

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

4509

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.



### 1. Name of Property

Historic name: Jefferson Hotel

Other names/site number: Ackel Building

Name of related multiple property listing: \_\_\_\_\_

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

### 2. Location

Street & number: 101 South Central Avenue (1 East Jefferson Street)

City or town: Phoenix State: AZ County: Maricopa

Not for Publication:

Vicinity:

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national      \_\_\_ statewide      X local

Applicable National Register Criteria:

X A      \_\_\_ B      X C      \_\_\_ D

	<u>8/13/19</u>
<b>Signature of certifying official/Title:</b>	<b>Date</b>
<u>State Historic Preservation Office, Arizona State Parks and Trails</u>	
<b>State or Federal agency/bureau or Tribal Government</b>	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
<b>Signature of commenting official:</b>	<b>Date</b>
<b>Title:</b>	<b>State or Federal agency/bureau or Tribal Government</b>

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#### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

*for 9/30/07*  
Signature of the Keeper

*[Signature]*  
Date of Action

#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

##### Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/Hotel

**Current Functions**

(Enter categories from instructions.)

VACANT/not in use

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals/NeoClassic Revival

### Materials:

Principal exterior materials of the property: Brick, Concrete

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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#### Summary Paragraph

The Jefferson Hotel is a 104-year old, six-story, rectangular, flat-roofed building completed in 1915. At the time of completion, it was the tallest building in Arizona. It is located abutting the property line of the lot at the southeast corner of Central Avenue and Jefferson Street, a prominent intersection in the historic business core of downtown Phoenix, Arizona. Stylistically, it is a simple NeoClassic design distinguished by ornamental cartouches beneath a projecting cornice above the fifth story, and console brackets supporting a prominent cornice at the roofline. The bays are defined by brick pilasters separating paired window openings. The bays define the symmetry of the primary west-facing façade which is accented by a slight projection of the central bay. The detailing on the north elevation matches the primary west façade. The base of the building is a former retail level, offset from the upper light-colored brick façade by another projecting cornice. The building is constructed on a reinforced concrete frame that makes the Jefferson Hotel the earliest example of concrete construction still extant in downtown Phoenix, establishing the eligibility of the building for the National Register under Criterion C. The form and detailing are intact and still accentuate the design aspects of the original architecture to present a high level of physical and structural integrity and overall design despite the fact that the original windows and storefronts were removed and replaced by a prior owner.

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#### Narrative Description

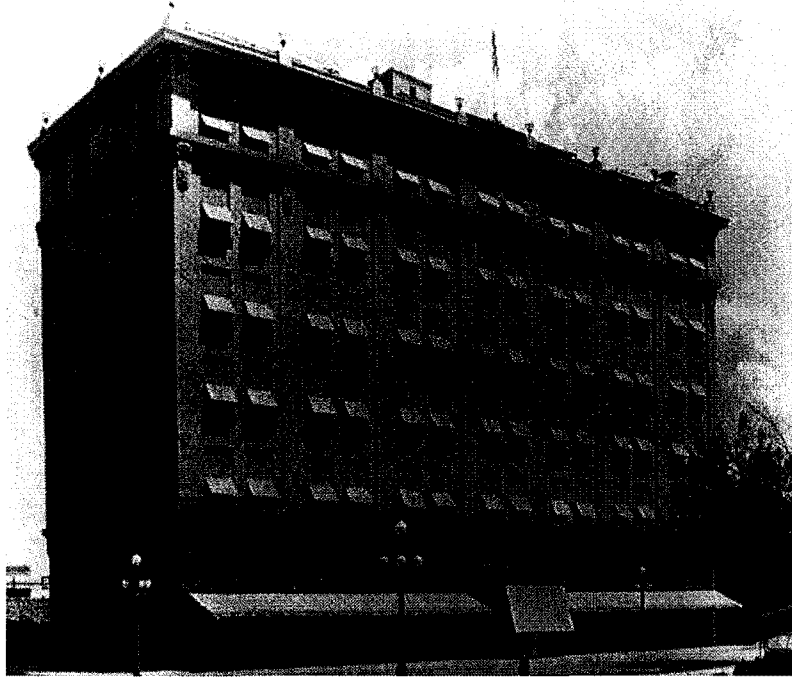
Historically, the Jefferson Hotel was notable for defining the corner of a central square in downtown Phoenix and was located at a focal point in the central core of the downtown commercial business district.

The west façade and north elevation have a veneer of cream-color pressed brick imported from Tucson. The upper stories had traditional double-hung, 1/1 wood windows that were of notably large dimension for its time. Each window opening had a slightly projecting concrete sill supported on small console brackets. The central bay and all windows along the sixth story had 12/1 sash, and windows on the north elevation had 15/1 sash, which accentuated the design of the upper story. The original entrance was located in the central bay of the main west elevation, which is still the primary entry point.

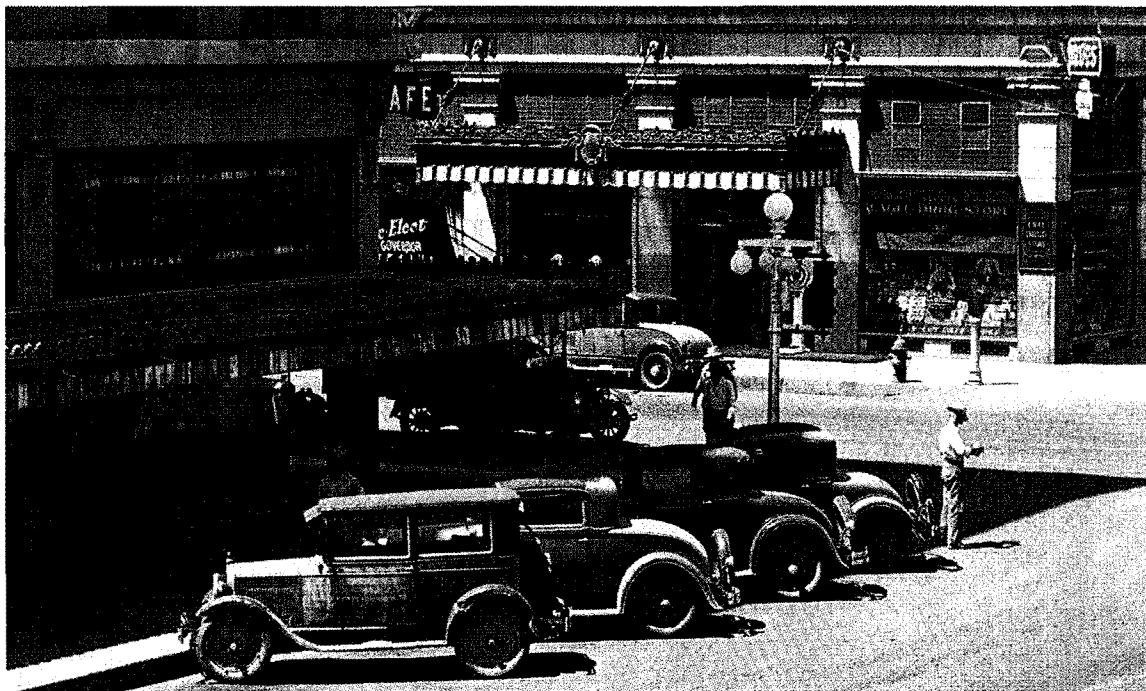
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**Figure 1:** The west façade facing Central Avenue and north wall along Jefferson Street were always the primary public elevations. The brick veneer and ornamentation carried around to the south elevation for the distance of one window. The remainder of the south wall, and the east elevation were unadorned.



