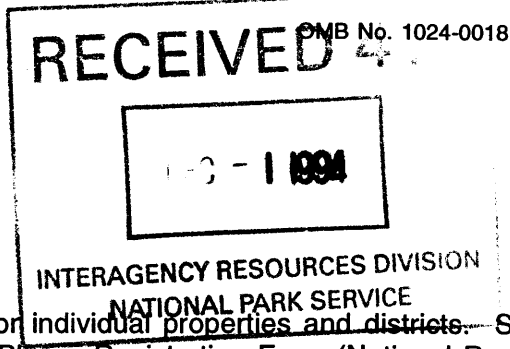


United States Department of the Interior
National Park Service

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 in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter N/A for not applicable. For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

=====

historic name DeMund, Lester D., House

other names/site number _____

=====

2. Location

=====

street & number 363 E. Monte Vista not for publication

city or town Phoenix vicinity _____

state Arizona code AZ county Maricopa code 013 zip code 85004

3. State/Federal Agency Certification

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As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide locally. (_____ See continuation sheet for additional comments.)

Jana Camacho, AZSHPD 11/21/94
Signature of certifying official Date

ARIZONA STATE PARKS
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

Current Functions (Enter categories from instructions)

Cat: Domestic: single-family dwelling Sub: _____

=====
7. Description (See Continuation Sheet)
=====

Architectural Classification (Enter categories from instructions)

Tudor Revival Style

Materials (Enter categories from instructions)

foundation Concrete

roof Wood shingles

walls Brick

other Cast stone quoins

Narrative Description (See continuation sheets.)

=====
8. Statement of Significance
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Applicable National Register Criteria (Mark \times 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 \times in all the boxes that apply.)

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

Areas of Significance (Enter categories from instructions)

Community Planning and Development

Architecture

Period of Significance 1920-1940

Significant Dates 1930

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

Cultural Affiliation _____

Architect/Builder _____

Narrative Statement of Significance (See continuation sheets.)

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9. Major Bibliographical References

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

City of Phoenix. Historic Homes of Phoenix: An Architectural & Preservation Guide, Phoenix, City of Phoenix, 1992.

Janus Associates. The Willo/Alvarado Multiple Property Survey, City of Phoenix, 1989.

Weisiger, Marsha. Boosters, Streetcars and Bungalows, Roosevelt Action Association.

Who's Who in Arizona, 1938-19140: In Business, Professions and Arts, Arizona Survey Publishing Co., Phoenix, Arizona, c 1938.

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: Phoenix Preservation Office, Planning Department, City of Phoenix

=====
10. Geographical Data
=====

Acreage of Property less than one acre

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>12</u>	<u>400950</u>	<u>3703850</u>	3	_____	_____
2	_____	_____	_____	4	_____	_____

_____ See continuation sheet.

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

Lot 9, Los Olivos Subdivision, City of Phoenix.

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

The boundaries correspond to the original boundaries of a typical lot (100 feet by 298 feet) of the 1909 Los Olivos Subdivision, Phoenix.

=====
11. Form Prepared By
=====

name/title Roger Brevoort, Historic Preservation Planner / SHPO Staff

organization Phoenix Preservation Office, Planning Department date November 16, 1994

street & number 200 West Washington Street, Fourth Floor telephone 602-261-8699

city or town Phoenix state AZ zip code 85003

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Additional Documentation
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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 Evelyn Mastrapasqua

street & number 363 East Monte Vista telephone (602) 253-6306

city or town Phoenix state AZ zip code _____

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

DeMund, Lester D., House
name of property
Maricopa, AZ
county and State

<p>RECEIVED 413</p> <div style="border: 1px solid black; padding: 5px; margin: 5px auto; width: 80%;"> <p style="text-align: center;">1991</p> </div> <p style="text-align: center;">INTERAGENCY RESOURCES DIVISION NATIONAL PARK SERVICE</p>
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SECTION 7. DESCRIPTION

The Lester D. DeMund House is a 1 and 1/2 story, brick, Tudor Revival Style residence with a modified T-compound plan. Major stylistic features include an intersecting steep-pitched gable roof and overlapping gable, and a semi-elliptical arched entry way with false half-timbering in the gable end. The walls and chimneys are painted brick, the roof is finished with shakes and the foundation is concrete. One large tiered chimney stack is a dominant facade feature. It has stone copings dividing each tier and is topped with round chimney pots. Cast stone quoins ornament the entryway and facade chimney stack.

The front door is board and batten with ornamental wrought iron hardware. Windows are steel casement with eight panes per sash. The varied eave-line heights have exposed rafters. An oriel window dominates the east elevation of the house. The rear elevation has two flat roofed dormers, and a second story, flat roofed solarium with windows on three sides, and the remainder sheathed in stucco and half-timbering.

A double brick garage with the original batten doors and steep pitched, shake covered roof stands behind the west corner of the house and is reached by a straight driveway from the street.

The interior retains many original feature, including the terrazzo entryway and stairs, mahogany doors and trim, period wall sconces, oak flooring, stone fireplace and wood beam ceilings in the living room.

