
An Historic Resource Survey of the
Phoenix Miracle Mile
East McDowell Road
Phoenix, Arizona

Prepared for:

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Project 19-022

June, 2020



Miracle Mile Study Area, 2020

Executive Summary

Phoenix's Miracle Mile arose after World War II along McDowell Road on the northeast fringes of the growing city. It thrived as an auto-oriented commercial strip for less than 20 years, being supplanted beginning in the late 1950s by the lure of suburban shopping malls. In response to recent redevelopment activity, the City of Phoenix Historic Preservation Office and Preservation Commission initiated this study of the Miracle Mile to identify properties which may be eligible, as individuals or as part of a district, to the City of Phoenix Historic Property Register and/or National Register of Historic Places.

The area to be surveyed included 69 properties on both sides of McDowell Road between roughly 13th and 20th Streets.

Historical Context

The Miracle Mile Historic District is significant in the area of Commerce, as the first area in Phoenix to be developed as a commercial center outside of the downtown central business district. While the Miracle Mile area initially developed from farmland into residential acreages and subdivisions between 1914 and World War II, after the war the frontage on both sides of McDowell Road began to be developed (or redeveloped) for commercial uses, mostly catering to patrons arriving via automobiles. The Miracle Mile boomed until the establishment of suburban shopping malls in the late 1950s, and declined slowly thereafter, reaching a low point in about 1970. The period of significance is therefore 1946-1970.

Midcentury Modern Commercial Architecture in Phoenix

The commercial buildings of the Miracle Mile represent a transition from the pedestrian-oriented storefront buildings that lined the streets of downtown Phoenix before World War II to the automobile-oriented, modern-styled, freestanding buildings that were later developed in the suburbs, as well as to shopping malls and strip shopping centers.

The growth that occurred in Phoenix between 1946 and 1960, a span of under 15 years, more than quadrupled the area within Phoenix's boundaries and made automobile ownership essential to city living. The rise of the automobile represented a transformational force on commercial architecture in Phoenix, particularly for stores, restaurants, and other consumer-driven businesses. First, with the customer perspective changing from a close-up, slowly passing pedestrian view to looking through the windshield of a fast-moving vehicle, the architectural approach had to change. Direct display of a merchant's goods was no longer effective; instead, the building itself needed to be visible, bold and eye-catching, and even better if it told a story of what was available within. Second, because cars take up so much space, and because the value of suburban land was so much less than that in the central district, the need to provide plentiful and convenient car parking began to outweigh other land uses.

In the 1950s and 1960s, there was much experimentation going on in the area of consumer-driven commercial architecture in response to these societal changes. Most was forward-looking rather than retro (as we would say today), employing the tenets of architectural Modernism (that had been developing since at least the 1920s) rather

than the period revivals that had become culturally outdated. The three most influential movements in Phoenix were the International Style, the Organic architecture of Frank Lloyd Wright, and the playful Googie style that arose as an auto oriented version of the first two. All of these make an appearance in the Miracle Mile in one way or another.

The Miracle Mile is also indicative of a wider trend in commercial architecture in Phoenix: the rash of residential-commercial conversions that took place during the post-WWII expansion of the city. Much of the south side of McDowell Road within the Miracle Mile area was developed with residential homes before the war. The rapid increase in commercial activity after the war left the city with a demand for commercial space, and nowhere to put it where it was easy to access, such as along major thoroughfares emanating from downtown. City policies were developed that encouraged commercial conversion of residential structures along major thoroughfares to help meet the demand. These policies resulted in a distinct building type that is a hybrid of residential and commercial building forms.

Overview of Inventory

The inventory catalogued a total of 69 properties in the survey area with the following characteristics.

AGE: Most of the commercial properties in the district were developed within a narrow time frame between 1946 and 1960.

TYPES: The vast majority of the properties within the survey area (41) are Storefront Commercial Buildings, with a distant second of Food Service/Restaurant (which includes bars or taverns) (8). This distribution contributes greatly to creating a strong consumer-oriented commercial character within the district.

HISTORICAL INTEGRITY: Of the properties surveyed, 45 were found to have adequate integrity to contribute to a potential historic district, while 24 would be considered non-contributors.



Listing Recommendations

- A. Miracle Mile Historic District.** The survey found a cohesive assemblage of 49 properties at the core of the survey area including 41 contributing properties and 8 noncontributing. Such a district would include all properties fronting on McDowell Road from 1520 to 1812 East McDowell on the north and from 1325 to 1823 East McDowell on the south.
- B. Individually Eligible Properties**
- a. **Union Service Station, c. 1951 (Survey Site no. 22).** This is a rare, intact example of a gas station of this type and design left in the Miracle Mile area and within the city.
 - b. **Dr. Edward Hoehn Offices/Residence, 1932-56 (Survey Site No. 42).** This property is significant for its historical associations to Miracle Mile and Commerce in Phoenix as well as being a good quality residential-commercial hybrid building with a coherent architectural statement and sense of place.
 - c. **Miracle Mile Mart Building, 1954 (Survey Site No. 56).** This property is an excellent early example of commercial architecture directly leading to the development of the Strip Shopping Center building type; it is a focal point on the south side of the district and unique in the streetscape.
 - d. **Sparkle Dry Cleaners and Laundry, 1955 (Survey Site No. 58).** This property is an excellent example of the International Style reflected in the design of a drive-through laundry. Its well-integrated three-part façade composition provides a strong focal point within the Miracle Mile district. It retains a high degree of architectural integrity.
 - e. **Valley National Bank Branch No. 10 (Survey Site 62).** This property appears to be individually eligible under Criterion C for its architectural qualities as a modern movement design applied to a commercial bank. It retains a high degree of architectural integrity. *This is the only recommended property that occurs outside of the proposed historic district.* It is owned by the city of Phoenix and is currently used as a Senior Center.

Introduction

Phoenix's Miracle Mile arose after World War II along McDowell Road on the northeast fringes of the growing city. It thrived as an auto-oriented retail strip for less than 20 years, being supplanted beginning in the late 1950s by the lure of suburban shopping malls. While remaining commercial, activity in the Miracle Mile slowly declined, to be rediscovered in more recent years by those recognizing and appreciating it for its unique Midcentury-Modern character.

In recent decades, central Phoenix has seen a remarkable amount of reinvestment and redevelopment. Developers frequently assemble properties in aging streetscapes and clear the land for construction of urban-form multifamily projects. The Miracle Mile is now experiencing this type of redevelopment pressure, with more than one apartment project being planned within its boundaries.

In response to this activity, the City of Phoenix Historic Preservation Office and Preservation Commission identified the need to study the Miracle Mile with respect to its historic resources, and to identify properties which may be individually eligible, or eligible as contributors to a potential historic district, for listing in the city of Phoenix Historic Property Register and/or National Register of Historic Places.

The area to be surveyed included properties on both sides of McDowell Road between roughly 13th and 20th Streets. While historically the area known as the Miracle Mile extended from as far west as 7th Street all the way east to 24th Street, the survey area was narrowed down through a visual assessment that identified the area retaining an intact streetscape that conveyed the period of interest.

Motley Design Group, LLC was retained under its on-call agreement for Archaeology Consulting and Historic Preservation Services to provide an historic resource survey of the Miracle Mile and to provide eligibility recommendations for properties surveyed. Motley teamed with local historian Donna Reiner to prepare the survey. The results of the survey may be used to move forward with documentation and nomination of properties to be historically recognized.

Methodology

Field inventory

The survey area for this study was defined through an initial visual assessment to include the addresses on East McDowell Road from 1422 through 1928 on the north side and from 1325 to 1939 on the south side. While there may be historically-relevant properties to the west of the survey boundary, the streetscape there is much less cohesive and contains a high proportion of modern buildings. Much of this area is also strongly influenced by the growth of the Banner-University Medical Center (Good Samaritan Hospital) and related businesses. Arizona State Highway 51 (Piestewa Freeway) was constructed along 20th Street, providing a definitive eastern limit for the survey area.

Properties within the survey area were initially assigned inventory numbers from 01 through 70 based on aerial photographs and Google Street View. It was subsequently discovered:

- Two of these buildings (sites 3 and 19), which were thought to have been separate, were in fact parts of another contiguous property and should be surveyed together.
- One property (site 14) was found to actually be two separate buildings, which were denoted 14A and 14B.
- One property (site 30) was surveyed fairly recently by a city HP staff member and a current inventory form was available. The number was retained, but no form was generated.

A total of 69 properties were thus included in the survey, numbered 1 to 70, with inventory numbers 03 and 19 not being used and number 14 being separated into 14A and 14B. 68 forms were generated, one site having an existing form.

The area was field surveyed and properties were inventoried using standard Arizona Historic Property Inventory Forms. All resources were photographed digitally. The field information, photographs, and historical data were combined in a Microsoft Access database for outputting into the standard SHPO format.

Historical Research

Research on the history of the Phoenix Miracle Mile and its surroundings began with identifying, obtaining, and reviewing known documents and studies from the City of Phoenix Historic Preservation Office.

A review of newspapers was done using newspapers.com and chroniclingamerica.loc.gov to glean articles on the businesses, construction information, business ads, and other related material on the history of the area and its various “revivals.”

A review of articles focusing on specific properties found in *Arizona Builder/Contractor* was conducted. These articles generally provided information related to the architect, builder, and the cost of the project. Digital publications within the HathiTrust Digital Library were searched to see if any mention was made of the Phoenix Miracle Mile and/or builders and architects of buildings in the subject area.

Phoenix city directories from 1945-1970 were photocopied for East McDowell from 13th through 20th Streets. The material was then placed into a spreadsheet which enabled better analysis of the change from residential to commercial properties particularly on the south side of East McDowell Road between 13th and 20th Streets.

Permits (historic and current) for all subject properties, plus others on the subject blocks (since the addresses often changed) were requested from the City of Phoenix Planning and Development Department. The information was placed in a spreadsheet. The data helped provide the owner’s name, approximate construction date, contractors in some cases, and also architects. Alterations to the buildings were noted, along with dates. These permits also provided information on when a historic property might have been demolished.

Early planning ordinances and annexation maps from the city of Phoenix were also reviewed.

Various sources were searched for historic photographs of the subject area including the McCulloch Brothers Photography Collection at Arizona State University, the Arizona State Library and Archives, and various Facebook pages which focus on Phoenix and Arizona history. Historic pictures can be used to determine the extent of alterations which might impact the historic integrity of the property.

All the pertinent data that was gathered was entered onto the inventory report forms.

Eligibility Status

All properties were evaluated for eligibility as either individual buildings or as contributors to a potential historic district. The criteria for evaluation are those required by the National Parks Service for National Register eligibility, as documented in the National Register Bulletin “How to Apply the National Register Criteria for Evaluation” (1995 revision).

In order to be considered eligible, a property must represent an important historic context. For the Miracle Mile, two applicable contexts were identified, one historical and one architectural (corresponding to National Register criteria A and C). No properties are known to represent an important person (criterion B) and no archaeological or “information yielding” properties (criterion D) were found.

Certain property types could be required to meet one of seven “criteria considerations” in order to be considered eligible. No criteria considerations appear to apply for any property included in the survey.

The final requirement affecting eligibility of a given property is its degree of integrity, or its “ability ... to convey its significance.” Integrity is evaluated in seven aspects: location, design, setting, materials, workmanship, feeling, and association. While not all aspects of integrity must be present, they must be adequate, taken in aggregate, to convey the significance. It follows that the essential aspects that are most important may vary depending on the historical context. For example, for properties considered significant for their architecture, the physical aspects of design, materials, and workmanship are more important than they would be for a property significant for its relationship to an historical event. Also, properties considered as contributors to a district may be eligible with a lesser degree of design integrity than an individual building might require, because the aspects of location, setting, and feeling are more important to defining a district than a specific level of design purity might be.

Buildings within the Miracle Mile survey area were considered to possess adequate integrity to qualify as contributors to a potential district if:

1. The building is in its original **location**.
2. The **design** of the building is adequate to convey its original property type and use.
3. The building is part of the historic streetscape **setting** that defines the district.
4. The majority of **materials** that comprised the property during the historic period are present and visible.
5. The building displays aspects of **workmanship** related to the historic period.
6. The building retains a historic **feeling** within its context.
7. The building is **associated** with the identified historic context.

Properties were also evaluated for individual significance. While any qualifying property might be nominated individually, this is generally considered redundant for buildings occurring within eligible districts. Individual eligibility also usually requires a higher degree of architectural integrity.

Historical Context

The Miracle Mile Historic District is significant under National Register Criterion A in the area of Commerce, as the first area in Phoenix to be developed as a commercial center outside of the downtown central business district. While the Miracle Mile area initially developed from farmland into residential acreages and subdivisions between 1914 and World War II, after the war the frontage on both sides of McDowell Road began to be developed (or redeveloped) for commercial uses, mostly catering to patrons arriving via automobiles. The Miracle Mile boomed until the establishment of suburban shopping malls in the late 1950s, and declined slowly thereafter, reaching a low point in about 1970. The period of significance is therefore 1946-1970.

The “Miracle Mile” label attached to a commercial district has been used over the years to help promote a specific area. The ones most commonly known in the Southwest are in Tucson and Los Angeles. While those two were established in the 1920s, the Miracle Mile in Phoenix had a later start after World War II.

Commerce in Phoenix

The 1984 Junior League of Phoenix commercial property survey describes Phoenix’s commercial growth as falling into four periods. The earliest was from the town’s formation in 1870 to 1887, when the railroad arrived. The commercial buildings were primarily located within the half-square mile of the original townsite and many of the businesses were connected to the town’s main economic driver, agriculture.

The second period of commercial development went from 1887 to 1912, when Arizona became a state. During this time, building materials changed from adobe to brick, and some commercial buildings had more than two stories now that the railroad could import building materials. As the regional trade center, the town expanded with residential subdivisions building north of Van Buren Street especially after the horrific flood of 1891 and then eastward to the Territorial Insane Asylum and Eastlake Park.

“The first neighborhood commercial center to develop outside the commercial core occurred in the 1890s at Five Points, where Grand Avenue meets Seventh Avenue and Van Buren.”¹ New commercial buildings within the central business core related to offices and stores along with buildings near the railroad tracks which connected to Phoenix’s regional trade center activity.

The third period, the Early Urban Center Period, lasted from 1912 through 1931. During this time, tremendous growth occurred in Phoenix. The city embarked on a street paving program in part due to the increased number of cars being used. It was during this period that centers of commercial/retail businesses slowly began to expand from the original townsite. Residences built in the late 19th and early 20th centuries north of Van Buren Street spread out on either side of Central Avenue, many in well-developed subdivisions to Thomas Road.