**Figure 2:** The Jefferson Hotel, in photo ca. 1926, was highlighted by a traditional storefront based on retail storefronts with display windows topped by a transom panel with prism glass panes. Note the similar treatment on the Luhrs Building on the opposite (southwest) corner. Although the retail levels of both buildings are modified, they are both standing and this photograph could be taken today. This relationship is still illustrative of the prominence of the location and setting of the Jefferson Hotel in the context of downtown Phoenix.



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### Original Structural Framing



**Figure 3:** Construction Photo, 1914, when the 3<sup>rd</sup> through 6<sup>th</sup> stories were in process. Note the central beam and joists that comprise the module of the concrete frame. The small sign in the first story window reads "Frederick Hurst, Architect".

The rectangular massing and symmetry that created the exterior appearance were all related to the concrete framing. The building was built with a modular framing system of reinforced concrete piers on the perimeter, with a central row of supporting piers running longitudinally from north to south. The piers began in the basement, continuing to the sixth floor to support the roof deck. The floors were supported on concrete joists.

The roof of the building was also developed for social purposes. The roof originally featured the Palm Garden, which was arranged around a central concrete fountain. The south end of the roof was used as a lounge area, the north end had a 40 x 50-foot maple dance floor. The perimeter of the roof featured light standards, situated on brick pedestals set above every bay division. Each light consisted of a round globe

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set in an urn-shaped setting. The rooftop amenities are visible and well-documented in a 1957 aerial photo but were later removed and replaced by HVAC equipment.

### Current Appearance

The Jefferson Hotel is still a prominent structure on the southeast corner of Central Avenue and Jefferson Street, although its dominance as the tallest building in Phoenix, and Arizona in 1915 was rapidly eclipsed by the construction of the Luhrs Building, located across Central Avenue to the west in 1924. The northeast corner is now the very modern Hotel Palomar, completed in 2014.

The Jefferson Hotel was first remodeled by the original owner and developer, Salim Ackel in 1925, when the interior décor was upgraded. Additional renovations occurred over the years, mostly impacting the retail level. By the mid-1940s, based on later historic photographs, the storefronts had been modified, the retail uses changed, and the original transoms above the storefronts were covered with wood sheathing. The upper façade remained entirely intact.

In 1979, the building was completely gutted, literally down to the original concrete framing, removing all vestiges of the hotel rooms and other features, leaving only the structural framework intact. The building was converted to an office use. All of the windows and all remnants of the storefronts were removed. Fortunately, the primary north and west elevations are still composed of the cream-colored brick which is in good condition. All of the concrete detailing of the cornices, console brackets and window sills remain intact. The exterior form and design are still prominent aspects of the building, and the concrete frame and structural components of the building remain in place. The central entry remains in its original location, and the slight projection of the entrance bay is readily discernable. None of the window openings are infilled on the primary elevations. The east and south elevations were infilled with brick shear wall but they were never prominent aspects of the exterior.

### Integrity

Although the building has been modified, when viewed from the standpoint of a reinforced concrete structure from 1915, the Jefferson Hotel still has a high degree of integrity related to its significance as a work of architecture and the method of construction using reinforced concrete. The factors of integrity pertaining to eligibility for listing on the National Register of Historic Places are substantially met.

**Location:** The building is on the same site.

**Design:** The exterior form and proportions, and the ornamental details that comprise the design are still in place. Also contributing to the integrity are the cornice with its heavy console brackets and the brickwork of the façade and original window sills that articulate the window size and shape. The original double-hung window sash and framing, and all of the original storefronts and transoms were replaced in 1979.

**Setting:** The physical setting of the building in relation to the commercial core of downtown Phoenix remains consistent, especially with the adjacent Luhrs Building still standing across Central Avenue. The Jefferson Hotel is still a prominent aspect of the urban design and form of a critical commercial intersection at the center of the original Phoenix town site as developed from 1914 to 1924.

**Materials:** The concrete structural frame is still intact and is the primary load-bearing support system. As noted, the windows and original storefronts were replaced.

**Workmanship:** The exterior brick veneer and the original concrete frame are intact.

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**Feeling:** The sense of feeling related to the historic hotel use is impacted, but that is not the primary basis for this nomination.

**Association:** To the extent that the exterior appearance of the primary elevations are intact, the building conveys the association with the location and character of the intersection of Central and Jefferson and to the site and context of downtown Phoenix.

## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
-



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**Areas of Significance**

(Enter categories from instructions.)

Architecture

**Period of Significance**

1915

**Significant Dates**

1915

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

**Architect/Builder**

Frederick C. Hurst, Architect

Contractor(s) Manuel Orta (Supervisor of Construction)

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Completed in 1915, the six story Jefferson Hotel was the tallest reinforced concrete frame building in Phoenix and Arizona at the time of its completion. It is nominated under Criterion C for its construction significance as an illustration of the use of reinforced concrete as a building material and method of construction using concrete framing developed in the early twentieth century. The Jefferson Hotel is the oldest example of concrete framing extant and visible in the downtown core. Also, in regard to Criterion C the building was designed by Frederick C. Hurst, a prominent architect working in Phoenix at the time. The Jefferson Hotel is nominated at the local level of significance with the period of significance being defined as 1915, the year the Jefferson Hotel was completed.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

**Background**

The Jefferson Hotel was constructed in 1913-1915 on Lot 11 of Block 35 of the Phoenix town site. The formal block plan and layout of the town site had been established in 1870. Phoenix was designated the

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capital of the Arizona Territory in 1889 even though the economic interests were still in the outlying areas. Notably, Bisbee, in southeastern Arizona, known for its copper mining, was the largest city in the Arizona Territory in 1908. At the same time, Phoenix prospered as the center for business interests related to mining activity. Several hotels were already open in Phoenix, including the Adams Hotel and the Commercial Hotel (later renamed Luhrs Hotel, prior to the construction of the Jefferson Hotel). Both the original Adams and Luhrs Hotels have been demolished.

At the beginning of the 20<sup>th</sup> century, Phoenix would soon surpass the mining towns in population and political influence. The two key factors were firstly the completion of Roosevelt Dam, 60 miles east of Phoenix which stabilized the water supply for central Arizona and spurred the growth of agriculture. Secondly, Arizona achieved statehood in 1912. The new status as a state immediately stimulated development which would transform the character and image of the former Victorian-era Phoenix town site. The new buildings erected in downtown quickly shifted from modest Victorian styles to NeoClassical designs. Downtown became urbanized and Phoenix rapidly emerged as a prosperous early twentieth-century city.

### Construction and Development of Downtown Phoenix – The Jefferson Hotel and Block 35

Construction techniques in Phoenix would shift from wood frame brick buildings to reinforced concrete framed buildings. From 1885 to 1906, commercial buildings in downtown Phoenix were all traditional load-bearing brick masonry construction and no higher than three stories. The brick appearance and the height would change dramatically with the construction of the Noble Building in 1907. Local merchant and investor John Noble hired Los Angeles architect Harrison Albright, a specialist in concrete construction to design a new and rather massive building for Phoenix at that time on the corner of First and Adams Streets. The Noble Building was “the first of this type of construction [reinforced concrete] in Phoenix and the second type in Arizona [both of which were] designed by Harrison Albright.<sup>1</sup> The other building designed by Albright in Arizona was the Santa Fe railroad depot in Ash Fork.

Harrison Albright was an active architect in Southern California starting in early 1905 after moving west from Charleston, WV. “Albright [soon] established himself as a notable proponent of reinforced concrete construction in Southern California.”<sup>2</sup>

Several articles in the *Arizona Republican* detail the construction methods for the Noble Building, a four-story structure. Possibly because this technique was so new and very few workers had experience with this method of construction, Albright brought in experts with reinforced concrete construction to supervise and to make and erect the necessary forms.<sup>3</sup> Other buildings of different size and function would be built in Phoenix in the following years, but few would reach the magnitude of the Noble building, until the Jefferson Hotel was constructed. The Noble building was known locally as the Dorris-Heyman Furniture Store, because of the prominence of the original anchor tenant.