The DeMund House is one-half block east of the Alvarado Historic District, on the south side of Monte Vista Avenue. The house is located on a typical lot size in the 1909 Los Olivos subdivision. The lot measures 100 (W) x 298 (L) feet and is situated toward the middle of the block on Lot 9. The residence is located on roughly the back center portion of the lot, facing north toward Monte Vista Street. The street is tree lined, and all of the homes feature expansive lawns and mature vegetation. In the case of the DeMund house, this setting complements the Tudor Revival design.

The house and lot both fully retain their integrity of location, design, setting, materials, workmanship, and feeling. No alterations have been made to the house or the garage, other than the addition of cooler boxes on the second story back room, which is not readily visible from the rear elevation and fully concealed from public view from the facade by the steep pitch of the roof.

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CONTINUATION SHEET**

Section 8 Page 1 DeMund, Lester D., House
name of property
Maricopa, AZ
county and State

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SECTION 8. SIGNIFICANCE

SUMMARY STATEMENT

The Lester DeMund House is significant as a notable example of the Tudor Revival style, and for its historic association with the development of the Alvarado subdivision. It was constructed in 1930 at the height of the development of the Alvarado area by Lester DeMund, President of the Arizona Hardware Company. For these reasons, the house meets National Register Criteria A and C. In addition, the DeMund House correlates with two of the historic contexts developed in the "Historic Residential Subdivisions and Architecture of Central Phoenix 1912-1950 Multiple Property Documentation Form. The two applicable contexts are: 1) Trends and Patterns of Residential Subdivisions in Phoenix, 1912-1950, and 2) The Progression of Residential Architectural Style, Building Materials and Construction in Central Phoenix Neighborhoods, 1912-1950. The following discussion will link the house to those contexts.

Context 1:

Trends and Patterns of Residential Subdivision and Development in Phoenix, 1912-1950.

The Lester DeMund House today is one of several historic residences on Monte Vista Road, one block east of the Alvarado Historic District boundary. Several of the homes on this block reflect the origins, architectural qualities and historic associations of the historic district. Historically, this portion of the block was part of the prestigious Alvarado and Los Olivos neighborhoods. However, this portion of the street is now separated from the district due to two contemporary buildings that disrupt the continuity of the streetscape.

The Alvarado subdivision was platted in 1928 as a result of one of several replattings of the 1909 Los Olivos subdivision. Initially, the Los Olivos area was created by Dwight Heard with the intention of creating an area for large urban estates. When the lots were not sold, the entire subdivision was replatted. Lots were still much larger than average for central Phoenix, and by the 1920s the area grew into neighborhood of custom-designed homes of various Spanish Colonial Revival and Period Revival homes.

The residents were primarily members of Phoenix's growing business elite. Owners were predominantly prominent business owners and bankers who were at the forefront of the economic boom years of the 1920s when the agricultural production of the Salt River Valley was expanding as a result of the improved irrigation, and Phoenix was emerging as the mercantile and financial center of Arizona. At that time, construction of all types, residential, commercial, and industrial, was occurring at record breaking levels until 1931, when the effects of the Depression were ultimately felt in Phoenix.

At the time the DeMund House was constructed in 1930, Lester DeMund was the Treasurer of the Arizona Hardware Company, which was among the largest building materials firms in Arizona during the 1920s building boom. Lester DeMund was one of the three family members managing the company.

(8-86)

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 2 DeMund, Lester D., House
name of property
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He also had a degree in Architecture from the University of California at Berkeley. DeMund occupied the house until his death in 1948.

Herman P. DeMund, Lester DeMund's father, had come to Arizona from Missouri in 1895 and founded the DeMund Lumber Company. That firm was sold to the O Malley's Lumber Company in 1908. By 1910, Herman DeMund had established the Arizona Hardware Company. The Herman P. DeMund House (1912), at 649 N. 2nd Avenue is listed in the National Register as a component of the Roosevelt Multiple Resource Area.

Context 2.

The Progression of Residential Architectural Styles, Building Construction and Materials in Central Phoenix Neighborhoods, 1912-1950.

The Lester DeMund House is a pristine example of the Tudor Revival Style which was popular in Phoenix from 1927 through the early 1930s. Stylistically, the steeply pitched roof, use of half-timbering in the stuccoed gable ends, the stone quoins at the corners of the front entry pavilion, and the pronounced stone chimney are all characteristic of the Tudor Revival Style. The original features, including doors, windows, and hardware are intact both inside and outside the house. Of particular interest on the interior is the use of colored terrazzo on the floor of the entrance hall and on the main staircase. The house is similar to several other Tudor Revival homes of the period in Phoenix, and conforms readily with the scale and magnitude of the estate homes in the Alvarado neighborhood.

The home was designed by local Phoenix architect Jacob "Jake" Knapp. The original drawings are in the possession of the current owner. Knapp was an active designer of residential architecture in Phoenix, working primarily with upper end, prominent homes. DeMund may have also played a role in the design, as his obituary claims that he designed his own house on Monte Vista Road. The likelihood of DeMund's active role can be defended by his background in architecture and the building materials business.