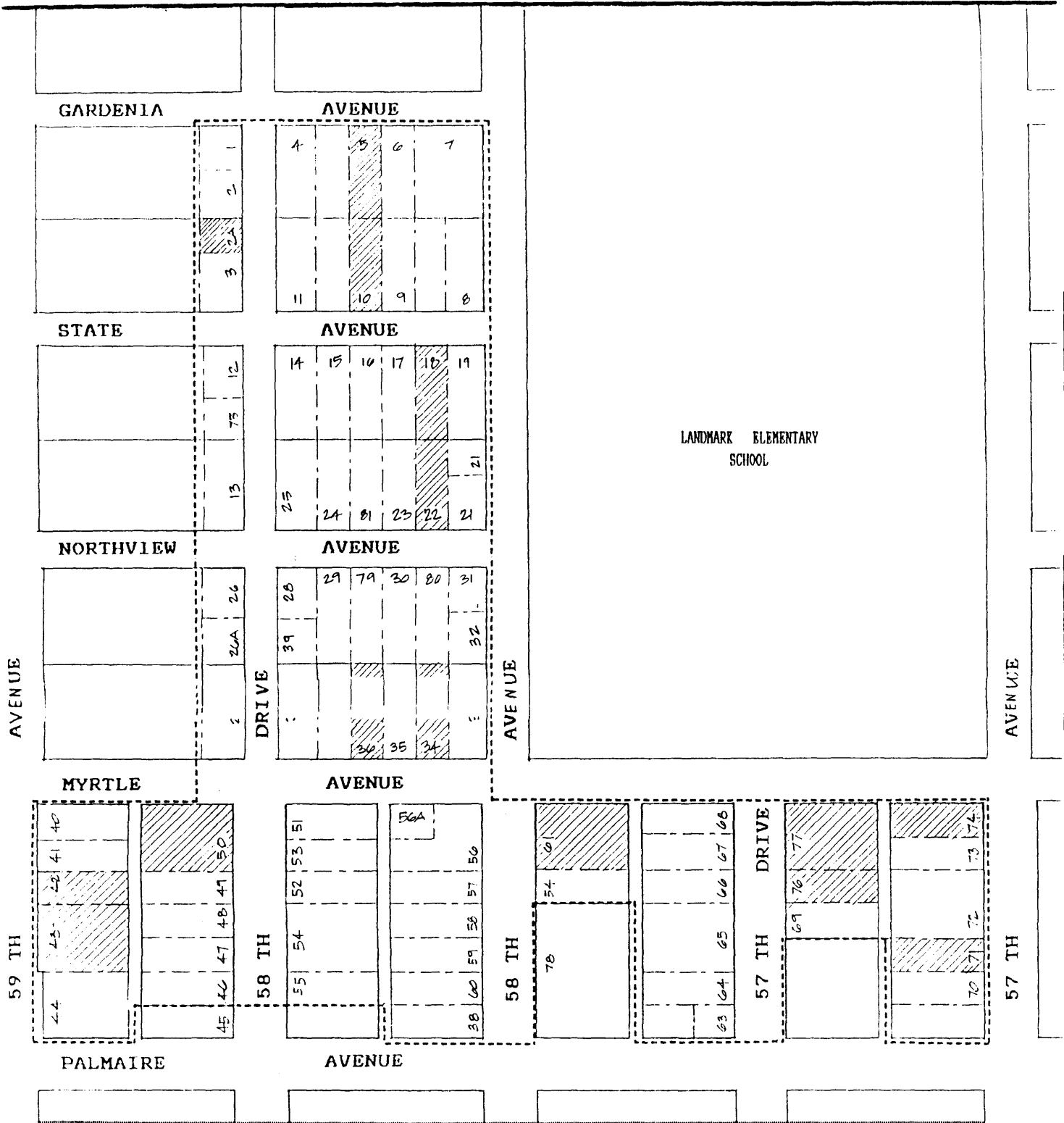
Section number \_\_\_\_\_ Page \_\_\_\_\_

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## PHOTOGRAPHIC DOCUMENTATION

The following information is common to all photographs.

3. Name of Photographer: Sukirti Ranade
4. Date of Photograph: March, 1990
5. Location of Original Negative: Neighborhood Resources Department, City of Glendale, AZ
  
6. Description of View: By photograph number
  1. East facade and south side elevation, looking Northwest.
  2. East facade and north side elevation, looking Southwest.
  3. North side elevation and west facade, looking Southeast.
  4. North facade, looking South.
  5. South facade and east side elevation, looking Northwest.
  6. South facade, looking North.
  7. East facade and north side elevation, looking Southwest.
  8. West side elevation and north facade, looking Southeast.
  9. North facade, looking Southeast.
  10. North facade and west side elevation, looking Southeast.
  11. South facade, looking North.
  12. North facade, looking South.
  13. South facade, looking North.
  14. South facade and east side elevation, looking Northwest.
  15. West facade, looking East.
  16. South facade, looking North.
  17. East facade and south side elevation, looking Northwest.
  18. East facade, looking West.
  19. East facade, looking West.
  20. East facade and north side elevation, looking Southwest.



# GLENDALE TOWNSITE/CATLIN COURT HISTORIC DISTRICT MAP

CONTRIBUTING PROPERTY:   
 NON-CONTRIBUTING PROPERTY: 

SCALE: 1"=100'



GLENDALE, ARIZONA HISTORICAL SOCIETY  
 CITY OF GLENDALE  
 JANUS ASSOCIATES, INCORPORATED  
 MARCH 1991