The year 1913 was critical to construction in the heart of Phoenix. New building permits were issued for the Pratt-Gilbert Building, the Luhrs Central Building, and additions to the Kersting Hotel, all within a small distance of each other.<sup>4</sup> Both the Pratt-Gilbert Building and the Luhrs Central Buildings were reinforced concrete. According to the *Arizona Republican*, the area near Center (Central Avenue) and Jefferson Streets would help “transform [it] so that the visitor to the city for the first time, will gain a good impression of it on his arrival by rail.”<sup>5</sup>

<sup>1</sup> “A Phoenix Ornament The Noble Building.” *Arizona Republican*, 25 November 1906:7.

<sup>2</sup> “Harrison Albright (Architect).” <http://pcad.lib.washington.edu/person/1381>.

<sup>3</sup> John Noble Building to begin at once.” *Arizona Republican*, 14 June 1907:3.

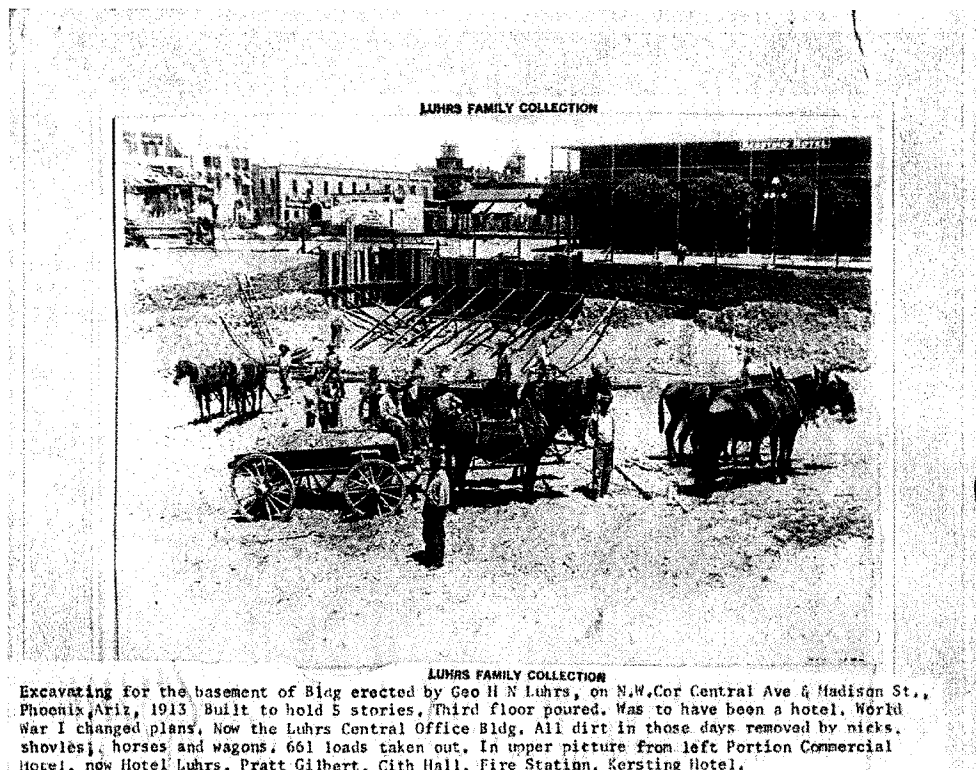
<sup>4</sup> “Two Blocks of Central Ave. Show Building Activity.” *Arizona Republican*, 17 November 1913:7.

<sup>5</sup> “South Center Improvements.” *Arizona Republican*, 22 July 1913:3.

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**Figure 4:** The building to the left of the Kersting Hotel is the future site of the Jefferson Hotel. (ASU Hayden Library, Luhrs Reading Room, CP LFPC 546)

Reinforced concrete construction became more commonplace and accepted for use in Phoenix as time went on. The resulting "high rise commercial architecture represent[s] the city's emergence as a regional center of commerce and finance."<sup>6</sup>

By the time that Salim Ackel received a building permit for his new store/office building in the fall of 1913, there were a number of new concrete commercial buildings being erected. H.L. Latham and his wife Mabel, sold Lot 11 of Block 35 to T. (Thomas) E. Pollock in April 1910.<sup>7</sup> The sale of this lot to Salim Ackel by Pollock was announced in the *Arizona Republican* three years later.<sup>8</sup> The interesting aspect relates to the method of "improvement" being "the erection of a three story modern fireproof building [that] will have a foundation and walls for a six story structure."<sup>9</sup> Most articles mention that this new building would be an office/store building. While never clearly stated, it appeared that Salim Ackel was going to move his dry goods store located on 16-18 East Washington to this new premier site. Construction of the Jefferson Hotel had started September 2, 1913.<sup>10</sup> In total, it took 21 months to build the Jefferson Hotel.<sup>11</sup>

<sup>6</sup> Janus Associates Inc. *Commerce in Phoenix, 1870-1942: A Component of the Arizona Historic Preservation Plan*. Phoenix, 1989:17.

<sup>7</sup> Warranty Deed

<sup>8</sup> "South Center Improvements." *Arizona Republican*, 22 July 1913:3.

<sup>9</sup> *Ibid.*

<sup>10</sup> "Like Fairy Tale Reads Story of Salim Ackel Who Erected the Building." *Arizona Republican, Jefferson Hotel Special Edition*, 15 July 1915:2.

<sup>11</sup> "Like Fairy Tale Reads Story of Salim Ackel Who Erected the Building." *Arizona Republican, Jefferson Hotel Special Edition*, 15 July 1915:2.

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In regard to the design and construction of the Jefferson Hotel, the selection of Frederick C. Hurst (see biography below) as the architect is significant. Hurst was a Canadian immigrant who arrived in Bisbee, Arizona in 1901. He worked as a structural engineer for the Cooper Queen Mining Company and would have been at the forefront of construction techniques in regard to the mines and related industrial buildings. In 1905, he started his own architectural practice in Bisbee, and in the following years would design several prominent buildings in Bisbee, many of which were of reinforced concrete construction. Hurst was therefore experienced with the use of concrete.

Hurst moved to Phoenix in 1910. While a direct link between Frederick Hurst and Salim Ackel is not yet established, Hurst was selected as the architect for the building. His experience with reinforced concrete construction from his work in Bisbee would be relevant, particularly since he was a local Phoenix architect by the time construction began on the Jefferson Hotel. By contrast, the Noble Building was designed and constructed by architects and contractors from Los Angeles. The Jefferson Hotel was completed by a Phoenix-based team, indicative of the expertise of the local construction community who were actively building the new structures on First Avenue and the balance of Blocks 34 and 35 of the Phoenix town site between 1912 and 1915, concurrent with the Jefferson Hotel.

### **Post WWI History of Jefferson Hotel/The Uses of the Building**

An announcement in July 1919 to build an annex to the Jefferson Hotel is indicative of the successful operation of the hotel. The proposed annex was to be at least as large as the original building, but no mention was made as to where this annex might be constructed. The annex never came to fruition. Ackel purchased a lot at the SE corner of Adams Street and North Second Avenue in 1927 with the idea of possibly building another hotel if the times warranted such construction. This second hotel was never built.

Advertisements in the *Arizona Republican* showed at least one business at 119 South Central Avenue as early as 1918. By 1920, the Phoenix directory showed the Jefferson Hotel with a numbered address rather than the location being the SE corner of Central and Jefferson. The 1920 directory listed two businesses in the hotel, Katherine Barrows, a public stenographer and J.K. Green who sold cigars. These were typical types of "businesses" located in a hotel lobby in this era. Two additional businesses had actual addresses, 119 South Central Ave. for Burt M Nabors Company and 121 South Central Ave. for Western States Security Company. Although the 1920 directory was the first indication of these other businesses in the hotel.