City guidelines for where businesses could operate were not formally codified until 1930. At that time, the city created three types of residential districts and two types of business districts. The “Business A” district was considered for “small neighborhood shopping centers and theaters located in residence districts.”² The city of Phoenix saw these shopping centers as providing services and necessities that would not require the residents to walk more than a few blocks. In addition, the design of these centers had to meet the height limits, “set back, side-

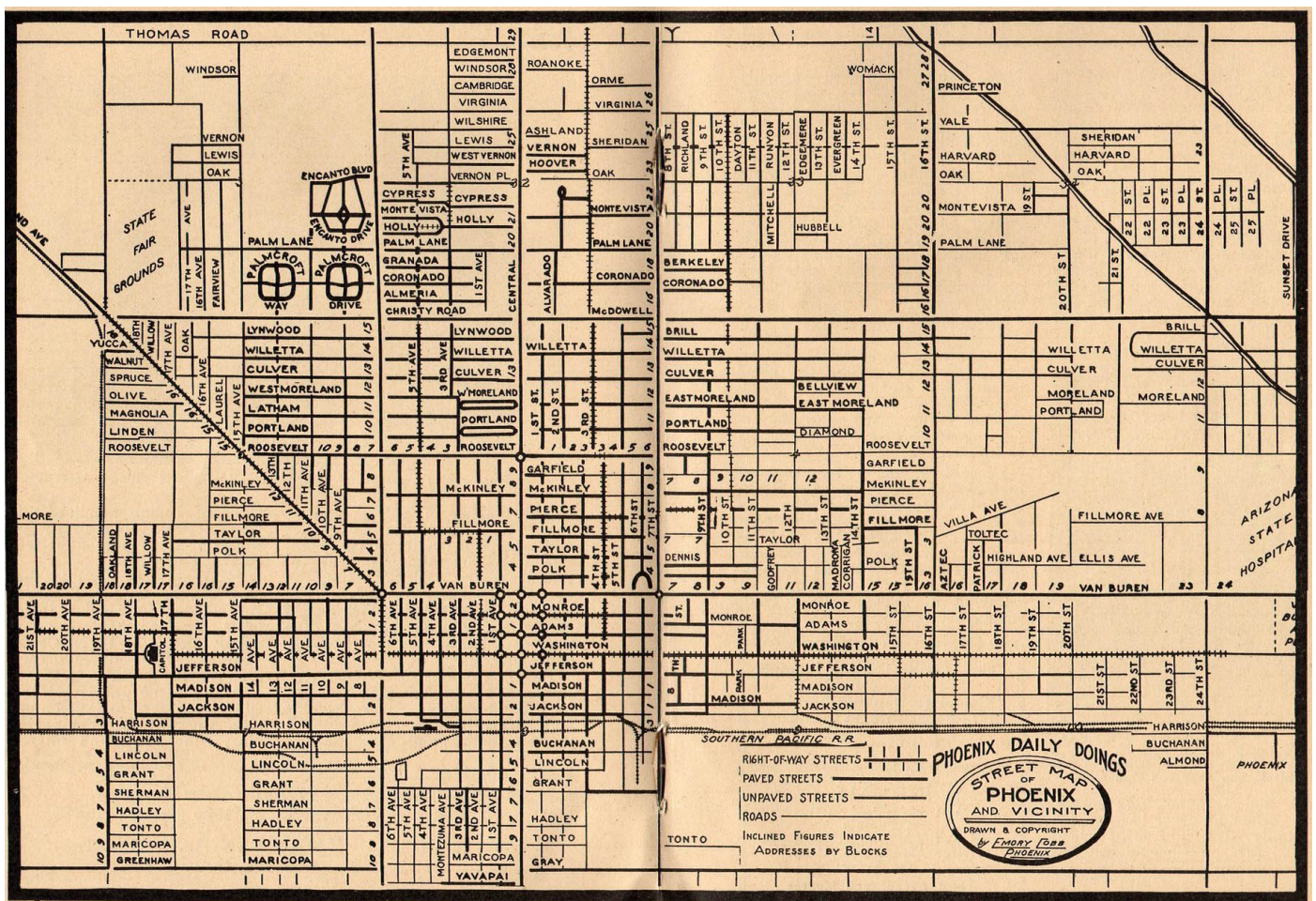
¹ Junior League of Phoenix, Inc. *Historic Phoenix Commercial Property Survey*. Phoenix, 1984:26.

² “Zoning Commissioner Tells Business Space Fixing Plan.” *Arizona Republican*, 23 March 1930:10.

yard width and area regulations of the residence districts in which they are placed.”³ “Business B” zoning constituted a commercial district. Everything that was allowed in Business A zoning and all residential districts was allowed except for “manufacturing and wholesale jobbing businesses.”⁴

“During the 1930s and 1940s, the original townsite remained the focus of retail sales and professional and financial services, with dominant intersections along the street grid taking on secondary importance.”⁵ Corner stores or small urban centers, particularly grocery related, were commonly found throughout the ever-expanding residential areas.

During World War II, construction was limited. But following the end of the war, Phoenix again experienced rapid growth. In the fall of 1946, in response to a call to create regulations to “insure orderly development of a rapidly growing city,” the city of Phoenix began the process to update its zoning ordinance.⁶ Business A and Business B Districts were modified. Business A was still the “neighborhood business zone.”⁷ It was “designed to supply the goods and services required by a neighborhood and in so doing to detract to the least degree compatible with good business practice from residential values.”⁸ In addition, the proposed ordinance prohibited electric signs that



1930 street map of Phoenix

³ Ibid.

⁴ Ibid.

⁵ Junior League of Phoenix, Inc. *Historic Phoenix Commercial Property Survey*. Phoenix, 1984:42.

⁶ Mocine, C.R. “Commercial Zoning Proposals Outlined.” *Arizona Republic*, 8 September 1946:3.

⁷ Ibid.

⁸ Ibid.

flashed, specifying that they had “to be indirectly lighted.”⁹ Business B Districts, general business, allowed for buildings to be up to 10 stories. The ordinance also addressed parking, spelling out the number of spaces required for different types of buildings.

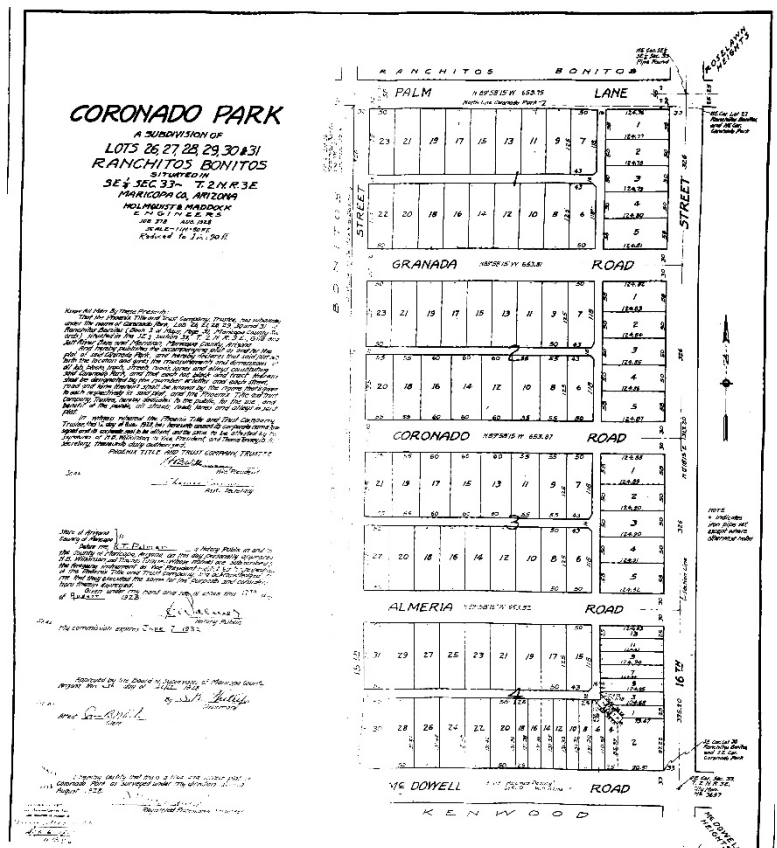
With the new zoning, larger residences along Central Avenue became targets for developers after World War II. They were on large lots, which made them ideal for constructing commercial buildings or apartments and providing parking. Arterial streets running east-west also became ripe for development.

McDowell Road, an arterial street one mile north of Van Buren Street, became “the first to experience this growth.”¹⁰ In the 1930 zoning, on the south side of McDowell Road between 12th and 16th Streets, only the southwest corner of 16th Street and McDowell was classified Business A (the city boundaries did not include the north side of McDowell Road in this stretch, nor beyond 16th Street on either side of McDowell). The remainder of that section abutting McDowell Road was classified residential. The railroad tracks crossed McDowell Road west of 19th Avenue, which made the west side more appealing for warehouses and light manufacturing.

Some of the earliest new commercial development on the eastern portion of McDowell Road was close to Good Samaritan Hospital located at 10th Street and McDowell. However, the “area east of 16th Street on McDowell Road became one of the hottest commercial real estate areas in the Valley.”¹¹ J. Martin Wahl, a prominent grocery store owner, announced in February 1946 that a major shopping center would cover the complete block on the north side of McDowell Road between 17th and 18th Streets. Conceptual drawings done by the firm of Gilmore and Varney with Fred Drover showed a “Spanish-Mexican” center that would house one of Mr. Wahl’s grocery stores and ten other shops. It even would provide plenty of parking in the back of the buildings.¹² However, this project never came to fruition.

Initial Development of the Miracle Mile Area

Of the seven plats that abut the south side of East McDowell Road between 13th and 20th Streets, all but one were subdivided prior to the start of World War II. Five of the earlier plats all featured fairly typical Phoenix home lots of the period, with frontages of about 50 feet and depths of about 150 feet. The earliest, the Burroughs Addition in the 1300 block, was approved in 1914. Moving eastward, White’s Subdivision (1400 block) was platted in 1925; Kenwood (1500 block) was platted in 1926; McDowell Heights (1600 block) was platted in 1924; Bostrom Place (1800 block) was platted in 1922; and Wright Davis (1900 block) was platted in 1938. Only the Governor



Coronado Park Plat Map (1928). Note anticipation of commercial development only at the corner of 16th St and McDowell Rd.

⁹ Ibid.

¹⁰ Collins, William S. *The Emerging Metropolis: Phoenix, 1944-1973*. Phoenix: Arizona State Parks Board, 2005:231.

¹¹ Ibid.

¹² Fuller, Henry. “\$250,000 Shopping Center To Be Built.” *Arizona Republic*, 11 February 1946:1.

Hunt Tract, a half block between the 17th Street alignment and 18th Street, was platted after the end of WWII in October 1946. That 5-acre parcel, subdivided into six tracts, had been the home of Arizona's first governor. Bostrom Place, east of 18th Street, featured larger 100' x 300' parcels likely intended for "rural living" homes rather than commercial developments; but all of the pre-war plats evidently anticipated residential development, except for the southeast and southwest corners at 16th Street and McDowell Road, which had larger parcels in recognition of their likely attractiveness as a commercial node at the intersection of the two arterials.

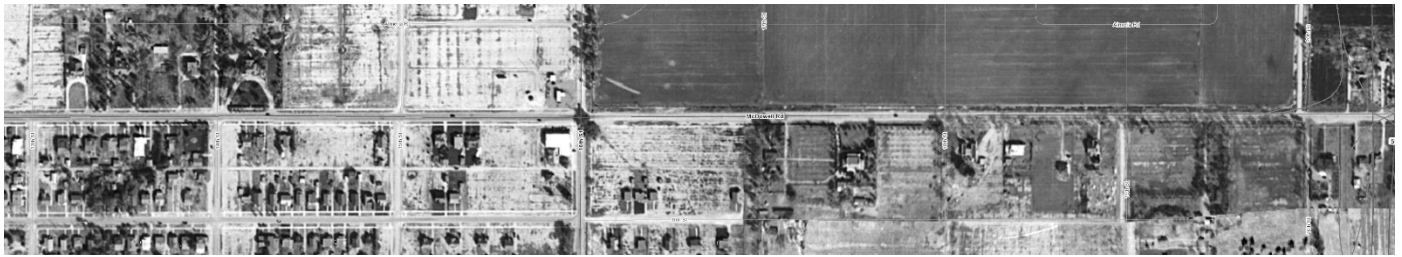


Governor George W.P. Hunt's mansion, on McDowell Road past 17th St. (Arizona State Library)

This helps to explain why the south side of McDowell Road east of the Good Samaritan Hospital was predominately residential prior to World War II. Conceived as residential, the lot sizes were generally uniform throughout each subdivision. West of 16th Street, closer to the developed part of Phoenix, it was largely built out with homes by 1942. To the east of 16th Street, home development was somewhat spottier. Some of these dwellings were slowly converted either to all business or to a live-work use even before the start of World War II.

The north side of McDowell Road east of 14th Street has five plats. Only three were subdivided prior to the start of WWII. McDowell Park (1400 block) was platted in early 1940; Coronado Park (1500 block) was platted in 1928; Whittier Place (1600 block) was platted in early 1941; McDowell Manors (1700 block) was platted in March 1945; and McDowell Manors Annex (1800 & 1900 blocks) was platted in February 1946. The lots that abutted McDowell Road were often different than the majority of lots in the respective subdivisions, anticipating commercial development along this frontage. Some were smaller and some were larger especially on the corners of intersections. There was little uniformity in lot sizes.

The north side of McDowell Road between 7th and 16th Streets was well established prior to WWII, but there was little development east of 14th Street, being unincorporated County farmland. After the war, subdivision construction north of McDowell and east of Coronado Historic District took off. It would become predominately commercial with new masonry buildings many of which had multiple storefronts. Most of this commercial construction on the north side of East McDowell began following the end of World War II.



1930



1949



1953



1957



1959



2020

Establishing a New Commercial District

With new homes farther from the city's central core and away from streetcar lines came more families who relied on automobiles for their transportation. Cars also provided mobility for housewives to shop. But these same housewives desired easy access to parking and shopping. Consequently, larger businesses such as the grocery stores and banks provided parking spaces. The smaller stores might have parking in the rear and off the alley, but there was also the option of angled parking on the street and in front of the stores which made it easy to get in and out.

The common link between Phoenix's Miracle Mile and the ones in Tucson and Los Angeles is that all three of these "miles" were started away from the hustle and bustle and car congested central cores of their respective communities. With the notion that if they built it, the customers would come, the developers and businesses offered free street parking and smaller, intimate shops.

"Postwar prosperity produced an explosion of consumer spending."¹³ The meager distribution of available shopping areas made Phoenix ripe for commercial development as more subdivisions were created. Initially there was talk, at least in the local Phoenix newspapers, of a possible new Miracle Mile on Central Avenue when Samuel Lerner, a "chain store women's apparel merchant" purchased property near Earll Drive and Central Avenue.¹⁴ The May 1951 article also pointed out that the residential growth in Phoenix was moving northward on either side of Central Avenue. Nevertheless, "shopping centers [were] springing up here and there in the residential districts, comprised mainly of grocery, drug, and notions stores. Dress shops, men's shops, and dry goods store [would] follow eventually, as Phoenix [grew] large enough."¹⁵

Discounting the supposition of that 1951 article, East McDowell Road from Central Avenue to 20th Street saw a burst of commercial construction begin even before the official end of World War II. The predominately one-story shops were grouped in small clusters of buildings that were locally owned and constructed. At times, the owners had to request a reclassification of the property from Residence to Business, particularly on the south side of East McDowell Road. Other developers found it necessary to purchase several lots so they could build multiple storefronts. These buildings were modern in design, for the time, and for the most part, devoid of what we now think of as anchor businesses or chains.

Arizona Republic, March 18, 1950



"Yippee-Ai-Ay!"
SEE THE
RODEO TODAY

also
**SEE
AND
HEAR**

SHELDON GIBBS
and his Arizona Ranch Boys
playing at 4 p.m. Saturday
at the
Grand Opening
of
BLAKELY'S

No. 10
1830 E. McDOWELL

¹³ VanderMeer, Philip. *Desert Visions and the Making of Phoenix: 1860-2009*. Albuquerque: University of New Mexico Press, 2010:225.

¹⁴ "Another Miracle Mile?" *Arizona Republic*, 18 May 1951:6.

¹⁵ Ibid

It is interesting to note that there was no pattern in the construction of this commercial district. It was not a strict west-to-east progression. Since much of the south side of East McDowell was already populated by residences except for the 1700 block (Governor Hunt's Tract), the transition to commercial moved in both directions. On the north side, except for a few scattered residences on the 1400 block which were ultimately removed, the commercial construction often began on the corner lots and moved to the center of the block.



Looking northwest from 16th St. & McDowell Rd. (Unattributed)

Many of the East McDowell merchants organized in the late 1940s with the initial intent to improve the conditions of McDowell Road, which was going to be widened between 11th and 20th Streets.¹⁶ This merchant association advocated creation of a marketing plan to draw shoppers to their area using such techniques as billboards, special sales days called Miracle Mile Days, and trade stamps (like Green or Gold Bond Stamps).

Modern shopping centers and malls of the late 20th century most commonly had at least one "anchor" business which would be from a major national chain. On Phoenix's Miracle Mile, none of the small shopping centers had such a business. Instead, local chain businesses built free-standing structures. For example, Bayless Market, with its Arizona roots, constructed a store on East McDowell (1595 East McDowell). First National Bank, catering to the automobile with the first drive-through teller in Arizona, opened a branch at 1502 East McDowell in 1947. Valley National Bank followed suit nine years later when it opened its 10th branch at 1845 East McDowell in 1956.¹⁷ There were a few significant national chains and franchises. By 1945, a Safeway supermarket was located at 1603 East McDowell before it moved to a larger and newer facility at 1717 East McDowell in 1950. Dairy Queen opened in 1951 at 1921 East McDowell and remained in operation at that site until c. 2008. Dunkin' Donuts opened in 1959 at 1347 East McDowell and remained there until c. 1980.¹⁸

A 1953 article in *The Phoenix Jewish News* claimed that the strip between 10th and 24th Streets was the second biggest

Dunkin' Donuts
AMERICA'S LARGEST and FINEST DONUT CHAIN
Thanks You

Indeed . . . all the personnel here at Dunkin' Donuts are extremely grateful for the wonderful way in which you have accepted this new business to your fine city . . . Your gracious patronage is certainly appreciated and has made our first month here a terrific success.