In April 1926, Costis Manjoros opened the Jefferson Hotel Café and Coffee Shop at 119 South Central Avenue. In 1929, it appears that Manjoros moved the café and coffee shop to the Jefferson Street frontage with the address being listed as 11 E. Jefferson St. In the late 1940s, this restaurant was called the T & H Coffee Shop. It became Romley's Valle Del Sol in the 1950s.

Time took its toll on the downtown as many retail businesses left when Park Central mall opened three miles north of downtown in 1957. By that time, the only businesses in downtown Phoenix were the headquarters for Valley National Bank, First National Bank and Arizona Bank. In the public realm, downtown was the center of city and county government, including the Maricopa County courthouse.

Several long-established hotels such as the Hotel San Carlos, Westward Ho, Luhrs Hotel remained, along with the Jefferson Hotel. By the early 1970s, these hotels were forced to upgrade to meet new fire code regulations. Most were able to upgrade although not necessarily in as timely a fashion as the city desired. The Jefferson Hotel was the slowest to meet the requirements and ultimately was closed by 1975.

In July 1975, Ledbetter's Antiques ran an ad in the *Arizona Republic* announcing the auction of the contents of the Jefferson Hotel. Articles describing the area around the Jefferson Hotel referred to it as

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the city's tenderloin district. This was a clear indication that the once bustling and prosperous part of downtown had passed its prime.

The late 1970's also saw the first signs of downtown recovery. Richard C. Thomas and Michael J. Peloquin, local developers, purchased the building in 1979 with the intention of converting the former Jefferson Hotel to office space. The Morrison Hotel (formerly the Kersting) at 135 South Central was torn down to provide parking for the future office building. The building was renamed Barrister Place. Developers Thomas and Peloquin were targeting lawyers based on the proximity of the building to the city and county courthouses. The interior walls were sandblasted to expose the red brick. Thomas and Peloquin envisioned one tenant for the first floor, possibly a bank, and the remainder of the building for offices.

This initial rehabilitation was not completed until mid-1982. Financial problems still plagued the developers and the building remained vacant. American West Ventures purchased the building in early 1984. Even with new owners, the building remained vacant.

The Federal Savings and Loan Insurance Corporation took over ownership of the property in June 1988. The City of Phoenix had leased approximately 70% of the building for office space to accommodate expanding departments. In March 1989, the Phoenix city council approved \$1 million to purchase the Jefferson Hotel/Barrister Place. With the close of sale, the city attempted to lease the bottom floor of the building but found that most prospective tenants found it to be too noisy. In October 1995, the Phoenix Police Museum opened its doors in that bottom floor and remained there until the city sold the building in 2015. When the city reduced its workforce during the recession of 2008, it eventually vacated the building by 2010 leaving only the Police Museum operating on the first floor. The museum moved to Historic City Hall in 2012 leaving the Jefferson Hotel/Barrister Place totally vacant.

In June 2011, the city announced that the Jefferson Hotel/Barrister Place would be the home of a biomedical facility. Unfortunately, this proposal fell through. Following that, the city offered the building for sale in mid 2015 with the stipulation that the new owners must preserve and restore the building. A tentative deal to convert the office space back to residential was struck but fell through. A second RFP was issued in August 2015, once again soliciting proposals that would restore the historic building's exterior appearance. The successful applicant was a joint venture of Geoff Beer of Centricity Real Estate and John Graham of Sunbelt Holdings. Their intention is to repurpose the building into ground-floor retail/restaurant space with condominiums above, along with a new condominium tower on adjacent land. The project is in active design as of May 2019, with renovation work set to commence later this year.



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Sequence of Development pre-1915. Based on Sanborn Maps, Block 35

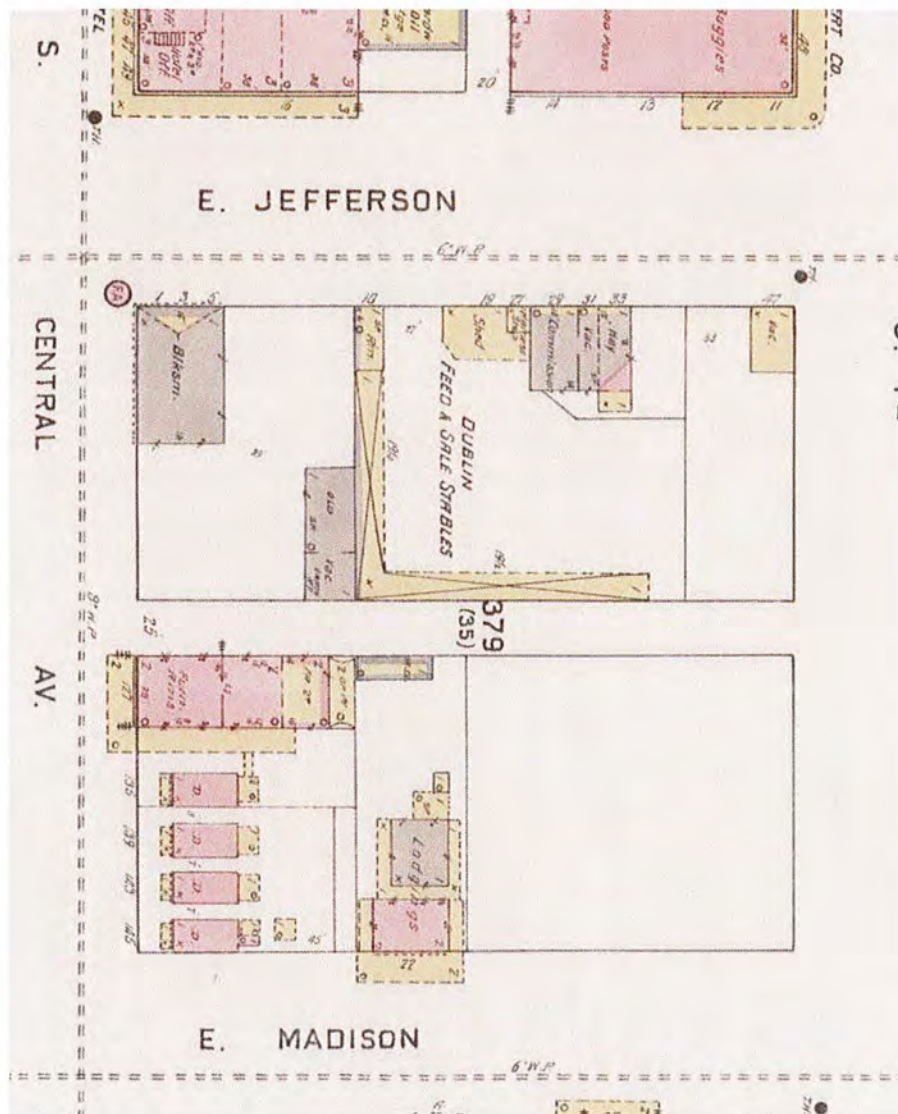


Figure 5: Sanborn Map – 1911 Block 35. Commercial enterprises front East Jefferson Street. A blacksmith's building run by Jack Kersting (owner of the neighboring hotel) is on the corner of Central Avenue and Jefferson where the future Jefferson Hotel will rise. The south half of the block still consists of residential buildings. The furnished rooms building is the "start" of the future Kersting Hotel. (Library of Congress, Geography and Map Division.)

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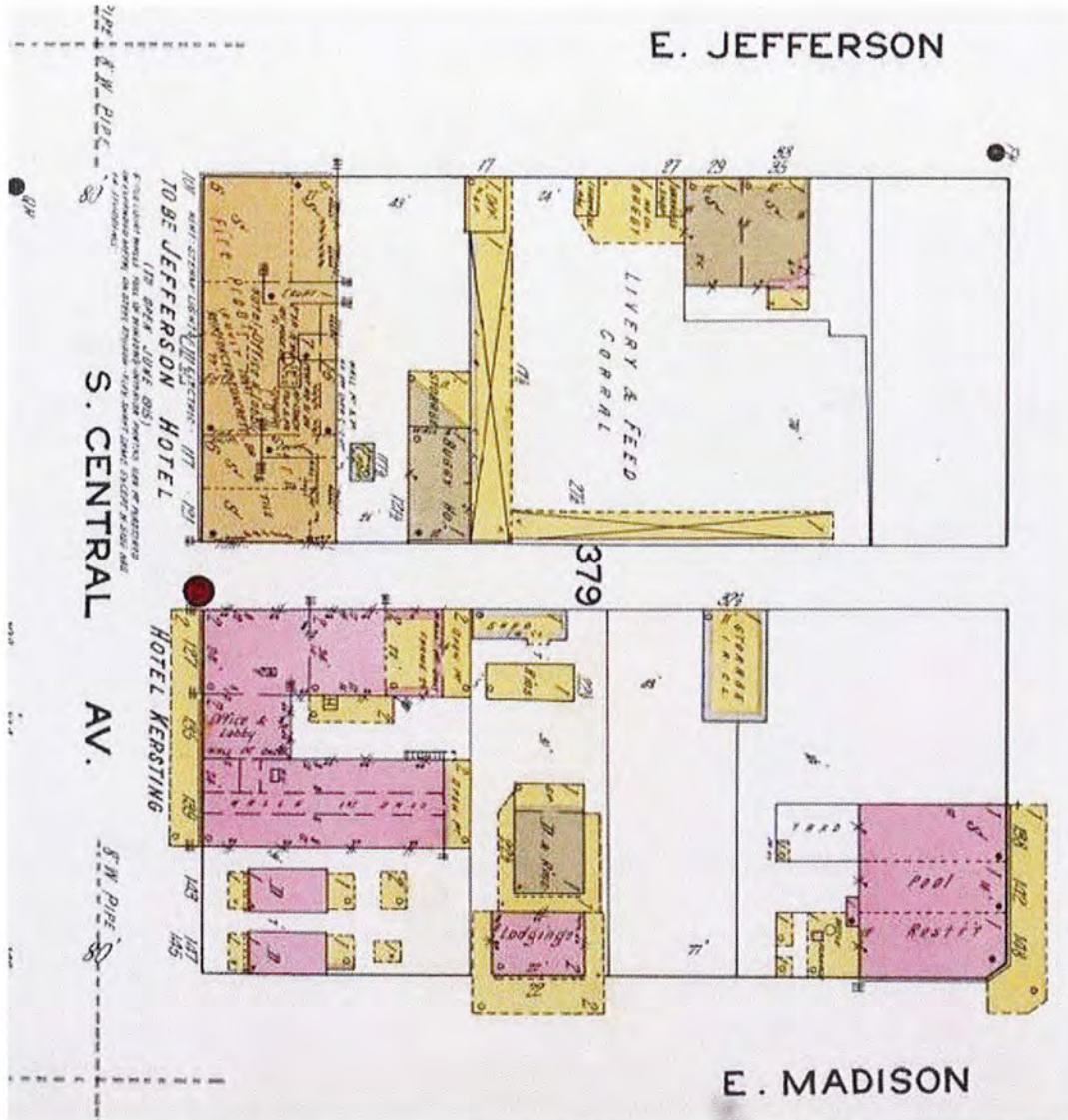


Figure 6: Sanborn Map- 1915. This map was drawn before the opening of the Jefferson Hotel in July 1915. The Kersting Hotel is to the south of the Jefferson Hotel. The livery stable still operates to the east of the Jefferson Hotel. New commercial operations now are on the southeast corner of the block. (Library of Congress, Geography and Map Division.)



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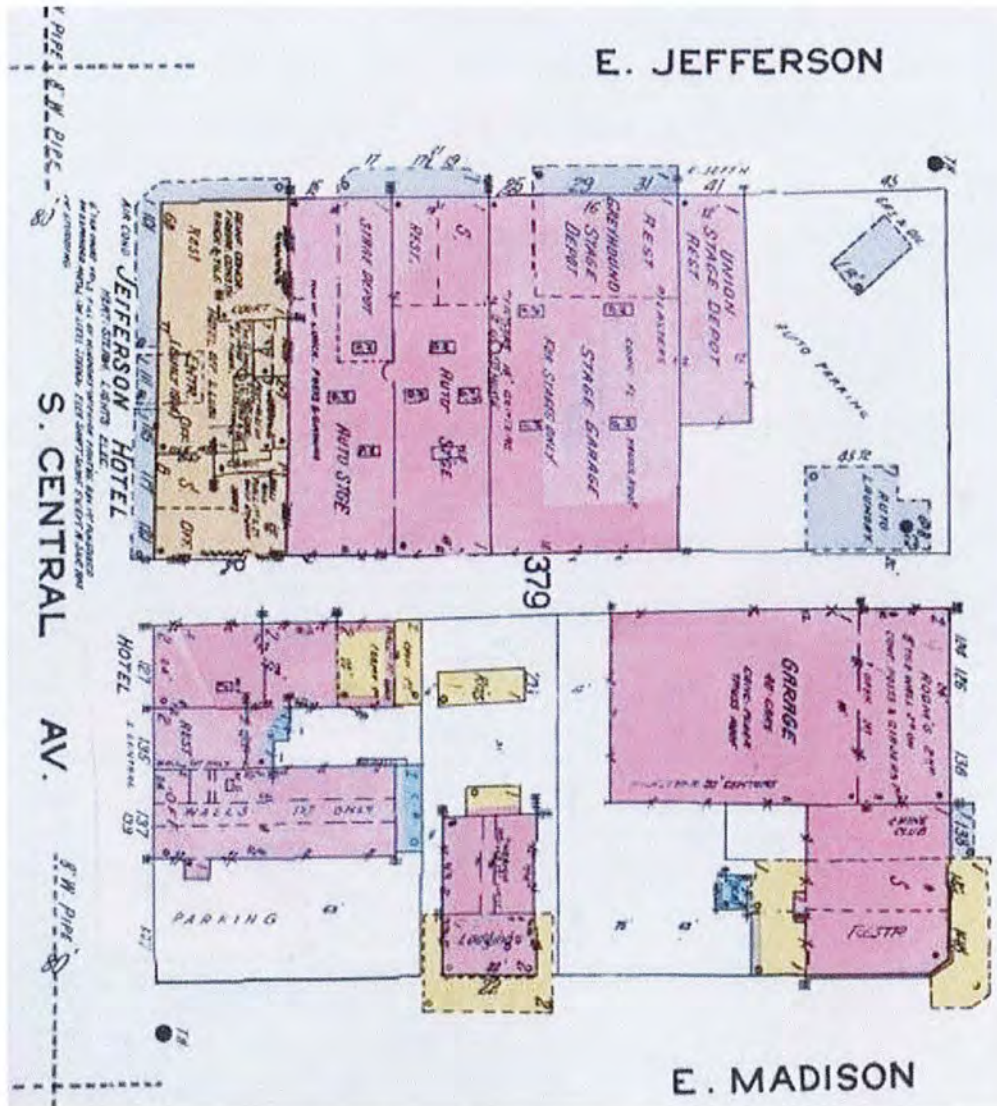


Figure 7: Sanborn Map, 1915, as adjusted to 1949. Block 35 is filled out. The Kersting Hotel (no specific name given) is still standing. The Greyhound Bus Station and accoutrements are along Jefferson to the east of the Jefferson Hotel. A garage and other commercial enterprises are on the southeast corner of the block. The Jefferson Hotel remains the sole reinforced concrete building on the block. (Library of Congress, Geography and Map Division.)