Donut lovers are enjoying **DUNKIN' DONUTS** coast to coast. Once you've enjoyed their delicious flavor, you'll know why they're the most famous donuts in the world. **DUNKIN' DONUTS** are hand-cut . . . lighter . . . fluffier . . . tastier. They're made right on the premises in our spotless kitchen. Come in . . . see them made . . . **TAKE** home a dozen or two for the whole family to enjoy.

EVERYBODY LOVES 'EM!
52 DELICIOUS VARIETIES

We The following Concerns Salute Dunkin' Donuts and are Happy to have had a part in its Creation.
KELTNER CONSTRUCTION COMPANY
General Contractors
BRICKER & BUSBY
Architect & Engineer

Arizona York Refrigeration Co. Air Conditioning and Refrigeration	Speed Roll Construction Co., Inc. Paving Contractors
Snider Plumbing & Heating Co. Plumbing Specialists	Barry Hall Roofing Co. Roofing Contractors
Southwestern Glass & Millwork Co. Glazing and Millwork	Acme Steel Co. Structural Steel
Washburn Commercial Electric Co. Electrical Contractors	

69[¢] Dozen
OPEN 6 A.M. TO 1 A.M.
1347 E. McDowell... Corner 14th Street

Arizona Republic, June 14, 1959

¹⁶ "City Revises Payment Plan on Airport." *Arizona Republic*, 22 September 1948:19.

¹⁷ Donna Reiner. "Follow the Money: Identifying the Custom Architecturally Designed Branch Bank." (master's thesis, Goucher College, 2009): 62.

¹⁸ Interestingly, the building is still home to a donut shop.

business district in Phoenix.¹⁹ By March 1954, the merchants on East McDowell had coalesced and were now officially calling this thriving commercial area the “Miracle Mile.” The kickoff of the brand began on March 11, 1954 with Miracle Days which featured Phoenix Mayor Frank G. Murphy, Arizona Secretary of State Wesley Bolin, and a number of other dignitaries to mark the dedication. The merchants’ association touted 54 members, and even gave out trading stamps.

This business project was so successful, it encouraged the city of Phoenix to widen and pave East McDowell from 20th Street to 28th Street so more commercial development might occur. The coordinated effort of building small businesses along East McDowell and outside the central core was a first for Phoenix and the “mile” quickly extended to one mile on either side of 16th Street.²⁰

Ads for housing often mentioned that a residence was close or near to Miracle Mile. Coordinated promotion organized by the merchants’ association ran full page ads in the *Arizona Republic* to entice shoppers to this shopping mecca. The local merchants catered to a range of needs: bakeries, shoe and clothing stores, TV and electronics stores, barbers, beauty salons, and restaurants filled the available storefronts. Sometimes when new “centers” were built, a store might move across the street or next door. Increased business even encouraged a few business owners to design and build their own buildings.

However, when shopping centers such as Park Central (1957), Chris-Town (1961), Tower Plaza (1969), and others were built, they eventually drew away Miracle Mile’s customers with their larger facilities, acres of parking, pedestrian (and mostly air-conditioned) common spaces, and a variety of stores. Initially, one can find some of the businesses on the Miracle Mile opened another store in one of these larger shopping centers. Owners presumably learned that the foot traffic at the large shopping centers far exceeded that along their Miracle Mile store and eventually closed their Miracle Mile site.

The Miracle Mile area’s charm slowly dwindled and was rarely seen in store ads by 1960. By the mid-1960s some businesses had moved, leaving vacant spaces which were occasionally filled by short term tenants. Others failed over time as competition with chains increased. Some spaces were later replaced by bars and lounges, which were not enticing to shoppers. A few businesses actually remained on Miracle Mile well past the time most others moved on. Those businesses had local owners and an established clientele and perhaps remained in operation until the owner retired.

For one business, the association with starting on McDowell’s Miracle Mile has lived beyond its early start. Herman’s Corned Beef restaurant at 1521 East McDowell opened in c.1949. Jack Grodzinsky purchased the business and changed the name to Miracle Mile Restaurant and Delicatessen in 1954. Grodzinsky later opened a branch restaurant in Park Central Mall. While no longer on the “mile,” the Miracle Mile Deli name continues no matter where it is located, a small tribute to its initial beginnings.

LAUNDRY

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OUT TOMORROW
NO EXTRA CHARGE**

✦

**Finished
Bundles and
Shirts Heat-
Sealed in
Cellophane**

**In and Out
Car Hop
Service**

OPEN
Weekdays
7:30 A.M. - 9:00 P.M.
Saturdays
7:30 A.M. - 6:00 P.M.

Sparkle

LAUNDRY & DRY CLEANING

Ad for Sparkle Laundry (Survey Site No. 58), Arizona Republic, Nov. 7, 1955

¹⁹ “The East McDowell Shopping District is Now the Second Biggest in Phoenix.” *The Phoenix Jewish News*, 8 May 1953:3.

²⁰ “Miracle Mile on McDowell is Extended.” *Arizona Republic*, 1 August 1954:26.



14th St. and McDowell Road in the 1960s, looking east (Unattributed)

While the types of stores that formed the Miracle Mile changed, the buildings remained and merchants periodically formed organizations to protect that original communal feeling. The East McDowell Civic Association was formed in 1979. This group of merchants and property owners began working with the city on the beautification of McDowell Road from Central Avenue to 64th Street as McDowell was being widened in 1985. The group was particularly interested in returning East McDowell Road to “its former glory” which definitely included the Miracle Mile portion.²¹ In 1991, a City of Phoenix public art project was installed near 16th Street as part of the widening of East McDowell Road. The prominent white arch designed by Michelle Stuhl provides a gateway to the area.²² But the widening of McDowell eliminated the angled parking, deterring shoppers from stopping and furthering the harm to business activity.

Conclusion

William Collins suggests in his book *Emerging Metropolis* that “the growth of McDowell Road’s Miracle Mile occurred in the brief interval between two important eras in [Phoenix’s] commercial development.”²³ These were the “classic urban downtown with its densely packed business blocks” and the automobile and the resulting residential sprawl.²⁴ The small commercial buildings and businesses found along the Miracle Mile filled a need for the middle-class shopper before the construction of shopping centers and malls began in Phoenix. The critical value of McDowell Road’s Miracle Mile was that no other section of a major arterial street in Phoenix where this commercial development occurred at the time.

Examining the occupancy types from 13th Street to 20th Street through newspaper ads and city directories, it is clear that many businesses still operated on the Miracle Mile into the 1970s. At that point, the types of businesses shows a marked trend away from selling commodities like shoes and clothing to services like loans or financing, bars and

²¹ Lobaco, Julia. “East McDowell Design Gets City Council’s OK.” *Arizona Republic*, 24 July 1987:secG:4E-A.

²² “Gateway Arch to Mark ‘Revival of Miracle.’” *Arizona Republic*, 17 April 1991:12.

²³ Collins, William S. *The Emerging Metropolis: Phoenix, 1944-1973*. Phoenix: Arizona State Parks Board, 2005:232.

²⁴ *Ibid.*

lounges, adult bookstores, fast food, and cleaners. The area still served a need and responded to the changing demographics of the surrounding area. While Safeway and Bayless grocery stores were long gone, the two banks remained in operation through the late 1990s.

Even though no coordination appears to have happened in design or types of stores, the merchants themselves worked together to make Miracle Mile successful even if it was only for a short time. Unlike the downtown storefronts, Miracle Mile had denser parking, as the businesses depended upon automobile traffic, and modern architecture. This strip of commercial development can be viewed as “the first coordinated commercial development venturing outside downtown Phoenix to address the access and convenience demanded by postwar motorist shoppers.”²⁵

Architectural Context

Midcentury Modern Commercial Architecture in Phoenix

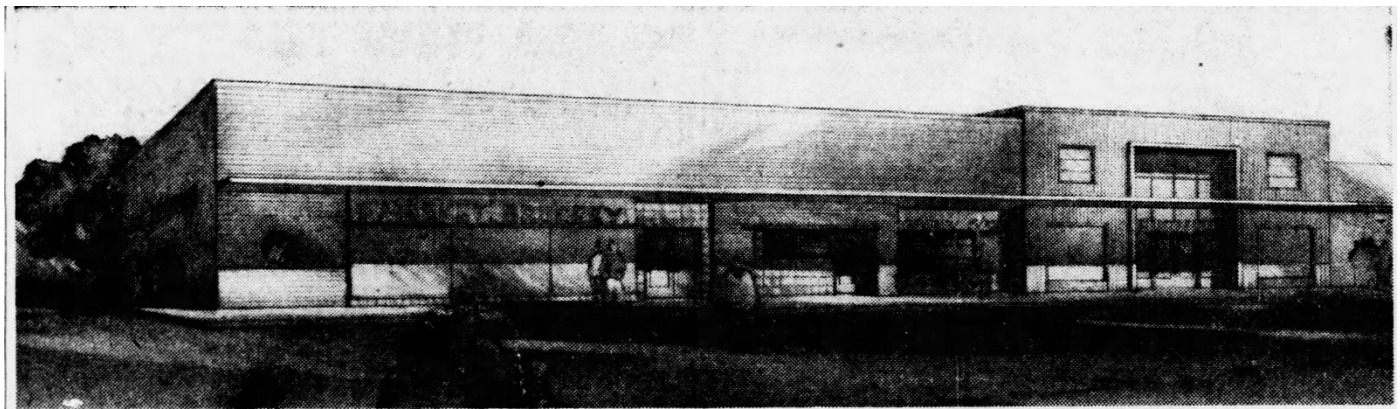
The commercial buildings of the Miracle Mile represent a transition from the pedestrian-oriented storefront buildings (often known simply as the “Commercial Style” or “Panel Brick Commercial”) that lined the streets of downtown Phoenix before World War II to the automobile-oriented, modern-styled, freestanding buildings that were later developed in the suburbs, as well as to shopping malls and strip shopping centers.

Prewar commercial buildings in Phoenix were mostly located within the downtown central business district, or in clusters within or around the residential neighborhoods that they served. Serving a clientele travelling mostly by foot, streetcar, or perhaps (in earlier days) by horse, the focus was on presenting a merchant’s goods to the public sidewalk and in drawing customers into a store by providing large, clear storefronts or open-air portals, awnings or arcades shading the walks, and transitional vestibules as part of the storefronts leading to the recessed entry doors. Such buildings may have served a single user or tenant, or multiple tenants, depending on the amount of street frontage available and the building owner’s goals (i.e. providing identity to an owner-occupant or a flexible source of income from leased spaces).

The building type that evolved from these strictly functional needs most frequently was built to the street side property line(s) with the features mentioned above. Cost-effectiveness dictated a simply-framed rectangular “box” structure, of masonry construction for fire-resistance, with tall parapets concealing the roof behind and giving the building more height and prominence in the streetscape. The front parapet also provided a space for highly visible signage toward the street. While often single-story, a second story was frequently provided for non-merchant use (residence, offices, meeting halls, etc.). Multi-story midrise buildings that were found in the denser parts of town also incorporated this pattern into the first-floor base, for the same reasons. Architecturally, this form was sometimes fairly utilitarian, and sometimes embellished with a variety of surface treatments or ornaments that associated the building with the popular architectural styles of the day, such as Neoclassical, Spanish Colonial Revival, Mission, and the like.

Automobiles entered the scene in Phoenix around the turn of the 20th century. From then up until World War II, all of the developed part of Phoenix would fit within a 2-mile radius of the Central/McDowell intersection. The pattern of early development (set before automobiles were an issue), the slow evolution of people’s “way of life” during this period, and the relative expense of automobiles limited their effect on Phoenix’s urban form until after World War II. The growth that occurred between 1946 and 1960, a span of under 15 years, more than quadrupled the area within Phoenix’s boundaries and made automobile ownership essential to city living. (Although, in a chicken-or-egg

²⁵ City of Phoenix Historic Preservation and Ryden Architects. *Midcentury Marvels: Commercial Architecture of Phoenix 1945-1975*. Phoenix: City of Phoenix, 2010:176.



NEW BUILDING RISES: Above is the sketch of Kemper Goodwin, Tempe architect, of the new business block for Nick Klim, which is being erected at 1640 East McDowell road by the J. W. Lillywhite Construction Company at a cost of \$60,000. Facing south, it will have masonry walls, a canopy over the sidewalk and an exterior

trim of glass blocks, structural glass and stucco. The two-story section at the east will be occupied by a furniture store, the other sections include a grocery, beauty parlor and possibly a branch bank. When it is completed the block between 16th and 17th streets on McDowell road will be solid with business buildings.

The International Style comes to Miracle Mile in the Klim Building (Survey Site 13) (Arizona Republic, Dec. 30. 1945)

view, adoption of the automobile enabled the exponential growth of the city’s geographic boundaries; obviously, these factors were, in fact, mutually reinforcing.)

The rise of the automobile represented a transformational force on commercial architecture in Phoenix, particularly for stores, restaurants, and other consumer-driven businesses. There were several aspects to this transformation. First, with the customer perspective changing from a close-up, slowly passing pedestrian view to looking through the windshield of a fast-moving vehicle, the architectural approach had to change. Direct display of a merchant’s goods was no longer effective; instead, the building itself needed to be visible, bold and eye-catching, and even better if it told a story of what was available within. Second, because cars take up so much space, and because the value of suburban land was so much less than that in the central district, the need to provide plentiful and convenient car parking began to outweigh other land uses. The suburban commercial “pads” and shopping centers we see today are the result of years of evolution away from the earlier building forms.

In the 1950s and 1960s, there was much experimentation going on in the area of consumer-driven commercial architecture in response to these societal changes. Most was forward-looking rather than retro (as we would say today), employing the tenets of architectural Modernism (that had been developing since at least the 1920s) rather than the period revivals that had become culturally outdated. The three most influential movements in Phoenix were the International Style, the Organic architecture of Frank Lloyd Wright, and the playful Goochie style that arose as an extreme version of the first two. All of these make an appearance in the Miracle Mile in one way or another.