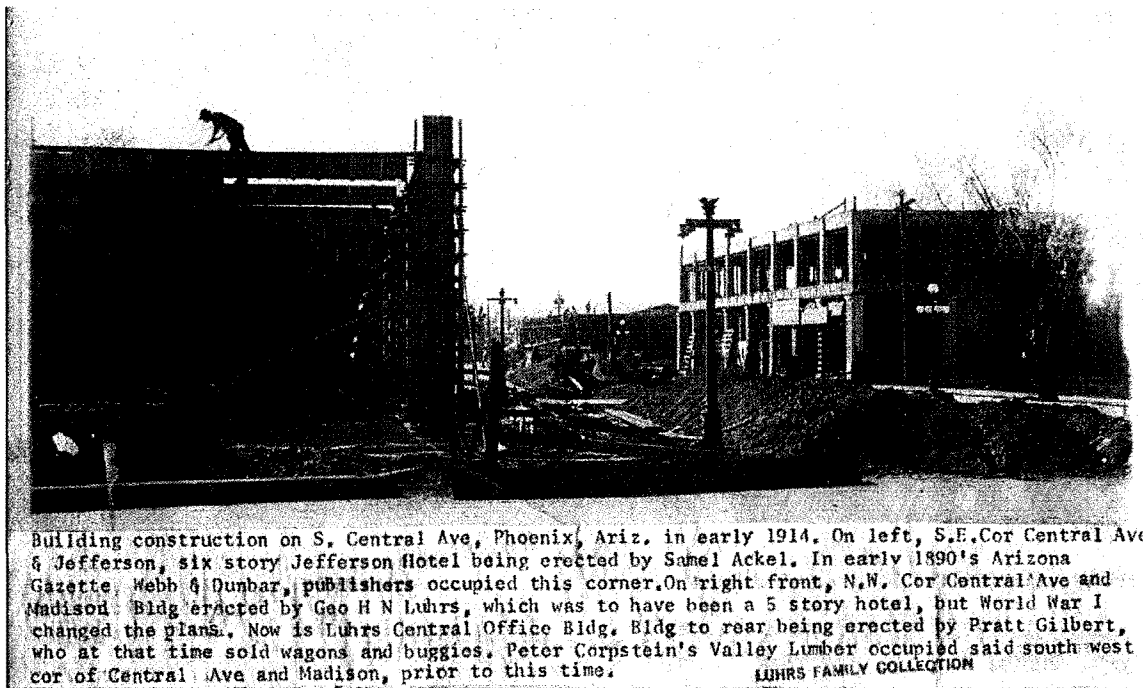
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**Figure 8:** Wood formwork for the Luhrs Central Building. To the right in the photo is the Kersting Hotel. The three-story building in the rear of the photo is the Commercial Hotel. The lot between the two buildings would become the site of the Jefferson Hotel. Photo Fall 1913. (ASU Hayden Library, Luhrs Reading Room, CP LFPC 533)



**Figure 9:** The Jefferson Hotel in left foreground is under construction during 1914. The Luhrs Central Building is at the right foreground, and the Pratt Gilbert Building, apparently completed, is in the background. All three buildings are reinforced concrete. (ASU Hayden Library, Luhrs Reading Room, CP LFPC 542)

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**Concrete Construction in Phoenix, 1907-1931**

Block 35 represents a segment of the construction activity in downtown Phoenix and in this context is relevant that there is so much construction occurring on that block, which is nearly the center of the Phoenix town site. It is also consistent that introduction of concrete construction in 1907 would correspond directly to the growth surge that would occur in Phoenix from 1907 through 1931.

As noted above, the Noble Building was the first appearance of reinforced concrete and was a large scale project, followed by several others of varying sizes, and increasing in height. Of note are the Goodrich Block at 4 stories, and the second Adams Hotel that replaced its wood framed predecessor, using reinforced concrete so the new structure would be fireproof. In many cases, such as the Luhrs Central Building, the buildings were intended to be taller, such that the frames were designed with the capability to be six stories or more, but market conditions and larger new buildings prevailed. Conversely, the Jefferson Hotel was originally intended to be 3 stories, but during construction, Salim Ackel changed the plans and went to 6 stories, potentially due to the conversion of the building to a hotel.

Location	Building Name	# of Floors	Year Completed
1 <sup>st</sup> Street & E. Adams	Noble Building (Dorris-Heyman)	3	1907
26 W. Adams	Valley Bank	1	1909
201 W. Jackson	Machine Shop	1	1909
34 E. Washington	Hall Commercial Bldg.	2	1911
Central Ave & W. Washington	Goodrich Block	4	1911
Central Ave & E. Adams	Adams Hotel	5	1911
222-232 W Washington	Redewill Building	1	1911
W Madison & S Central Ave	Pratt-Gilbert Building	1	1913
124-128 N. First Avenue	Noll Building (Gazette Newspaper)	4	1913
234 S. Central Avenue	Luhrs Central Building	2	1913
420 E. Polk	Nurses' Home -St. Joseph Hospital	2	1914
1 N. First Street.	Korricks Department Store	3	1914
<b>101 S. Central</b>	<b>Jefferson Hotel</b>	<b>6</b>	<b>1915</b>
112 N. Central	Heard Building	7	1920
11 W. Jefferson	Luhrs Building	10	1924
234 N. Central	Security Building	9	1928
202 N. Central	San Carlos Hotel	6	1928
618 N. Central	Westward Ho Hotel	15	1928
25 W. Jefferson	Luhrs Tower	13	1929-31
112 N. First Avenue	Title and Trust Building	11	1931

**Figure 10:** Reinforced concrete commercial buildings in Phoenix through 1931 based on Sanborn Maps.  
 Note: Of the buildings listed above, the Pratt- Gilbert Building and the Korricks Department Store are still standing but heavily modified by sheathing and in the case of Korricks, major remodeling. The frame of the Pratt-Gilbert building is evident on the exterior, but there is no evidence of framing on the Korricks store. The buildings erected following construction of the Jefferson Hotel are still standing and intact, although the Heard Building was modified in 1937. The Luhrs Building and the Luhrs Tower are Determined Eligible for listing on the National Register, all the others are listed on the National Register.



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As concrete construction became more common in Phoenix, the planning department realized that the building ordinance did not adequately address issues which might be associated with this type of construction. At one point in the construction of the Jefferson Hotel, the building inspector was not going to certify its safety until tests were conducted which demonstrated the tensile strength of the concrete pillars.<sup>12</sup> In response to this concern, City Engineer A.L. Harris initiated a test of the tensile strength of the concrete floors and their ability to support load. At Harris' direction, bags of dry concrete and sand were laid on the first floor, and the entire construction crew was told to stand on the bags. This load on a section of the floor at the north end of the building represented 102 pounds per square foot. No cracks or other evidence of weakness in the floor slab were observed. Harris wrote a report that said his test indicated "greater sustaining powers than are required by the city building laws and bale to support a greater load than they will likely ever be called upon to bear."<sup>13</sup>

Consequently, in late 1915, a new chapter on concrete construction and load capacity of the reinforced concrete was written for the city's building ordinance. It was adopted in January 1916. That process legitimized the construction technology of the Jefferson Hotel project and influenced future use of concrete in Phoenix.

The growth spurt in Phoenix concurrent with the Jefferson Hotel included several concrete buildings, but none of the height of the Jefferson. Concern over fire protection was one constraint. The city fire department was deeply concerned about buildings going higher as the city water system did not have adequate pressure for the fire hoses to pump water even to the top of the Jefferson Hotel which was still the tallest building in the city until 1920 and the construction of the Heard Building.