The primary influence driving Modernism was the development of the International Style, which was noted for its rejection of artificial, applied ornament, instead emphasizing the beauty of clean geometric forms and surfaces embodied in the modern construction technologies and materials themselves. The International Style had its origins in Europe and was highly theoretical. It employed what was called the “machine aesthetic”

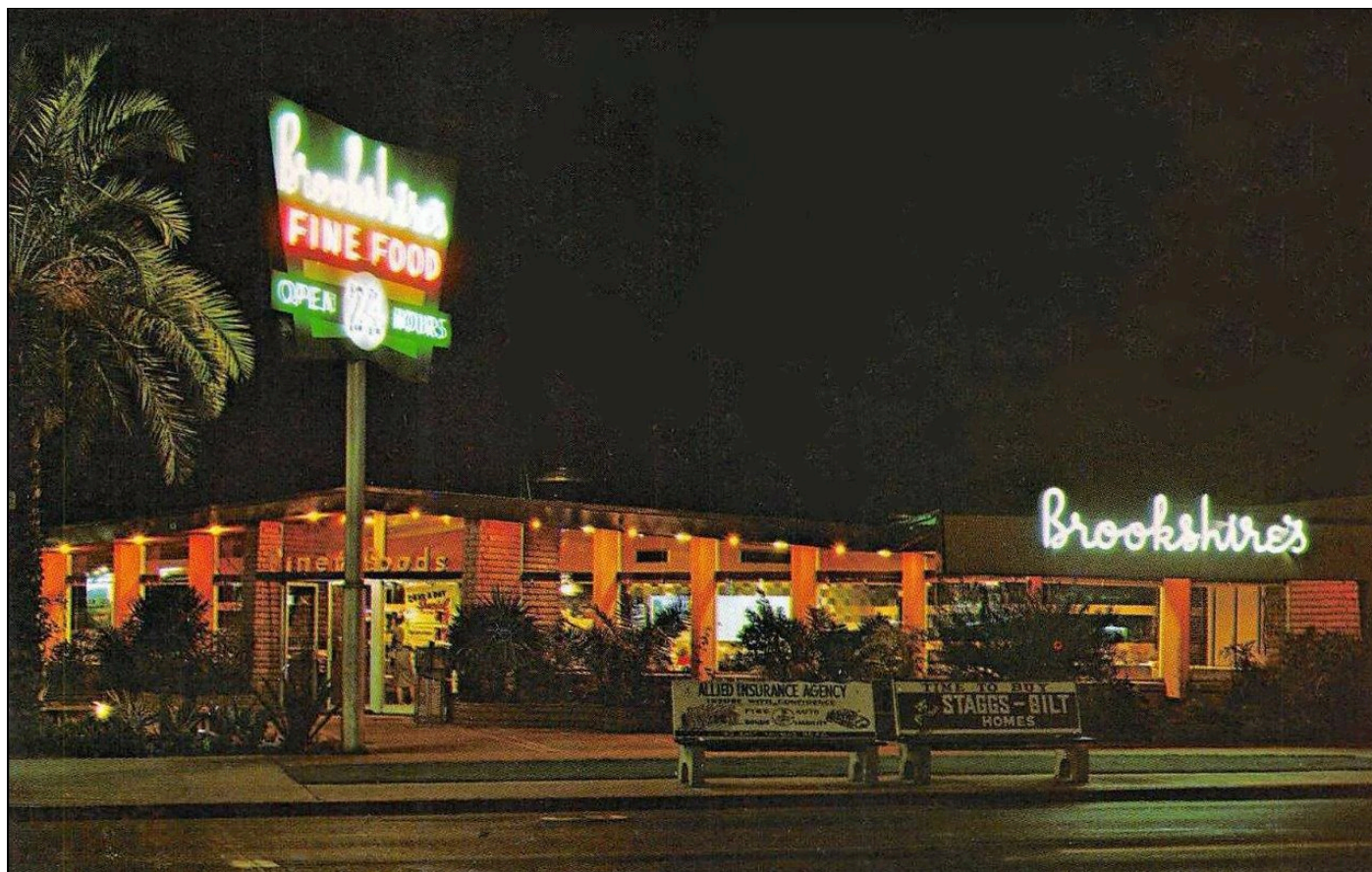


EAST McDOWELL—The cafeteria building at 1730 E. McDowell was completed last week by Rod Evans, contractor, from plans drawn by John Sing Tang, architect, for Edward Kerns, who will operate it. Kerns formerly operated the lunch-room in the Sahara Hotel.—(Republic Photo)

Kerns Cafeteria (Survey Site 20)

as a reflection of a forward-looking architecture of concrete, glass, and steel, in contrast to what was seen as the endless recycling of architectural details and features that were rooted in outdated Western architectural building traditions of wood and brick or stone masonry. The resulting aesthetic emphasized well-defined, simple planes of wall, glazing, floor, and roof, arranged geometrically and harmoniously. Common elements included stuccoed wall planes, ribbon windows and window walls, and floating forms on thin steel posts. Influential early examples in Phoenix included the Bank of Douglas building and Hanny's clothing store. Within the Miracle Mile, the First National Bank [5], the Sparkle Dry Cleaners & Laundry building [58] and the Valley National Bank Branch No. 10 [62] are prominent examples. Others include the Klim Building (Kemper Goodwin, architect) [13] and McDowell Studios [50].

Not to be outshone by the rise of reductionist modernism, at the same time the International Style was gaining popularity Frank Lloyd Wright was preaching the gospel of Organic Architecture. Wright's work was equally, if not more influential on the development of architecture in the United States than European modernism, and because of Wright's physical presence in Arizona at Taliesin West for much of the year, particularly so in Phoenix. Wright's work after World War II trended in the same direction as International Style architects were moving with respect to simpler geometric forms and surfaces and the employment of modern building technologies, but in contrast, Wright did not altogether reject ornamentation nor the use of traditional building materials and methods. And whereas International Style architects tended to divorce their designs from the specific influences of the site, to Wright, the site and the building were part of an organic whole, the one growing out of the other. Another aspect of Wrightian design stems from his development of "textile block" houses in the 1920s, which were the major influence for the design of the Arizona Biltmore hotel. Wright's textile block houses used specially designed concrete blocks with geometric motif cast into them, stacked into walls and laced vertically and horizontally with steel (the "textile").



Brookshire's Coffee Shop (Survey Site No. 12), from a postcard

These buildings were a major influence on the use of concrete block in Phoenix (another postwar trend), using patterned screen block and exposed block in stacked patterns. In the Miracle Mile, the use of façade materials such as stacked block and ashlar stone veneer and battered columns harken to some of Wright's design work.

The third major movement in Phoenix's postwar commercial development employed features of other Modern Movement designs, but in exaggerated form for purposes of effect: the Googie Style. Named for the Googie's coffee shop chain based in Los Angeles, the style contrasted geometric masses against open voids using a variety of materials and colors. The purposely theatrical and playful designs were intended to be eye catching to an auto culture, essentially huge signs for the businesses they contained. While most associated with coffee shops and restaurants, elements of the Googie approach appear in many other buildings as well. The most obvious Googie building in the Miracle Mile was Brookshire's Coffee Shop [12] (since altered). The landmark sign on the Busey-Haug Pabco Paint Company building (Fred Weaver, architect) [14] could be considered Googie, as could aspects of Dunkin' Donuts [35] and Dairy Queen [67].

The majority of buildings in the Miracle Mile represent a transition from the prewar, early 20th century approach to store design to the postwar suburban freestanding business and to strip shopping centers. In form, many buildings retain the "storefront commercial" form, with front-facing glazed openings on the sidewalk beneath awnings and with parapets above, forming something of a street wall. In their architectural expression they followed current trends with details and forms borrowed from International, Organic, and Googie style buildings. At the height of the district's activity, parking was head-in off the street or on an adjacent lot for most buildings. A prominent exception, and a very early example of the modern strip center was the Miracle Mile Mart Building [56], which was built in a "U" shape around a shallow recessed parking lot.

As the 1950s drew to a close and stores moved into strip shopping centers and malls, construction of storefront type buildings became rarer. Newer buildings were often set further back from the street, even if similar in form, to provide more visible parking. Later development in the Miracle Mile is distinguished by the completion of this trend in freestanding auto-oriented buildings such as those for fast food and convenience store outlets.

Residential-Commercial Conversions as a Building Type

The Miracle Mile is also indicative of a wider trend in commercial architecture in Phoenix: the rash of residential-commercial conversions that took place during the post-WWII expansion of the city. As was noted in the historical context, much of the south side of McDowell Road within the Miracle Mile area was developed with residential homes before the war. This pattern was common in other areas peripheral to the city, such as along Grand Avenue and the north-south corridors of 7th Street, Central Avenue, and 7th Avenue. The rapid increase in commercial activity after the war left the city with a demand for commercial space accessible to those living outside the downtown area. Major thoroughfares emanating from downtown became the primary focus for new commercial development.

City policies were developed that encouraged commercial conversion of residential structures along major thoroughfares to help meet the demand. These policies resulted in a distinct building type that is a hybrid of residential and commercial building forms. People had a strong idea of what a "house" looked like versus a "business" given the mostly separate architectural development of these building types: houses were detached and had pitched roofs, were compact in scale, and often possessed a higher degree of detail; businesses were boxy, tall, simple, and had big windows in front. So when many of these formerly-residential areas were rezoned for business use, building owners achieved the commercial conversion in the most cost-effective way they could. They left the house in place, renovating the interior, and grafted a commercial storefront on where the front porch used to be.

These converted residences are easily spotted along the older commercial streets of Phoenix, as the house behind the storefront was often poorly disguised. This pattern thus represents a distinct building type that tells an

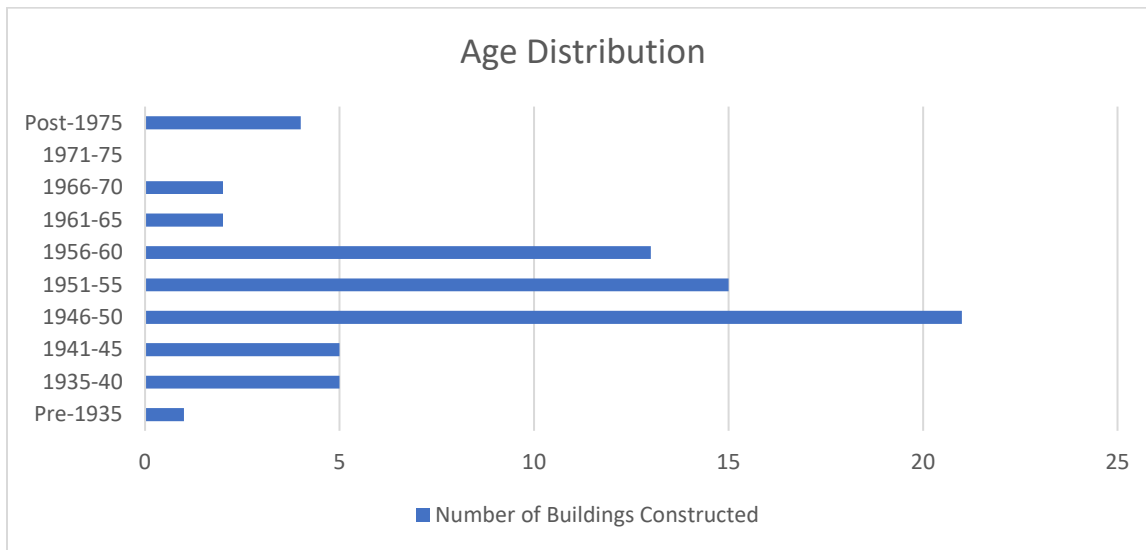
important story of the changes that were happening in phoenix in the years immediately after WWII. Their architectural significance is conveyed by the visibility of the combination of residential and commercial elements described above.

Overview of Inventory

The inventory catalogued 69 properties, all of which are categorized as Buildings.

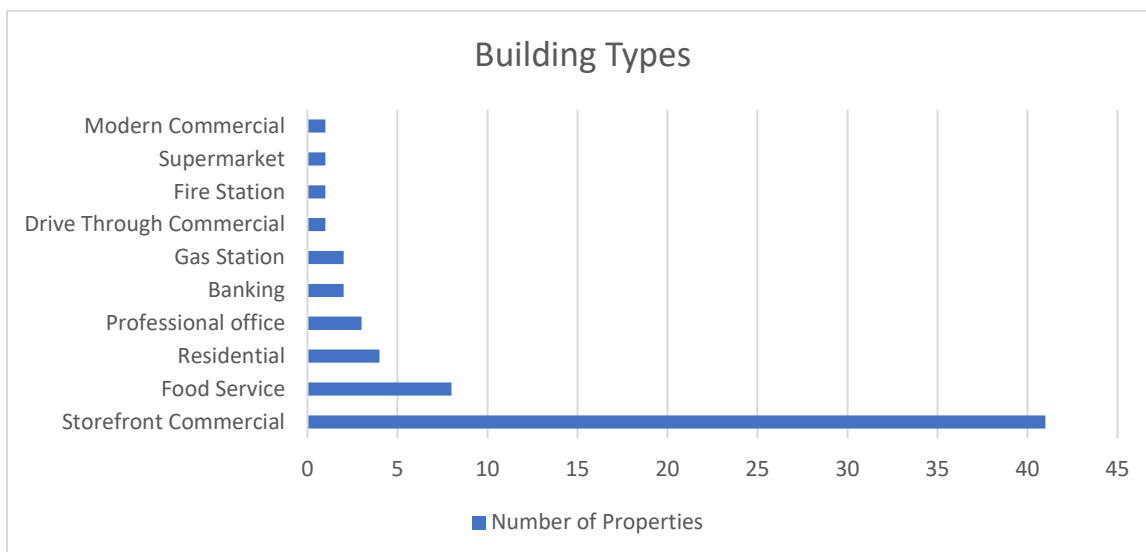
Age Distribution

Most of the properties in the district were developed within a narrow time frame between 1946 and 1960. Most of the properties predating this period are residential (with several being converted to commercial use after 1946). In the period after 1960, new development dropped off dramatically. This data strongly supports a Period of Significance of 1946-60.



Building types

The vast majority of the properties within the survey area (41) are Storefront Commercial Buildings, with a distant second of Food Service/Restaurant (which includes bars or taverns) (8). This distribution contributes greatly to creating a strong consumer-oriented commercial character within the district. The full breakdown is as follows:



Historical Integrity

Of the 69 properties surveyed, 45 were found to have adequate integrity to contribute to a potential historic district, while 24 would be considered non-contributors. However, the areas of low integrity are clustered on the extreme east and west ends of the survey area, and if the district boundaries are drawn to exclude these low-integrity areas one can create a district with 40 contributors and just 8 non-contributors. This reflects the relatively intact character at the core of the survey area.

Listing Recommendations

A. Miracle Mile Historic District. The survey found a cohesive assemblage of 49 properties at the core of the survey area. Such a district would include all properties fronting on McDowell Road from 1520 to 1812 East McDowell on the north and from 1325 to 1823 East McDowell on the south. The proposed district contains 41 properties recommended as contributors and 8 properties recommended as non-contributors. We feel that five properties within the survey area also may be individually eligible, as set forth below. (These five properties are included in the contributor count.)



B. Individually Eligible Properties

- a. **Union Service Station, c. 1951 (Survey Site no. 22).** This is a rare, intact example of a gas station of this type and design left in the Miracle Mile area and within the city.



- b. **Dr. Edward Hoehn Offices/Residence, 1932-56 (Survey Site No. 42).** This property is significant for its historical associations to Miracle Mile and Commerce in Phoenix as well as being a good quality residential-commercial hybrid building with a coherent architectural statement and sense of place.



- c. **Miracle Mile Mart Building, 1954 (Survey Site No. 56).** This property is an excellent early example of commercial architecture directly leading to the development of the Strip Shopping Center building type; it is a focal point on the south side of the district and unique in the streetscape.

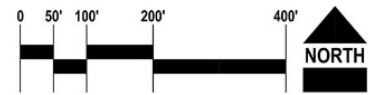
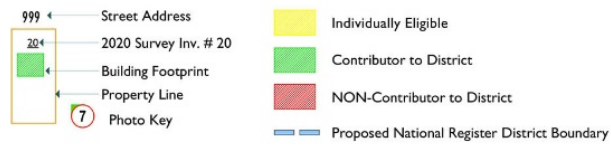


d. **Sparkle Dry Cleaners and Laundry, 1955 (Survey Site No. 58).** This property is an excellent example of the International Style reflected in the design of a drive-through laundry. Its well-integrated three-part façade composition provides a strong focal point within the Miracle Mile district. It retains a high degree of architectural integrity.



e. **Valley National Bank Branch No. 10 (Survey Site 62).** This property appears to be individually eligible under Criterion C for its architectural qualities as a modern movement design applied to a commercial bank. It retains a high degree of architectural integrity. *This is the only recommended property that occurs outside of the proposed historic district.* It is owned by the city of Phoenix and is currently used as a Senior Center.





Proposed Miracle Mile Historic District

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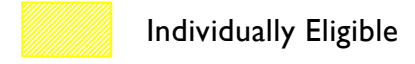


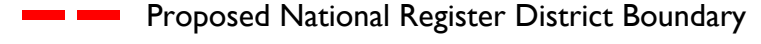
Resource Listing

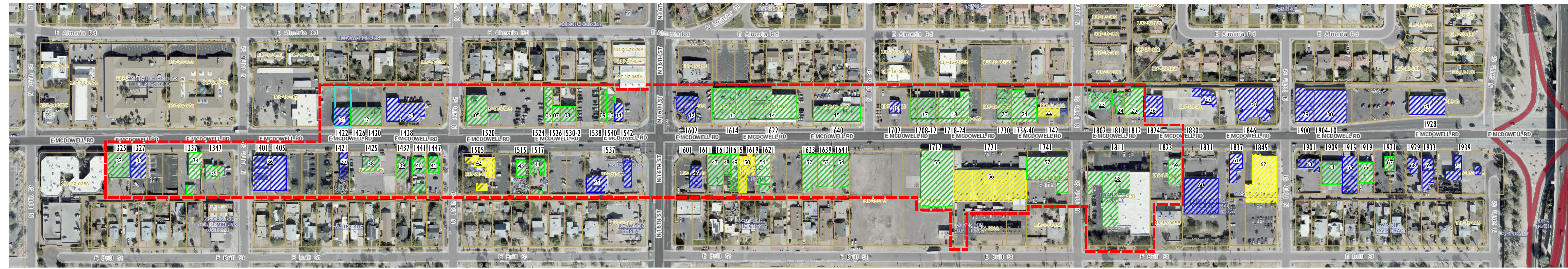
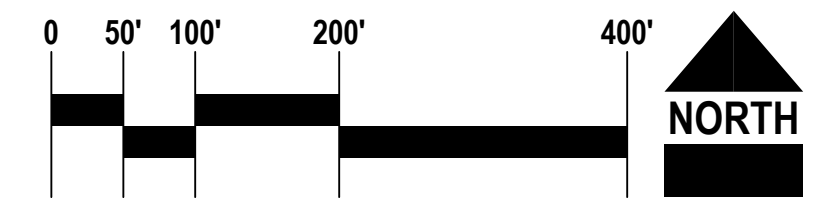
Site #	Historic Name	Street Number	Street Name	Con Date	Individually Eligible	NOT Individually Eligible	Eligible as Contributor	NOT Eligible as Contributor	Reason
1	DC Investment Realty Company Lease Retail #2	1422	E. McDowell Rd.	1953		X		X	INTEGRITY LOSS
2	DC Investment Realty Company Lease Retail #1	1426-30	E. McDowell Rd.	1952		X		X	INTEGRITY LOSS
4	Dick's Drive-In	1438	E. McDowell Rd.	1947		X		X	INTEGRITY LOSS
5	First National Bank	1520	E. McDowell Rd.	c. 1950		X	X		INTEGRITY CONSIDERED SUFFICIENT
6	Le Mans Bakery (1951-1963).	1524	E. McDowell Rd.	1950		X	X		INTEGRITY CONSIDERED SUFFICIENT
7	Helen's Five + Ten (original tenant)	1526	E. McDowell Rd.	1948		X	X		INTEGRITY CONSIDERED SUFFICIENT
8	Evelyn's Salon of Beauty (orig. tenant)	1528-32	E. McDowell Rd.	1945		X	X		INTEGRITY CONSIDERED SUFFICIENT
9	Le Man's Bakery (1940-1951)	1538	E. McDowell Rd.	1940		X	X		INTEGRITY CONSIDERED SUFFICIENT
10	Spec's Fruit Shop (first tenant)	1540	E. McDowell Rd.	1942		X	X		INTEGRITY CONSIDERED SUFFICIENT
11	Biltmore Cleaners (first tenant)	1542	E. McDowell Rd.	c. 1944		X		X	INTEGRITY LOSS
12	Brookshire's Restaurant	1602	E. McDowell Rd.	1956		X		X	INTEGRITY LOSS
13	Klim Building	1612-1618	E. McDowell Rd.	c. 1946		X	X		INTEGRITY CONSIDERED SUFFICIENT
14W	Busey-Haug Pabco Paint Company	1620-22	E. McDowell Rd.	1948, 1950		X	X		INTEGRITY CONSIDERED SUFFICIENT
14E	Lease Commercial	1624-28	E. McDowell Rd.	1956		X	X		INTEGRITY CONSIDERED SUFFICIENT
15	Leased Commercial	1640	E. McDowell Rd.	1946		X	X		INTEGRITY CONSIDERED SUFFICIENT
16	Minnie Pearl's Chicken	1702	E. McDowell Rd.	1969		X		X	INTEGRITY LOSS
17	Saul Mintz Leased Commercial	1708-14	E. McDowell Rd.	1953		X	X		INTEGRITY CONSIDERED SUFFICIENT
18	Irving Abrams Leased Commercial	1718-24	E. McDowell Rd.	1953		X	X		INTEGRITY CONSIDERED SUFFICIENT
20	Kern's Cafeteria	1730	E. McDowell Rd.	1958		X	X		INTEGRITY CONSIDERED SUFFICIENT
21	Leased Commercial	1736-40	E. McDowell Rd.	1951/52		X	X		
22	Union Service Station	1742	E. McDowell Rd.	c. 1951	X		X		INTEGRITY CONSIDERED SUFFICIENT
23	Circle K #110	1802	E. McDowell Rd.	1963		X	X		INTEGRITY CONSIDERED SUFFICIENT
24	Club Lido	1810	E. McDowell Rd.	1948		X	X		INTEGRITY CONSIDERED SUFFICIENT
25	The Chatterbox	1812-1818	E. McDowell Rd.	1946		X	X		INTEGRITY CONSIDERED SUFFICIENT
26	Valley Cleaning and Laundry	1824	E. McDowell Rd.	1947		X		X	INTEGRITY LOSS
27	Blakely's Service Station No. 10	1830	E. McDowell Rd.	c. 1950, 1965		X		X	INTEGRITY LOSS
28	Imperial Tile	1846	E. McDowell Rd.	c. 1980		X		X	Outside period of significance
29	Whitey's Radio and Appliance Co.	1900-1910	E. McDowell Rd.	1946-1952		X		X	INTEGRITY LOSS
31	Leased Commercial	1926-1928	E. McDowell Rd.	c. 1947		X	X		
32	D. H. Hoelzen Photography	1325	E. McDowell Rd.	c.1956		X	X		INTEGRITY CONSIDERED SUFFICIENT
33	Otto Stein Music Company	1327	E. McDowell Rd.	1957		X		X	INTEGRITY LOSS
34	Wright Electric Co.	1337	E. McDowell Rd.	c, 1920, 1956		X	X		INTEGRITY CONSIDERED SUFFICIENT

Site #	Historic Name	Street Number	Street Name	Con Date	Individually Eligible	NOT Individually Eligible	Eligible as Contributor	NOT Eligible as Contributor	Reason
35	Dunkin' Donuts	1347	E. McDowell Rd.	1959	X	X			INTEGRITY CONSIDERED SUFFICIENT
36	Leased Commercial	1401	E. McDowell Rd.	1958	X		X		INTEGRITY LOSS
37	Barney's Liquor Stores #4	1421	E. McDowell Rd.	1958	X		X		INTEGRITY LOSS
38	Phoenix Fire Station #7	1425	E. McDowell Rd.	1942	X	X			INTEGRITY CONSIDERED SUFFICIENT
39	Encyclopedia Britannica	1437	E. McDowell Rd.	1939	X	X			INTEGRITY CONSIDERED SUFFICIENT
40	ABC Upholstery of Arizona	1441	E. McDowell Rd.	1937	X	X			INTEGRITY CONSIDERED SUFFICIENT
41	Boyd Johnson, Realtor	1447	E. McDowell Rd.	c. 1967 (remodel)	X	X			INTEGRITY CONSIDERED SUFFICIENT
42	Dr. Edward Hoehn Offices/Residence	1505	E. McDowell Rd.	1932	X		X		INTEGRITY CONSIDERED SUFFICIENT
43	P R McDowell Residence	1515	E. McDowell Rd.	1933	X	X			INTEGRITY CONSIDERED SUFFICIENT
44	Duplex House	1517	E. McDowell Rd.	c. 1935	X	X			INTEGRITY CONSIDERED SUFFICIENT
45	Circle K	1537	E. McDowell Rd.	c. 1996	X		X		Outside period of significance
46	Kentucky Fried Chicken	1601	E. McDowell Rd.	c. 2000	X		X		Outside period of significance
47	Singer Sewing Machine	1609-1611	E. McDowell Rd.	1950	X	X			INTEGRITY CONSIDERED SUFFICIENT
48	Leased Commercial	1613	E. McDowell Rd.	1946	X	X			INTEGRITY CONSIDERED SUFFICIENT
49	Chester Goldberg Commercial Lease	1615	E. McDowell Rd.	1947	X	X			INTEGRITY CONSIDERED SUFFICIENT
50	McDowell Studios	1619	E. McDowell Rd.	1948	X		X		INTEGRITY CONSIDERED SUFFICIENT
51	McCracken Realty/LL Smith Hardware	1621	E. McDowell Rd.	1950	X	X			INTEGRITY CONSIDERED SUFFICIENT
52	Simon Leased Commercial	1633-1635	E. McDowell Rd.	1955	X	X			INTEGRITY CONSIDERED SUFFICIENT
53	William Simon Leased Commercial	1637-1639	E. McDowell Rd.	1952	X	X			INTEGRITY CONSIDERED SUFFICIENT
54	KRUX Radio Studio	1641-1643	E. McDowell Rd.	1951	X	X			INTEGRITY CONSIDERED SUFFICIENT
55	Safeway Store #128	1717	E. McDowell Rd.	1950	X	X			INTEGRITY CONSIDERED SUFFICIENT
56	Miracle Mile Mart Building	1721	E. McDowell Rd.	1954	X		X		INTEGRITY CONSIDERED SUFFICIENT
57	Leased Commercial	1741	E. McDowell Rd.	1950/51	X	X			INTEGRITY CONSIDERED SUFFICIENT
58	Sparkle Dry Cleaners & Laundry	1811	E. McDowell Rd.	1955	X		X		INTEGRITY CONSIDERED SUFFICIENT
59		1823	E. McDowell Rd.	1953, 2009	X	X			INTEGRITY CONSIDERED SUFFICIENT
60	Family Dollar	1831	E. McDowell Rd.	2003	X		X		Outside period of significance
61	Lanser Gifts	1837	E. McDowell Rd.	1948	X		X		INTEGRITY LOSS
62	Valley National Bank Branch 10	1845	E. McDowell Rd.	1956	X		X		INTEGRITY CONSIDERED SUFFICIENT
63	Wright Davis Residence	1901	E. McDowell Rd.	1939	X		X		INTEGRITY LOSS
64	Leased Commercial	1909	E. McDowell Rd.	1957	X	X			INTEGRITY CONSIDERED SUFFICIENT
65	Van Campen Realty	1915	E. McDowell Rd.	1953	X		X		INTEGRITY LOSS
66	Ann Lantz Dress Company	1919	E. McDowell Rd.	1956	X	X			INTEGRITY CONSIDERED SUFFICIENT
67	Dairy Queen	1921	E. McDowell Rd.	1951	X	X			INTEGRITY CONSIDERED SUFFICIENT
68	House	1929	E. McDowell Rd.	c. 1945	X		X		DEMOLISHED

Site #	Historic Name	Street Number	Street Name	Con Date	Individually Eligible	NOT Individually Eligible	Eligible as Contributor	NOT Eligible as Contributor	Reason
69	Commercial Building	1933	E. McDowell Rd.	c. 1960	X		X		DEMOLISHED
70	Gas Station	1939	E. McDowell Rd.	c. 1965	X		X		DEMOLISHED

- 999 ← Street Address
- 20 ← 2020 Survey Inv. # 20
-  Building Footprint
-  Property Line
-  Photo Key

-  Individually Eligible
-  Contributor to District
-  NON-Contributor to District
-  Proposed National Register District Boundary



PROPERTY IDENTIFICATIONSite No. 1 Survey Area Miracle MileHistoric Name(s): DC Investment Realty Company Lease Retail #2Address: 1422 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-17-169Township: 2N Range: 3E Section: 33 Quarter: Acreage: Block: 4 Lot: 12 Plat (Addition) McDowell Park Platted in 1940UTM reference: Zone: 12 Easting: 402337 Northing: 3703439USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER McDowell Investment Co not determined known Source: Building PermitCONST. DATE: 1953 known estimate, source: Building PermitSTRUCTURAL CONDITION GOOD (well maintained; no serious problems apparent) FAIR (some problems apparent) Under renovation 2019-2020 POOR (major prob.; imminent threat): RUIN / Uninhabitable / DEMOLISHEDUSES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Commercial. Ghost sign for laundromat on west façade.

Sources:

PHOTO INFORMATION

Date of Photo:

1/5/2020

View Direction (looking towards):

Northeast

Site No. 1 Survey Area Miracle Mile

Historic Name(s): DC Investment Realty Company Lease Retail #2

Address: 1422 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site:

DESIGN Describe alterations from the original design, including dates::

Stuccoed piers added surrounding posts at front façade. Original stucco/plaster removed from brick. All storefront window/doors removed. Originally had canopy over sidewalk, removed.

SETTING

Describe the natural and/or built environment around the property::

Commercial storefront on front property line, in line with similar commercial buildings at west end of intact streetscape.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Brick

Roof: Composition

Foundation Brick

Windows/Doors: Missing - removed during 2019-2020 renovation. Probably originally aluminum or wood storefront.

Walls (Sheathing): Exposed and painted brick. Originally plaster/stucco front façade, wrapping ends.

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

n/a

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY LOSS**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 1 Survey Area Miracle Mile

Historic Name(s): DC Investment Realty Company Lease Retail #2

Address: 1422 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

DC Investment Realty Company, owner. This building had 3 storefronts (1418, 1420, & 1422).

Barney's Liquor Stores #4 opened in 1418 E McDowell 1953 and then moved across the street in 1959. Other tenants in 1418 were Stardust Tavern (c.1960-1966), Zola's Tavern (1967-1970).

Tenants in 1420 included Guarantee Reserve Life Ins (1954-1955), Med-Tronics (c. 1960-1965),

Tenants in 1422 include Phoenix Medical Pharmacy (1955-1956), The Gem Record Shop (1956), Nutrilite Food (1957), and 15 cent Laundromat (1958-1966). The storefront was vacant for several years, and a magazine shop opened in the space c. 1970.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: International influence commercial storefront

NO Style

Stories: 1 **Basement**

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale.:

Street facing façade dominated by large rectangular openings between rectangular columns

Outbuildings:

None

Site No: 1 Survey Area: Miracle Mile

Address: 1422 E. McDowell Rd.

PHOTO INFORMATION

Date: **12/25/2019**

View **North**

(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View: **Northeast**

(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View **Northwest**

(looking towards)



PROPERTY IDENTIFICATIONSite No. 2 Survey Area Miracle MileHistoric Name(s): DC Investment Realty Company Lease Retail #1Address: 1426-30 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-17-167,165Township: 1N Range: 3E Section: 33 Quarter: Acreage: Block: 4 Lot: 10 Plat (Addition) McDowell Park Platted in 1940UTM reference: Zone: 12 Easting: 402359 Northing: 402359USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER UNKNOWN not determined known Source: CONST. DATE: 1952 known estimate, source: Building PermitSTRUCTURAL CONDITION GOOD (well maintained; no serious problems apparent) FAIR (some problems apparent) Under renovation 2019-2020 POOR (major prob.; imminent threat): RUIN / Uninhabitable / DEMOLISHEDUSES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: CommercialSources: PHOTO INFORMATION

Date of Photo:

1/5/2020

View Direction (looking towards):

Northeast

Site No. 2 Survey Area Miracle Mile

Historic Name(s): DC Investment Realty Company Lease Retail #1

Address: 1426-30 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Stuccoed piers added surrounding posts at front façade. West side of building restuccoed integral with adjacent building. All storefront window/doors removed. Originally had canopy over sidewalk, removed.

SETTING

Describe the natural and/or built environment around the property::

Commercial storefront on front property line, in line with similar commercial building at west end of intact streetscape.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Brick

Roof: Composition

Foundation Stuccoed

Windows/Doors: Missing - removed during 2019-2020 renovation. Probably originally aluminum or wood storefront.

Walls (Sheathing): Plaster/stucco front façade, wrapping ends. Original stucco on east half, west restuccoed.

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

n/a

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY LOSS**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 2 Survey Area Miracle Mile

Historic Name(s): DC Investment Realty Company Lease Retail #1

Address: 1426-30 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

Constructed in 1952 with a value of \$40,000. The building has had numerous commercial tenants over the years.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: International influence commercial storefront

NO Style

Stories: **Basement**

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale.:

Street facing façade dominated by large rectangular openings between rectangular columns

Outbuildings:

None

Site No: 2 Survey Area: Miracle Mile

Address: 1426-30 E. McDowell Rd.