Construction activity would decrease during World War I, but construction activity would recover by the end of the decade. 1920. By the 1920s Phoenix would enter its most active growth spurt, and all of the major buildings built in the downtown core would be constructed of concrete. Of the six buildings constructed after the Jefferson Hotel, two were hotels. (See Figure 10, above) One, the San Carlos Hotel, was the same height, and the other, the Westward Ho, was two and a half times higher. The other new concrete buildings were higher than the Jefferson Hotel.

The construction of the 1920s would see another shift in prevailing architectural design and style, yet with the commonality that all of the buildings were being constructed utilizing a concrete frame. The completion of the Luhrs Building in 1924 introduced the most formal version of NeoClassical architecture with its prominent cornice and other Classical detailing. The Security Building and the San Carlos Hotel also had Classic influences. But the late 1920s would see another change when the Hotel Westward Ho in 1928, and especially the Luhrs Tower in 1931 would introduce the Art Deco form, a complete shift in stylistic form and detail from the comparatively small number of NeoClassic structures that were contemporaneous with the Jefferson Hotel, yet all were concrete construction.

This sequence of buildings transformed the skyline of Phoenix in the late 1920s. The one significant building absent from this list is the Professional Building the second Art Deco skyscraper constructed with a steel frame, e representing a different technique, and the end of the era of concrete building that had defined Phoenix up to that point.

### **Frederick C. Hurst, Architect, Jefferson Hotel**

Frederick Charles Hurst (F.C.) was born March 2, 1864 in Toronto, Canada. Very little is known about his childhood other than his father, Thomas, was a carpenter. He married Eva Rogers December 29, 1886 in York, Ontario, Canada. The 1891 Canadian census shows Hurst still living in Toronto and working as a carpenter. Hurst came to the US circa 1893. He eventually became a naturalized citizen. The 1900

<sup>12</sup> "Engineering Reports Ackel Building Safe Structure." *Arizona Republican*, 14 May 1914:5.

<sup>13</sup> Ibid.

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census shows him working as an architect in Joplin, MO. No records were found for formal architectural education in architecture or engineering, or employment by an architectural firm.

Hurst moved to Bisbee, AZ to work as a structural engineer for the Copper Queen Mining Company in 1901. In December 1905, Hurst posted a notice in the *Bisbee Daily Review* that he was leaving the Copper Queen Company and starting a private practice.<sup>14</sup> During his time in Bisbee, Hurst "drew plans for at least fourteen imposing new buildings in downtown."<sup>15</sup> When the new town of Warren, immediately southeast of Bisbee, was established, Hurst designed a number of homes in the area.<sup>16</sup>

The National Register nomination for the Bisbee Historic District mentions that "Frederick C. Hurst [was] a local architect who has a special affinity for cut stone."<sup>17</sup> Furthermore, Hurst and Henry C. Trost, the chief designer of the El Paso-based firm Trost & Trost were the "most active designers" of the architects identified in the Bisbee Historic District National Register nomination.<sup>18</sup> When looking at the size and materials of these buildings, two to three stories is the common height and concrete and brick are the two most common materials utilized.

December 1910, Hurst posted a notice that he was moving to Phoenix and would be partnering with L.G. Knipe.<sup>19</sup> Very little was found for this short association other than a notice for the design of two school buildings for the Phoenix Elementary School District. By 1912, Hurst had a solo practice.

Hurst drew plans for a number of large projects although they did not all come to fruition. Salim Ackel had hired Hurst in 1912 to do a small commercial building.<sup>20</sup> Parker L. Woodman, the former Superintendent of the Copper Queen Mine hired Hurst to design a large concrete home in Phoenix. No confirmation can be made that this house was actually built. C.H. Kunselman had Hurst draw plans for a 77-room two story hotel in 1914.<sup>21</sup> This also does not seem to have been built. The Jefferson Hotel therefore represents the most prominent building designed and completed by Hurst in Phoenix. It appears that Hurst closed his architectural practice in 1923. He became the building inspector for the City of Phoenix by 1923. He then died tragically on September 22, 1923 as a result of an automobile accident in downtown Phoenix. The City government was closed on the day of his funeral.

#### Designs by Frederick C. Hurst:

##### Phoenix, Arizona

The Armory, 1913 -- at 311 N. 1<sup>st</sup> Street  
Jefferson Hotel  
School buildings – with L.G. Knipe  
Home for Parker L. Woodman – not built  
Kunselman Hotel – not built  
Church of Christ, 1913 – remodel and addition

<sup>14</sup> "Will Open Office." *Bisbee Daily Review*, 5 December 1905:5.

<sup>15</sup> Schwanks, Carlos A. *Vision and Enterprise: Exploring the History of Phelps Dodge Company*. Tucson: University of Arizona Press, 2000: 115.

<sup>16</sup> Ibid: 116.

<sup>17</sup> Bisbee Historic District NR#80004487, 1980:10.

<sup>18</sup> Ibid.

<sup>19</sup> *Arizona Republican*, 13 December 1910:6.

<sup>20</sup> "Notice to Contractors." *Arizona Republican*, 18 February 1912:9.

<sup>21</sup> "New Kunselman Hotel to Contain Seventy-Seven Rooms." *Arizona Republican*, 18 October 1914:11.

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### **Bisbee, Arizona**

Buildings within the Bisbee Historic District, NR#80004487  
Central School, 1905 (Bi-156) 2-story gypsum block, symmetrical with Italianate influence  
Cooper Queen Library and Post Office, 1906 (Bi-34) 3-story concrete and gypsum block  
BPOE (Elks) Building, 1910 (Bi-65) 2-story brick  
Letson Block, 1902 (Bi-30) late Victorian  
Masonic Lodge, 1910 (Bi-68) 3-story concrete. Front façade has brick and plaster finish  
Antlers Building, c. 1906 (Bi-49) 2-story brick  
Johnson Building, 1909 (Bi-64) 2 story concrete faced with brick  
Brophy Building, 1905 (Bi-222) 2 story brick  
Bisbee Improvement Company Building, pre-1906 (Bi-223) 2-story concrete block and cut stone  
City Hall, 1905 (Bi-225) 2-story stone and concrete with Italianate influence  
Pythian Castle, 1904 (Bi-215) 2-story brick with octagonal clock tower  
Bisbee Woman's Club Clubhouse, 1902, NR #85000145  
Copper Queen Hospital, 1909  
Natatorium (largest in the west at the time), 1904  
Klein, Letson & Marx Block, 1910, 2-story brick. Six store fronts on 1<sup>st</sup> floor, hotel on second  
Slaughter House for E.A. Tovrea, 1915

### **Salim Ackel – Developer of the Jefferson Hotel**

A Syrian immigrant, Salim Ackel arrived in this country in 1891 and settled in Tucson where he sold goods in mining camps for about four years. Then he moved to Phoenix where he did the same thing before opening a small grocery store. In 1898, he started a dry goods store which did so well that he purchased land and had a larger place built on 18-20 E. Washington.<sup>22</sup>

By the time of construction of the Jefferson Hotel, Ackel owned numerous stores/property in the Winkelman and Wickenburg areas as well as a 240-acre farm along the Salt River. According to one article, he was "considered one of the wealthiest men in Arizona."<sup>23</sup>

The building which became the Jefferson Hotel started off as an office/store building according to the building permit. Ackel may have considered moving his dry goods store into this location as his business on East Washington had suffered serious flooding the week before he purchased the Jefferson Hotel property.

### **Alfred Hitchcock and PSYCHO**

On a popular/cultural note, the Jefferson Hotel appears in the opening sequence of Alfred Hitchcock's well-known psychological thriller, *Psycho*, filmed partially in Phoenix in December 1960. The opening scene pans over the downtown Phoenix skyline before the camera zooms into a window of the Jefferson Hotel. The facade of the hotel is briefly pictured as the camera zooms into a fifth-floor window on the west elevation of the building, whereupon the first dialogue of the movie commences.