PHOTO INFORMATION

Date: **12/25/2019**

View **Northwest**
(looking towards)



PHOTO INFORMATION

Date:

View:
(looking towards)

PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 4 Survey Area Miracle MileHistoric Name(s): Dick's Drive-InAddress: 1438 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-17-159ATownship: 2N Range: 3E Section: 33 Quarter: Acreage: Block: 4 Lot: 2,4,6 Plat (Addition) McDowell Park Platted in 1940UTM reference: Zone: 12 Easting: 402398 Northing: 3703444USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: Kemper Goodwin not determined known Source: NewspaperBUILDER Emmett Construction Compan not determined known Source: NewspaperCONST. DATE: 1947 known estimate, source: Newspapers**STRUCTURAL CONDITION** GOOD (well maintained; no serious problems apparent) FAIR (some problems apparent) POOR (major prob.; imminent threat): RUIN / Uninhabitable / DEMOLISHED**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:Uses: Originally a drive-in restaurant, now sit-down restaurant.

Sources:

PHOTO INFORMATION

Date of Photo:

12/25/2019

View Direction (looking towards):

Northwest

Site No. 4 Survey Area Miracle Mile

Historic Name(s): Dick's Drive-In

Address: 1438 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Originally two separate buildings, now combined. West building has had mansard roof added to match east building, infilled storefront openings, stuccoed. East half has intact form but doors and windows altered/infilled.

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape along major thoroughfare, at corner, with corner parking lot.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Unknown

Roof: Composition with asphalt shingles on mansard

Foundation Stuccoed

Windows/Doors: Modern aluminum replacement windows, non-original wood doors on west building at front façade.

Walls (Sheathing): Stucco, original unknown

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

None

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY LOSS**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 4 Survey Area Miracle Mile

Historic Name(s): Dick's Drive-In

Address: 1438 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

Dick's Drive-Inn opened in January 1948 and closed in 1961. Later the building was converted to being the home for a number of mercantile businesses and has since returned to being used as a restaurant.

B. PERSONS *List and describe persons with an important association with the building:*

Dick Ames, formerly co-owner of the San Carlos Café, was the proprietor.

C. ARCHITECTURE

Style: Googie influence (originally)

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet, mansard on corner facing facades

Describe other character-defining features of its massing, size, and scale.:

Irregular plan, originally two buildings, with additions, has multiple entries

Outbuildings:

Site No: 4 Survey Area: Miracle Mile

Address: 1438 E. McDowell Rd.

PHOTO INFORMATION

Date: **12/25/2019**

View **Northeast**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View: **North**
(looking towards)



PHOTO INFORMATION

Date: **1/5/2020**

View **Northeast**
(looking towards)



PROPERTY IDENTIFICATIONSite No. 5 Survey Area Miracle MileHistoric Name(s): First National BankAddress: 1520 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-17-088ATownship: 2N Range: 3E Section: 33 Quarter: Acreage: Block: 4 Lot: 30-22 Plat (Addition) Coronado Park Platted in 1928UTM reference: Zone: 12 Easting: 402469 Northing: 3703443USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: Lescher & Mahoney not determined known Source: BUILDER E W Duham Construction not determined known Source: Building Permit, 1946CONST. DATE: c. 1950 known estimate, source: STRUCTURAL CONDITION

- GOOD (well maintained; no serious problems apparent)
- FAIR (some problems apparent) Finishes in very poor condition; front fins show structural damage
- POOR (major prob.; imminent threat):
- RUIN / Uninhabitable / DEMOLISHED

USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Originally a bank with drive-thru "auto tellers" on east, lobby entrance on McDowell Rd. The drive-thru teller serSources: PHOTO INFORMATION

Date of Photo:

12/25/2019

View Direction (looking towards):

Northwest

Site No. 5 Survey Area Miracle Mile

Historic Name(s): First National Bank

Address: 1520 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Once prominent (~50' high) vertical sign wall removed from SW corner, thin coat of smooth plaster/stucco added to facades over original tiled finish (2 ft x 3 ft module, laid vertically). Cantilevered awning reduced and altered. Light fixtures and signage added. Concrete shade fins painted. Early c. 1957 "auto teller" kiosks replaced with pneumatic tube-system in drive-thru.

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape along major thoroughfare, building at corner, with drive-thru and parking lot to east.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Composition

Foundation No visible

Windows/Doors: Original aluminum storefront, steel multi-light casements.

Walls (Sheathing): Scored, sand-finish stucco, thin stucco or plaster coating over original ceramic or concrete tiles

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Stainless steel sheet metal edge on perimeter awning, cast-in-place concrete vertical fins on south façade

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 5 Survey Area Miracle Mile

Historic Name(s): First National Bank

Address: 1520 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

This branch of First National Bank was described as the first branch designed from the ground up with a drive-thru in Arizona. The branch remained in use through the mid-1980s, with a name change after First National was acquired by First Interstate Bank.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: International Style

NO Style

Stories: 2 Basement

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale.:

Rect. plan, drive-thru banking porte-cochere (c. 1957), recessed front entry storefront centered on McDowell Rd. façade, wrap-around metal awning band at entry header height, projecting boxed shade fin feature on south (entry) façade above awning height.

Outbuildings:

None

Site No: 5 Survey Area: Miracle Mile

Address: 1520 E. McDowell Rd.

PHOTO INFORMATION

Date: **12/25/2019**

View **Northeast**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View: **Northwest**
(looking towards)



PHOTO INFORMATION

Date: **1/5/2020**

View **Northeast**
(looking towards)



PROPERTY IDENTIFICATIONSite No. 6 Survey Area Miracle MileHistoric Name(s): Le Mans Bakery (1951-1963).Address: 1524 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-17-085Township: 2N Range: 3E Section: 33 Quarter: Acreage: Block: 4 Lot: 20 Plat (Addition) Coronado Park Platted in 1928UTM reference: Zone: 12 Easting: 402534 Northing: 3703448USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER H.A. Camp not determined known Source: Building Permit, 1950CONST. DATE: 1950 known estimate, source: Building PermitSTRUCTURAL CONDITION

- GOOD (well maintained; no serious problems apparent)
- FAIR (some problems apparent) Some finish issues and deteriorating wood
- POOR (major prob.; imminent threat):
- RUIN / Uninhabitable / DEMOLISHED

USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Originally built for a bakery/retail (Le Mans 1951-1963), later retail (Martin's Uniforms, c. 1964-1970) now hairSources: PHOTO INFORMATION

Date of Photo:

1/12/2020

View Direction (looking towards):

Northeast

Site No. 6 Survey Area Miracle Mile

Historic Name(s): Le Mans Bakery (1951-1963).

Address: 1524 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Modern signage added, entry door replaced, alterations to entry area including removal of storefront west of entry door, awning facia replaced, stuccoed cornice added, early rear masonry addition

Permits: A masonry addition at the rear (1954) valued at \$1,700. Interior tenant improvement (2004) & change of occupancy from

SETTING

Describe the natural and/or built environment around the property::

Commercial storefront on front property line, in line with similar commercial buildings in intact streetscape.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Concrete brick

Roof: Flat composition

Foundation Concrete brick

Windows/Doors: Fixed aluminum storefront, and modern steel entry

Walls (Sheathing): Ashlar sandstone at base of façade and plaster above awning appears original; painted brick on side

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Ashlar stone facing, corner aluminum storefront

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 6 Survey Area Miracle Mile

Historic Name(s): Le Mans Bakery (1951-1963).

Address: 1524 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A permit was issued in 1950 for a masonry bakery building valued at \$14,000 owned by L.G. LeMans. The bakery business had previously been located at 1538 E. McDowell.

The building was home to Martin's Uniforms c. 1964 through 1970.

B. PERSONS *List and describe persons with an important association with the building:*

C. ARCHITECTURE

Style: Storefront Commercial

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale::

Rectangular plan with recessed, asymmetrical, front entry storefront on McDowell Rd., corner storefront display window, ashlar stone bulkhead and pilasters, cantilevered metal awning at storefront header height

Outbuildings:

None

Site No: 6 Survey Area: Miracle Mile

Address: 1524 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/12/2020**

View **North**

(looking towards)



PHOTO INFORMATION

Date: **1/12/2020**

View: **Northwest**

(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View **Northeast**

(looking towards)



PROPERTY IDENTIFICATIONSite No. 7 Survey Area Miracle MileHistoric Name(s): Helen's Five + Ten (original tenant)Address: 1526 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-17-086Township: 2N Range: 3E Section: 33 Quarter: Acreage: Block: 4 Lot: 20 Plat (Addition) Coronado Park Platted in 1928UTM reference: Zone: 12 Easting: 402541 Northing: 3703437USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER Mardian Construction not determined known Source: Building Permit, 1948CONST. DATE: 1948 known estimate, source: STRUCTURAL CONDITION **GOOD** (well maintained; no serious problems apparent) **FAIR** (some problems apparent) **POOR** (major prob.; imminent threat): **RUIN / Uninhabitable / DEMOLISHED**USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Retail, single tenant, now a coffee shopSources: PHOTO INFORMATION

Date of Photo:

1/12/2020

View Direction (looking towards):

North

Site No. 7 Survey Area Miracle Mile

Historic Name(s): Helen's Five + Ten (original tenant)

Address: 1526 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Minimal alterations, signage added, stuccoed cornice added

Permits: fire damage repairs (1976); tenant improvements (2013) (for Ollie Vaughn's)

SETTING

Describe the natural and/or built environment around the property::

Commercial storefront on front property line, in line with similar commercial buildings in intact streetscape.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Flat composition

Foundation Stuccoed

Windows/Doors: Aluminum storefront, aluminum storefront entry door, replacement hardware

Walls (Sheathing): Stucco, including stucco fascia on awning

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Awning cantilevered from front façade, plastered; corbel detail at top of parapet

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 7 Survey Area Miracle Mile

Historic Name(s): Helen's Five + Ten (original tenant)

Address: 1526 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A permit was issued for masonry store building valued at \$8000 in 1948. The initial tenant, c.1949, was Helen's Five & Ten which evolved to Helen's Variety & Hardware. A bankruptcy sale in July 1958 disposed of the merchandise. Phoenix Appliance Center opened in the building in August 1958 and was there until early 1960 based on newspaper ads. The next tenant was the Pink Elephant Cocktail Lounge opening c. 1965. It became the Shot & Shell c. 1969.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Storefront Commercial

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale.:

Rectangular plan with recessed, asymmetrical, front entry storefront on McDowell Rd., stuccoed bulkhead and pilasters, cantilevered metal awning at storefront header height

Outbuildings:

None

Site No: 7 Survey Area: Miracle Mile

Address: 1526 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/12/2020**

View **Northwest**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View: **North**
(looking towards)



PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 8 Survey Area Miracle MileHistoric Name(s): Evelyn's Salon of Beauty (orig. tenant)Address: 1528-32 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-17-081ATownship: 2N Range: 3E Section: 33 Quarter: Acreage: Block: 4 Lot: 18-14 Plat (Addition) Coronado Park Platted in 1928UTM reference: Zone: 12 Easting: 402553 Northing: 3703440USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER Del Webb Construction not determined known Source: Building Permit, 1945CONST. DATE: 1945 known estimate, source: Building PermitSTRUCTURAL CONDITION GOOD (well maintained; no serious problems apparent) FAIR (some problems apparent) POOR (major prob.; imminent threat): RUIN / Uninhabitable / DEMOLISHEDUSES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, multi-tenant, now Yenet Grocery (2007 permits for tenant improvement)Sources: PHOTO INFORMATION

Date of Photo:

1/12/2020

View Direction (looking towards):

Northwest

Site No. 8 Survey Area Miracle Mile

Historic Name(s): Evelyn's Salon of Beauty (orig. tenant)

Address: 1528-32 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Re-stuccoed façade, storefronts replaced, remnants of original aluminum storefront remain on east suite, wood facing added over storefront window on east, awning removed, stuccoed cornice added

SETTING

Describe the natural and/or built environment around the property::

Commercial storefront on front property line, in line with similar commercial buildings in intact streetscape.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Bow-string truss form with composition roofing

Foundation Not visible, stuccoed

Windows/Doors: Aluminum storefront with some wood elements at entry

Walls (Sheathing): Stucco

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Corbel detail at top of parapet

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 8 Survey Area Miracle Mile

Historic Name(s): Evelyn's Salon of Beauty (orig. tenant)

Address: 1528-32 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A permit was issued for a masonry store building in February 1945 with a value of \$4900.

Evelyn's Salon of Beauty, the initial tenant c.1946, introduced a barber to the shop c. 1947. This salon was also connected with the Franklin Barber & Beauty Salon that operated in the AJ Bayless Store at 1595 E. McDowell. The name of the shop changed to Leggett's Barber and Beauty Shop c. 1951/52 and remained in operation at this address through 1970.

B. PERSONS *List and describe persons with an important association with the building:*

C. ARCHITECTURE

Style: Storefront Commercial

NO Style

Stories: 1 Basement

Roof Form: Bow string truss

Describe other character-defining features of its massing, size, and scale.:

Rectangular plan, asymmetrical façade with three recessed storefront entries on McDowell Rd., one entry retains original single light wood door and angled storefront window.

Outbuildings:

None

Site No: 8 Survey Area: Miracle Mile

Address: 1528-32 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/12/2020**

View **North**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View: **Northwest**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View **Northeast**
(looking towards)



PROPERTY IDENTIFICATIONSite No. 9 Survey Area Miracle MileHistoric Name(s): Le Man's Bakery (1940-1951)Address: 1538 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-17-073Township: 2N Range: 3E Section: 33 Quarter: Acreage: Block: 4 Lot: 8 Plat (Addition) Coronado Park Platted in 1928UTM reference: Zone: 12 Easting: 402588 Northing: 3703447USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER UNKNOWN not determined known Source: CONST. DATE: 1940 known estimate, source: Building PermitSTRUCTURAL CONDITION GOOD (well maintained; no serious problems apparent) FAIR (some problems apparent) Storefront damaged POOR (major prob.; imminent threat): RUIN / Uninhabitable / DEMOLISHEDUSES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, single-tenant, originally a bakery, now a paint storeSources: PHOTO INFORMATION

Date of Photo:

1/12/2020

View Direction (looking towards):

Northeast

Site No. 9 Survey Area Miracle Mile

Historic Name(s): Le Man's Bakery (1940-1951)

Address: 1538 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Storefront altered/replaced, re-stuccoed, security bars added over storefront, rear addition

Permits: Masonry addition (1944). Change store front (1951). Concrete block addition to store building for storage (1953). Interior remodeling to existing stores. A section of the masonry wall was removed and replaced with a steel beam and pipe

SETTING

Describe the natural and/or built environment around the property::

Commercial storefront on front property line, in line with similar commercial buildings in intact streetscape.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Flat composition

Foundation Not visible

Windows/Doors: Original aluminum storefront with wood entry door in frame in recess

Walls (Sheathing): Stucco, façade has original roman wire-cut brick below awning height, now heavily painted

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Awning suspended from front façade with steel rods, wire cut brick at entry façade

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 9 Survey Area Miracle Mile

Historic Name(s): Le Man's Bakery (1940-1951)

Address: 1538 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A permit was issued for a masonry store building in 1940 which was valued at \$2500.

This was initially the home of Le Man's Bakery before it moved into 1524 E. McDowell in 1951. It then became the home of McDowell Men's Shop, c. 1951, which later changed its name to Bloom's Men Shop which remained in business at this location through 1970.

B. PERSONS *List and describe persons with an important association with the building:*

C. ARCHITECTURE

Style: Storefront Commercial

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale::

Rectangular plan with symmetrical entry façade, floor to ceiling storefront windows, door has fixed transom, suspended metal awning above storefront, stucco wall finish

Outbuildings:

None

Site No: 9 Survey Area: Miracle Mile

Address: 1538 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/12/2020**

View **North**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View: **Northeast**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View **North**
(looking towards)



PROPERTY IDENTIFICATIONSite No. 10 Survey Area Miracle MileHistoric Name(s): Spec's Fruit Shop (first tenant)Address: 1540 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-17-071Township: 2N Range: 3E Section: 33 Quarter: Acreage: Block: 4 Lot: 6 Plat (Addition) Coronado Park Platted in 1928UTM reference: Zone: 12 Easting: 402595 Northing: 3703444USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER Geo W. Hoggan not determined known Source: Building Permit, 1942CONST. DATE: 1942 known estimate, source: Building PermitSTRUCTURAL CONDITION GOOD (well maintained; no serious problems apparent) FAIR (some problems apparent) Awning damaged POOR (major prob.; imminent threat): RUIN / Uninhabitable / DEMOLISHEDUSES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, single-tenant, originally a fruit shop, not a beauty studio.Sources: PHOTO INFORMATION

Date of Photo:

1/12/2020

View Direction (looking towards):

Northeast

Site No. 10 Survey Area Miracle Mile

Historic Name(s): Spec's Fruit Shop (first tenant)

Address: 1540 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Storefront replaced/altered, re-stuccoes, brick painted, security bars added over storefront, signage added to awning

Permits: Concrete block add. to store (1944). Change storefront & interior alterations (1953). Masonry add. to store (1954).
Tenant improvements in 2017

SETTING

Describe the natural and/or built environment around the property::

Commercial storefront on front property line, in line with similar commercial buildings in intact streetscape.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Flat composition

Foundation Not visible

Windows/Doors: Aluminum storefront, with recessed aluminum storefront door

Walls (Sheathing): Stucco, façade has original roman wire-cut brick bulkheads and corner pilasters, now stuccoed

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Awning suspended from front façade with steel rods, wire cut brick at entry façade

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 10 Survey Area Miracle Mile

Historic Name(s): Spec's Fruit Shop (first tenant)

Address: 1540 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

Permit for Concrete Block Store Building in 1942.

The Initial tenant was Spec's Fruit Shop which opened January 1943. Barney's Liquor's moved in c. 1948. Toytown, formerly located at 1619 E. McDowell moved into this site in September 1953 and operated there until c. 1959. C. 1961, Market Training Institute occupied this site through c. 1968 when the building became empty.

Builders: Geo W. Hoggan (1942), J D Loftin (1944), O R Bell Construction (1953)

B. PERSONS *List and describe persons with an important association with the building:*

C. ARCHITECTURE

Style: Storefront Commercial

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale::

Rectangular plan with symmetrical entry façade, storefront windows above painted brick bulkheads, painted brick pilasters, door has fixed transom, suspended metal awning above storefront, wall finish is mix of painted and stuccoed brick

Outbuildings:

None

Site No: 10 Survey Area: Miracle Mile

Address: 1540 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/12/2020**

View **North**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View: **North**
(looking towards)



PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 11 Survey Area Miracle MileHistoric Name(s): Biltmore Cleaners (first tenant)Address: 1542 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-17-069Township: 2N Range: 3E Section: 33 Quarter: Acreage: Block: 4 Lot: 4 Plat (Addition) Coronado Park Platted in 1928UTM reference: Zone: 12 Easting: 402603 Northing: 3703440USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER UNKNOWN not determined known Source: CONST. DATE: c. 1944 known estimate, source: STRUCTURAL CONDITION GOOD (well maintained; no serious problems apparent) FAIR (some problems apparent) POOR (major prob.; imminent threat): RUIN / Uninhabitable / DEMOLISHEDUSES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, single-tenant originally, exterior multiple alterations, now vacantSources: PHOTO INFORMATION

Date of Photo:

1/12/2020

View Direction (looking towards):

North

Site No. 11 Survey Area Miracle Mile

Historic Name(s): Biltmore Cleaners (first tenant)

Address: 1542 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Storefronts largely infilled with concrete block, wood replacement windows, entry relocated from corner, original exposed brick has been stuccoed

SETTING

Describe the natural and/or built environment around the property::

Commercial storefront on front property line, in line with similar commercial buildings in intact streetscape. Adjacent to corner parking lot.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry, concrete brick

Roof: Flat composition

Foundation Masonry

Windows/Doors: Non-original fixed wood

Walls (Sheathing): Stuccoed

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Stepped parapet coping above original former corner entry, original streamlined recessed coursing detail, now stuccoed.

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY LOSS**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 11 Survey Area Miracle Mile

Historic Name(s): Biltmore Cleaners (first tenant)

Address: 1542 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

Address sometimes listed as 1542 or 1542-44 E McDowell. Only sign permits discovered.

The building was constructed c. 1944. The initial occupant was a branch of Biltmore Cleaners, which occupied the building until c. 1955. Laura's Curtain & Linen Shop occupied the building from c.1956 through c. 1961. A variety of businesses were briefly tenants from 1961 to c. 1965. Whitt's House of Music opened c. 1965 and operated there through 1970.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: None

NO Style

Stories: 1 **Basement**

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale.:

Rectangular plan with one angled corner at original entry location, stepped parapet above original corner entry

Outbuildings:

None

Site No: 11 Survey Area: Miracle Mile

Address: 1542 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/12/2020**

View **Northwest**

(looking towards)

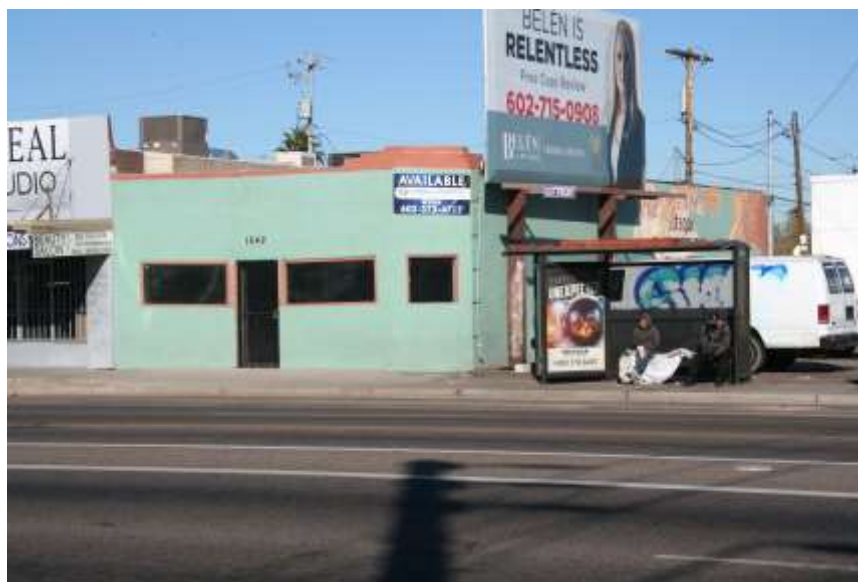


PHOTO INFORMATION

Date: **12/25/2019**

View: **North**

(looking towards)



PHOTO INFORMATION

Date: **1/5/2020**

View **West**

(looking towards)



PROPERTY IDENTIFICATIONSite No. 12 Survey Area Miracle MileHistoric Name(s): Brookshire's RestaurantAddress: 1602 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-16-162Township: 2N Range: 3E Section: 34 Quarter: Acreage: Block: 5 Lot: B (west) Plat (Addition) Whittier Place Platted in 1941UTM reference: Zone: 12 Easting: 402670 Northing: 3703442USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: Al Beadle not determined known Source: NewspaperBUILDER Gilbert + Dolan Construction not determined known Source: NewspaperCONST. DATE: 1956 known estimate, source: NewspaperSTRUCTURAL CONDITION GOOD (well maintained; no serious problems apparent) FAIR (some problems apparent) POOR (major prob.; imminent threat): RUIN / Uninhabitable / DEMOLISHEDUSES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Restaurant: built in 1956 for Brookshire's Restaurant (owned by Everett B. Brookshire) which opened in 1956 an

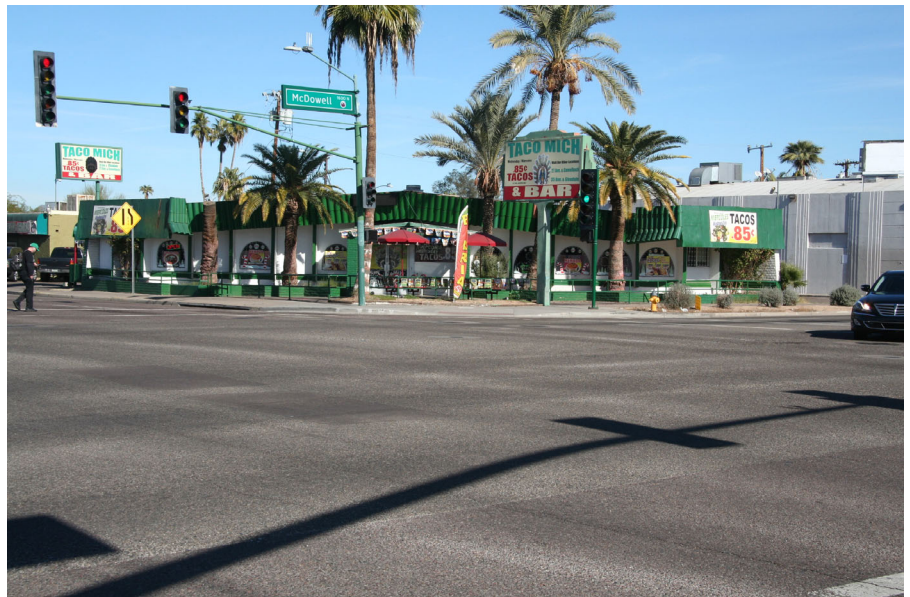
Sources:

PHOTO INFORMATION

Date of Photo:

1/5/2020

View Direction (looking towards):

Northeast

Site No. 12 Survey Area Miracle Mile

Historic Name(s): Brookshire's Restaurant

Address: 1602 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Stuccoed arches added, windows replaced, fascia added, sign replaced or altered. The location and footprint of the building are the only identifying exterior features remaining.

SETTING

Describe the natural and/or built environment around the property::

Corner commercial with minimal setback from streets/sidewalk. Parking to east and north.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry, CMU

Roof: Composition

Foundation Concrete

Windows/Doors: Fixed wood and aluminum, aluminum storefront doors

Walls (Sheathing): Painted CMU, some stuccoed infill areas

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

None remaining visible

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY LOSS**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 12 Survey Area Miracle Mile

Historic Name(s): Brookshire's Restaurant

Address: 1602 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

Brookshire's restaurant (owned by Everett B. Brookshire) opened in 1956 and operated at this site until c.1997. The property was designed to have 35 parking spaces and seat 88 people (based on newspaper article dated November 1955.) It had a prominent neon sign at the corner, with easy to access parking at the back of the building off 16th St. or McDowell Rd, and was open 24 hrs. a day.

B. PERSONS *List and describe persons with an important association with the building:*

C. ARCHITECTURE

Style: Googie (originally)

NO Style

Stories: 1 Basement

Roof Form: Flat with mansard roof-like fascia wrapping street façade

Describe other character-defining features of its massing, size, and scale.:

Irregular, roughly triangular plan, corner entry, large fixed window openings

Outbuildings:

Site No: 12 Survey Area: Miracle Mile

Address: 1602 E. McDowell Rd.

PHOTO INFORMATION

Date: **12/25/2019**

View **North**
(looking towards)

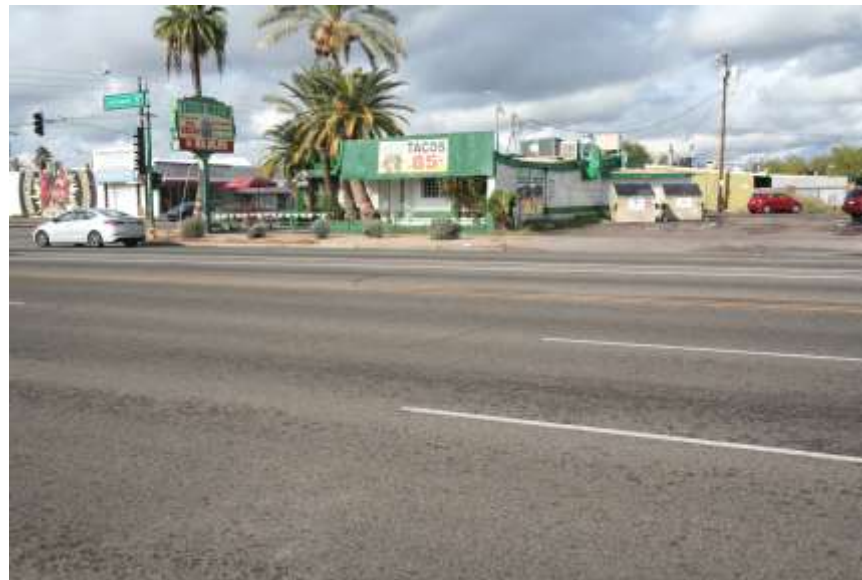


PHOTO INFORMATION

Date: **c. 1970**

View: **South**
(looking towards)



PHOTO INFORMATION

Date: **c. 1962**

View **Northeast**
(looking towards)



PROPERTY IDENTIFICATIONSite No. 13 Survey Area Miracle MileHistoric Name(s): Klim BuildingAddress: 12-1618 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-16-163Township: 2N Range: 3E Section: 34 Quarter: _____ Acreage: _____Block: 5 Lot: B (east) Plat (Addition) Whittier Place Platted in 1946UTM reference: Zone: 12 Easting: 402705 Northing: 3703447

USGS 7.5' Quadrangle Map _____

Latitude _____ 0 Longitude _____ 0 Datum if other than WGS84: _____

ARCHITECT: Kemper Goodwin not determined known Source: NewspaperBUILDER J.W. Lillywhite Construction C. not determined known Source: NewspaperCONST. DATE: c. 1946 known estimate, source: Building PermitSTRUCTURAL CONDITION **GOOD** (well maintained; no serious problems apparent) **FAIR** (some problems apparent) _____ **POOR** (major prob.; imminent threat): _____ **RUIN / Uninhabitable / DEMOLISHED**USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, multi-suite. Originally three one-story suites and one two-story suite.

Sources:

PHOTO INFORMATION

Date of Photo:

1/12/2020

View Direction (looking towards):

North

Site No. 13 Survey Area Miracle Mile

Historic Name(s): Klim Building

Address: 612-1618 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Storefront and interior alterations at 1612, valued at \$10,000 (Builder: Farmer + Godfrey, 1950), Storefront alteration at 1610 and storefront door replaced at 1618 (Builder: Hammock Const., 1954), stuccoed cornice/parapet coping added to front façade, façade stuccoed, windows infilled on west wall

SETTING

Describe the natural and/or built environment around the property::

Commercial storefront on front property line, in line with similar commercial buildings in intact streetscape. Before the ROW was widened, this building had angled parking in front.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: West one-story: composite on bow-string truss; east two-story: composite on gable roof

Foundation not visible

Windows/Doors: Aluminum storefront windows and entry doors, including corner storefront displays at middle suite

Walls (Sheathing): Textured stucco and wire-cut brick bulkheads below storefront

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

One-story: West wall has full-height decorative pilasters, east suite has storefront display cases at both sides of entry door, sheet metal awning suspended from façade with rods. On two-story: Corrugated textured stucco, projecting plaster accents around door and window openings, sheet metal awnings suspended from façade with steel rods

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date::

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 13 Survey Area Miracle Mile

Historic Name(s): Klim Building

Address: 612-1618 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

This multi-suite commercial building was developed by Nick Klim, Klim Investment Corporation, designed by Kemper Goodwin, and built by the J. W. Lillywhite Construction Company for a reported cost of \$60,000 in 1946.

The initial tenant in 1612 was Park-n-Shop Market which opened in October 1946 and closed c.1953. Dales, a women's clothing shop, opened at 1612 c. 1954 through c.1958. Over the next few years three different businesses occupied 1612. Lucky Cue Billiards opened c.1963 and operated at that location through c. 2002.

The initial tenant for 1614 was Towne's Fashions (women's wear) in c. October 1947. This business operated there through c.1960. From c. 1961 through c.1970, the store has had three different businesses and was often vacant.

The Initial tenant for 1616 was the Beauty Shoppe which was open in 1947. It remained at that site through c.1961 and then Vernon's Barber Shop opened c.1963 and was there through c.1969.

The initial tenant at 1618 was McDowell & 16th St Furniture Company which opened in late 1946. The business changed its name to Lubell Furniture in 1949 and closed c. 1950. Klim's Variety Store opened at this site in mid-1951 through May 1963. Discount Furniture operated there from mid-1963 through c.1966. Drumletting Service opened c. 1968 and operated through at least c. 1970.