<sup>22</sup> Daws, A. George, compiler. *Arizona—Its Men*. n.p.: Daws Publishing Co., 192?:59+.

<sup>23</sup> "Like Fairy Tale Reads Story of Salim Ackel Who Erected the Building." *Arizona Republican, Jefferson Hotel Special Edition*, 15 July 1915:2.

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Arizona

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**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office (Phoenix Commercial Survey, 1984)
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** Phx. 30-5

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**10. Geographical Data**

**Acres of Property** less than one

**Latitude/Longitude Coordinates (decimal degrees)**

**1. Latitude: N 33.446809 Longitude: W -112.073588**

**Verbal Boundary Description (Describe the boundaries of the property.)**

The nominated property is defined by the rectangular shape of parcel **112-27-060A**, Maricopa County, Arizona, with the exception of 12.5 feet at the southern boundary of the parcel. The parcel is now 150'x 50' which includes the building and a narrow strip of abutting alley.

**Boundary Justification (Explain why the boundaries were selected.)**

This boundary is based on the shape and dimensions of the land parcel occupied by the Jefferson Hotel. The parcel extends to the right of way of Jefferson Street to the north, Central Avenue to the west, and to the northern edge of the alley to the south of the building. The east boundary of the lot abuts a separate parcel of private property. The building sits on the entirety of this parcel, with the exception of the southernmost 12.5 lineal feet that was formerly a public alley. That 625 square feet of land is not included in the nomination.

Jefferson Hotel  
Name of Property

Maricopa County  
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### 11. Form Prepared By

name/title: Roger A. Brevoort and Donna J. Reiner, PhD.  
organization: Brevoort Preservation Strategies  
street & number: 102 E. Buchanan Street, Phoenix, AZ 85004  
e-mail: rbrevoort@cox.net  
telephone: 602-690-8080  
date: June 18, 2019

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.



The Jefferson Hotel is located at the center of the Phoenix USGS quadrangle.



Jefferson Hotel  
Name of Property

Maricopa County  
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### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.



**Name of Property:** Jefferson Hotel

**City or Vicinity:** Phoenix

**County:** Maricopa **State:** Arizona

**Photographer:** Roger A. Brevoort

**Date Photographed:** January 10, 2019

**Description of Photograph(s)** West primary facade of the Jefferson Hotel. View looking to northeast.

**1 of 6.**



Jefferson Hotel  
Name of Property

Maricopa County  
County and State

Arizona



**Name of Property:** Jefferson Hotel

**City or Vicinity:** Phoenix

**County:** Maricopa **State:** Arizona

**Photographer:** Roger A. Brevoort

**Date Photographed:** January 10, 2019

**Description of Photograph(s)** North and west elevations of the Jefferson Hotel. These have always been the primary public elevations. Note the cornices and other concrete detail that is still intact on the upper stories and at the roofline. The movie *Psycho* showed the west elevation.

2 of 6.



Jefferson Hotel  
Name of Property

Maricopa County  
County and State

Arizona



**Name of Property:** Jefferson Hotel

**City or Vicinity:** Phoenix

**County:** Maricopa **State:** Arizona

**Photographer:** Roger A. Brevoort

**Date Photographed:** January 10, 2019

**Description of Photograph(s)** Upper portion of west, main façade highlighting the detail and projection of the central bay that accents the entrance. View looking east.

**3 of 6.**



Jefferson Hotel  
Name of Property

Maricopa County  
County and State

Arizona



**Name of Property:** Jefferson Hotel

**City or Vicinity:** Phoenix

**County:** Maricopa **State:** Arizona

**Photographer:** Roger A. Brevoort

**Date Photographed:** January 10, 2019

**Description of Photograph(s)** Upper corner of west elevation, showing detail of the upper stories. View Looking east.

**4 of 6.**



Jefferson Hotel  
Name of Property

Maricopa County  
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Arizona



**Name of Property:** Jefferson Hotel

**City or Vicinity:** Phoenix

**County:** Maricopa **State:** Arizona

**Photographer:** Roger A. Brevoort

**Date Photographed:** January 10, 2019

**Description of Photograph(s)** Current interior appearance of lobby. None of the detailing is original fabric but this is the general location. The entrance from Central Avenue appears at the upper left. The actual entry doors are no longer extant. View to northwest.

**5 of 6.**



Jefferson Hotel  
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**Name of Property:** Jefferson Hotel

**City or Vicinity:** Phoenix

**County:** Maricopa **State:** Arizona

**Photographer:** Roger A. Brevoort

**Date Photographed:** January 10, 2019

**Description of Photograph(s)** Current lobby area is in foreground. The details are changed, but the original double-height volume of the lobby space is visible. This height will be retained. Note also the concrete beams in the ceiling that are original framing members.

**6 of 6.**





KEEP  
→  
RIGHT

↑↑  
ONLY

NO  
TURN  
ON  
RED

LEGAL  
DEALERS





ONE WAY  
←

Central

Jefferson 100 S

20

NOW OPEN  
SERAFINA

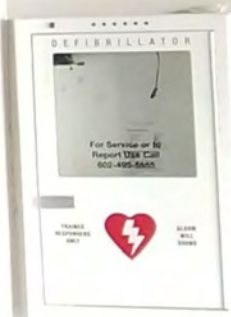
















NORTH  
ELEVATOR  
#1



SOUTH  
ELEVATOR  
#2





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Jefferson Hotel

Multiple Name: \_\_\_\_\_

State & County: ARIZONA, Maricopa

Date Received: 8/16/2019      Date of Pending List: 9/18/2019      Date of 16th Day: 10/3/2019      Date of 45th Day: 9/30/2019      Date of Weekly List: \_\_\_\_\_

Reference number: SG100004509

Nominator: SHPO

Reason For Review:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Appeal           | <input type="checkbox"/> PDIL            | <input type="checkbox"/> Text/Data Issue    |
| <input type="checkbox"/> SHPO Request     | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo              |
| <input type="checkbox"/> Waiver           | <input type="checkbox"/> National        | <input type="checkbox"/> Map/Boundary       |
| <input type="checkbox"/> Resubmission     | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period             |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> TCP             | <input type="checkbox"/> Less than 50 years |
|   | <input type="checkbox"/> CLG             |   |

Accept       Return       Reject      9/30/2019 Date

Abstract/Summary  
Comments: \_\_\_\_\_

Recommendation/  
Criteria \_\_\_\_\_

Reviewer Roger Reed  Discipline Historian

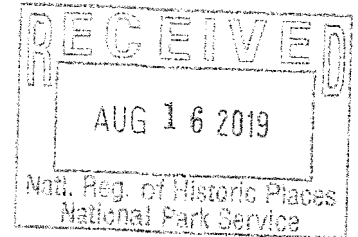
Telephone (202)354-2278 Date 9/30/19

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

AD 0780 1199

**ARIZONA STATE HISTORIC PRESERVATION OFFICE (SHPO)  
NATIONAL REGISTER NOMINATION  
TRANSMITTAL FORM  
\*\*FEDERAL EXPRESS\*\***



**DATE:** August 14, 2019

**TO:**

**Joy Beasley  
National Register of Historic Places  
1849 C Street NW, Mail Stop 7228  
Washington, D.C. 20240**

**FROM:**

**William Collins  
National Register Coordinator  
State Historic Preservation Office  
1100 West Washington Street  
Phoenix AZ 85007**

**National Register Submission:**

**Jefferson Hotel  
Phoenix, Maricopa County**

**University Park Historic District (Additional Documentation)  
Tempe, Maricopa County**

**Should you have any questions or concerns, please contact me at  
wcollins@azstateparks.gov or 602.542.7159.**