B. PERSONS *List and describe persons with an important association with the building:*

C. ARCHITECTURE

Style: International Style

NO Style

Stories: 1 and 2 Basement

Roof Form: Bow string truss (one-story) and gable (two-story)

Describe other character-defining features of its massing, size, and scale.:

Rect. plan, recessed storefront entries on McDowell Rd, suspended metal awning on entry façade, decorative pilasters on west façade, scored plaster finish, recessed storefront entry, corner display windows remain on east most suite

Outbuildings:

Site No: 13 Survey Area: Miracle Mile

Address: 1612-1618 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/5/2020**

View **Northwest**

(looking towards)



PHOTO INFORMATION

Date: **1/5/2020**

View: **North**

(looking towards)



PHOTO INFORMATION

Date: **1/5/2020**

View **Northeast**

(looking towards)



PROPERTY IDENTIFICATIONSite No. 14E Survey Area Miracle MileHistoric Name(s): Lease CommercialAddress: 1624-28 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-16-156ATownship: 2N Range: 3E Section: 34 Quarter: Acreage: Block: 5 Lot: 10, pt of 12 Plat (Addition) Whittier Place Platted in 1941UTM reference: Zone: 12 Easting: 402763 Northing: 3703443USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER M. L. Hammock not determined known Source: Building PermitCONST. DATE: 1956 known estimate, source: Building Permit**STRUCTURAL CONDITION** **GOOD (well maintained; no serious problems apparent)** **FAIR (some problems apparent)** **POOR (major prob.; imminent threat):** **RUIN / Uninhabitable / DEMOLISHED****USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, appears to have been four suites originally, demising walls have been altered/removed. Now vacantSources: **PHOTO INFORMATION**

Date of Photo:

1/12/2020

View Direction (looking towards):

North

Site No. 14E Survey Area Miracle Mile

Historic Name(s):

Address: 1624-28 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: from original site:

DESIGN Describe alterations from the original design, including dates::

Stucco cornice/parapet coping added, stacked face brick on front façade has been painted

SETTING

Describe the natural and/or built environment around the property::

Commercial storefront on front property line, in line with similar commercial buildings in intact streetscape. Before the ROW was widened, this building had angled parking in front.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Brick

Roof: Composite

Foundation Not visible

Windows/Doors: Aluminum storefront windows and entry doors

Walls (Sheathing): Painted stacked face brick at front façade

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Stacked bond brickwork, asymmetrical recessed entries with angled storefront, corner display cases, cantilevered sheet metal awning

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed:
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date::

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 14E Survey Area Miracle Mile

Historic Name(s):

Address: 1624-28 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A permit was issued for a masonry store building in 1956 with a value of \$45,000 using the address 1624 E McDowell.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Storefront Commercial, International influence

NO Style

Stories: 1 **Basement**

Roof Form: Bow string truss

Describe other character-defining features of its massing, size, and scale.:

Rectangular plan with asymmetrical, angled, recessed storefront entries on McDowell Rd., corner storefront display windows, stacked bond brick below suspended metal awning on front façade

Outbuildings:

Site No: 14E Survey Area: Miracle Mile

Address: 1624-28 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/5/2020**

View **Northwest**

(looking towards)



PHOTO INFORMATION

Date: **1/5/2020**

View: **Northwest**

(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View **Northwest**

(looking towards)



PROPERTY IDENTIFICATIONSite No. 14W Survey Area Miracle MileHistoric Name(s): Busey-Haug Pabco Paint Company (first tenant)Address: 1620-22 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-16-156ATownship: 2N Range: 3E Section: 34 Quarter: _____ Acreage: _____Block: 5 Lot: 14, pt of 12 Plat (Addition) Whittier Place Platted in 1941UTM reference: Zone: 12 Easting: 402740 Northing: 3703446

USGS 7.5' Quadrangle Map _____

Latitude _____ Longitude _____ Datum if other than WGS84: _____

ARCHITECT: Fred Weaver (1950) not determined known Source: NewspaperBUILDER Farmer + Godfrey (1950) not determined known Source: NewspaperCONST. DATE: 1948, 1950 known estimate, source: Aerial, Newspaper**STRUCTURAL CONDITION** **GOOD (well maintained; no serious problems apparent)** **FAIR (some problems apparent)** _____ **POOR (major prob.; imminent threat):** _____ **RUIN / Uninhabitable / DEMOLISHED****USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, two suites with entries on McDowell Rd.

Sources:

PHOTO INFORMATION

Date of Photo:

1/5/2020

View Direction (looking towards):

North

Site No. 14W Survey Area Miracle Mile

Historic Name(s): Busey-Haug Pabco Paint Company (first tenant)

Address: 1620-22 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

West suite: stuccoed, cornice/parapet coping added, one storefront infilled, East suite: corrugated metal pop-out added above awning, neon missing from tower sign at east suite, sign painted

Permits: Two story addition to store building (1948). On this permit the legal description is Lot 12, while the address given is

SETTING

Describe the natural and/or built environment around the property::

Commercial storefront on front property line, in line with similar commercial buildings in intact streetscape. Before the ROW was widened, this building had angled parking in front.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Composition on bow-string truss structure

Foundation Not visible

Windows/Doors: Aluminum storefront windows and entry doors

Walls (Sheathing): Stucco, ashlar stone or roman brick bulkheads

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Battered storefront windows and original moderne tower sign at east suite; steel awning suspended from façade with rods

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 14W Survey Area Miracle Mile

Historic Name(s): Busey-Haug Pabco Paint Company (first tenant)

Address: 1620-22 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A January 1950 newspaper article announced a new building for Busey-Haug Pabco Paint Company at 1624 E. McDowell. It was designed by Fred Weaver and to be built by Farmer & Godfrey. The company reopened (they had been in a building at the same site in 1949) in March 1950 and operated there through c. 1965 (the building was described as modernist).

The address in the city directories from 1960-1965 gave the address as 1622 E. McDowell.

B. PERSONS *List and describe persons with an important association with the building:*

C. ARCHITECTURE

Style: Googie

NO Style

Stories: 1 Basement

Roof Form: Bow string truss

Describe other character-defining features of its massing, size, and scale.:

Rectangular plan with angled, recessed storefront entries on McDowell Rd, brick or stone bulkheads below storefront windows, suspended metal awning on front façade, tower sign centered on east suite

Outbuildings:

None

Site No: 14W Survey Area: Miracle Mile

Address: 1620-22 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/12/2020**

View **Northwest**

(looking towards)



PHOTO INFORMATION

Date: **1/5/2020**

View: **Northeast**

(looking towards)



PHOTO INFORMATION

Date: **1/5/2020**

View **Northeast**

(looking towards)



PROPERTY IDENTIFICATIONSite No. 15 Survey Area Miracle MileHistoric Name(s): Leased CommercialAddress: 1640 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-16-147ATownship: 2N Range: 3E Section: 34 Quarter: _____ Acreage: _____Block: 5 Lot: 2,4,6 Plat (Addition) Whittier Place Platted in 1941UTM reference: Zone: 12 Easting: 402814 Northing: 3703436

USGS 7.5' Quadrangle Map _____

Latitude _____ Longitude _____ Datum if other than WGS84: _____

ARCHITECT: UNKNOWN not determined known Source: _____BUILDER UNKNOWN not determined known Source: _____CONST. DATE: 1946 known estimate, source: City Directory, NewspaperSTRUCTURAL CONDITION **GOOD** (well maintained; no serious problems apparent) **FAIR** (some problems apparent) _____ **POOR** (major prob.; imminent threat): _____ **RUIN / Uninhabitable / DEMOLISHED**USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, appears to have been four suites originally, with primary suite on corner at street intersection. Original

Sources:

PHOTO INFORMATION

Date of Photo:

12/25/2019

View Direction (looking towards):

Northwest

Site No. 15 Survey Area Miracle Mile

Historic Name(s): Leased Commercial

Address: 1640 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

A permit for storefront remodel with masonry was issued in 1956. More recently, some window openings covered with corrugated metal panel, some window openings infilled or reduced in size

Permits: remodel store front w/ masonry (1956) for address 1640; remodel store front & remove nonbearing partition (1956) (for

SETTING

Describe the natural and/or built environment around the property::

Commercial storefront on front property line, in line with similar commercial buildings in intact streetscape. Corner lot with parking to west. Before the ROW was widened, this building had angled parking in front.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Brick

Roof: Composition

Foundation Not visible

Windows/Doors: Aluminum storefront windows and doors, not original

Walls (Sheathing): Painted stacked bond brick (some wire-cut) with recessed horizontal banding, stucco

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Corner of building at primary suite has curved wall above recessed storefront and suite entry, plastered cantilevered awning at corner suite has radius corner following curved wall of the building, recessed brick banding on front facade above awning height wraps curved wall segment, stacked brick bulkheads, stacked brick planters integrated with wall at corner suite, projecting steel box sign

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 15 Survey Area Miracle Mile

Historic Name(s): Leased Commercial

Address: 1640 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

The initial tenant for 1640 was Bellamak's Clothing (women's wear) in c. September 1946, name changed to the Paris Shop c. 1952, remained that until c. 1963. Augie's Records opened c. 1965 and operated at that location through c. 1970.

The initial tenant for 1642 was Kiamy's (men's' wear) in 1947. This shop remained to c. 1951 when it became the Sincere Sewing Store. The sewing store remained in operation through c. 1958. The 1642 address no longer appeared in the city directories or newspaper ads after 1965.

The initial tenant for 1644 was AA Radio & Appliance in c. August 1946, remaining until c.1949/50. Little Folk's Shop moved into this location c.1950, remaining through c.1951. Yardstick Fabrics opened c. 1952 and was in business through c.1958. Lynne's Children's Shoppe opened c. 1959 and was in business through c. 1962. Henshaw TV (and later Henshaw Electronics) opened c.1964 and remained at this location through c.1970.

The initial tenant for 1646 was Little Folk's Shop in c. July 1946 (early ad show the address as 1646-48). When Little Folk's moved into an adjoining storefront, Maril's Fine Footwear opened c. 1950. Lynne's Children's Shop was listed at this address c.1955 through c.1958. Sun Finance Company opened c.1959 and remained there through c.1963. From that point through c.1970, the storefront was not occupied based on the city directories.

B. PERSONS *List and describe persons with an important association with the building:*

C. ARCHITECTURE

Style: Streamline Moderne

NO Style

Stories: 1 Basement

Roof Form: Low-gable with parapet, scuppers

Describe other character-defining features of its massing, size, and scale.:

Rectangular plan with one curved corner, storefront entries, curving cantilevered metal awning wraps corner above storefront at primary corner suite, stacked bond below storefront header height, smooth stucco with horizontal scoring above

Outbuildings:

Site No: 15 Survey Area: Miracle Mile

Address: 1640 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/5/2020**

View **Northwest**

(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View: **North**

(looking towards)



PHOTO INFORMATION

Date: **1/5/2020**

View **Northeast**

(looking towards)



PROPERTY IDENTIFICATIONSite No. 16 Survey Area Miracle MileHistoric Name(s): Minnie Pearl's ChickenAddress: 1702 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-16-062Township: 2N Range: 3E Section: 34 Quarter: Acreage: Block: 4 Lot: 2 Plat (Addition) McDowell Manors Platted in 1945UTM reference: Zone: 12 Easting: 402871 Northing: 3703440USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER Shuman Construction not determined known Source: Building PermitCONST. DATE: 1969 known estimate, source: Building PermitSTRUCTURAL CONDITION GOOD (well maintained; no serious problems apparent) FAIR (some problems apparent) Openings boarded POOR (major prob.; imminent threat): RUIN / Uninhabitable / DEMOLISHEDUSES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, originally built for Minnie Pearl's Chicken restaurant, it continued to house fast-food restaurants untSources: PHOTO INFORMATION

Date of Photo:

1/5/2020

View Direction (looking towards):

Northeast

Site No. 16 Survey Area Miracle Mile

Historic Name(s): Minnie Pearl's Chicken

Address: 1702 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Front façade wrapped in new stucco, windows removed. Entry door non-original.

SETTING

Describe the natural and/or built environment around the property::

Commercial building on corner lot, surrounded by asphalt parking.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Not visible

Roof: Flat composition and asphalt shingles

Foundation Not visible

Windows/Doors: Not known

Walls (Sheathing): Stucco

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

None

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY LOSS**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 16 Survey Area Miracle Mile

Historic Name(s): Minnie Pearl's Chicken

Address: 1702 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A c.1948 all-steel service building was moved from the site in March 1969. A permit for a masonry restaurant building was issued in 1969. The initial tenant was Minnie Pearl's Chicken. It continued to be the home of fast-food restaurants to c.1974.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Googie influence (originally)

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet, shed

Describe other character-defining features of its massing, size, and scale::

Irregular plan with openings infilled or boarded, parapet, replacement aluminum storefront door added.

Outbuildings:

None

Site No: 16 Survey Area: Miracle Mile

Address: 1702 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/5/2020**

View **Northwest**
(looking towards)



PHOTO INFORMATION

Date:

View:
(looking towards)

PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 17 Survey Area Miracle MileHistoric Name(s): Saul Mintz Leased CommercialAddress: 1708-14 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-16-064,066,068

Township: _____ Range: _____ Section: _____ Quarter: _____ Acreage: _____

Block: 4 Lot: pt 4, 6, pt 8 Plat (Addition) McDowell Manors Platted in 1945UTM reference: Zone: 12 Easting: 402900 Northing: 3703441

USGS 7.5' Quadrangle Map _____

Latitude _____ Longitude _____ Datum if other than WGS84: _____

ARCHITECT: UNKNOWN not determined known Source: _____BUILDER David Murdock not determined known Source: Building PermitCONST. DATE: 1953 known estimate, source: Building PermitSTRUCTURAL CONDITION **GOOD (well maintained; no serious problems apparent)** **FAIR (some problems apparent)** _____ **POOR (major prob.; imminent threat):** _____ **RUIN / Uninhabitable / DEMOLISHED**USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, originally four suites, now five suites with entries on McDowell Rd.

Sources:

PHOTO INFORMATION

Date of Photo:

12/25/2019

View Direction (looking towards):

Northeast

Site No. 17 Survey Area Miracle Mile

Historic Name(s): Saul Mintz Leased Commercial

Address: 1708-14 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Finish materials removed from cantilevered awning, security bars added, corrugated metal panels over one original storefront opening, sign added to front façade, some windows on west façade infilled

SETTING

Describe the natural and/or built environment around the property::

Commercial storefront on front property line, in line with similar commercial buildings in intact streetscape.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Brick, with stacked bond on front façade

Roof: Flat composition

Foundation Concrete

Windows/Doors: Aluminum storefront windows and doors

Walls (Sheathing): Stacked wire-cut brick and ashlar sandstone pilasters and bulkheads

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Ashlar stonework at pilasters and bulkhead, stacked bond brick, corner storefront display windows

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 17 Survey Area Miracle Mile

Historic Name(s): Saul Mintz Leased Commercial

Address: 1708-14 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A permit was issued in February 1953 to construct a masonry store building, valued at \$33,000. Saul Mintz was the owner listed.

The initial tenant in 1708 was Phoenix Sewing Machine Shop October 1954. Charming Children (clothing) opened in 1710 in mid-1953, moved to 1741 E. McDowell in 1956. Augie's Records was a tenant from c.1962 through c.1964. Then no listings occur for this address in the city directories until 1969 and then only for that year.

The initial tenant for 1712 was Mulmed's Men's Wear opening c.1953. The business closed operation at this site at the end of June 1956 and moved to 1745 E. McDowell. The Crystal Bar opened 1712 c.1962 and was in operation through c. 1970.

The Initial tenant for 1714 was Hafley-Haldiman Kirby Sales c. 1953. They remained in operation there to c.1956. Phoenix Notions Company was in 1714 c.1962 through c.1965. There were no listings for this address until c. 1969 when Home-in-Patio Furniture opened.

Based on permit descriptions of the property, 1716 E. McDowell is also part of this building. The initial tenant Brown's Boots & Saddles in mid-1953 through c. March 1954. The next tenant was Mode O'Day Frock Shop which opened in the summer of 1954. That business was short-lived and Beneficial Finance Company opened at 1716 in March 1955. This business remained in operation at 1716 E. McDowell to c. 1979.

B. PERSONS *List and describe persons with an important association with the building:*

C. ARCHITECTURE

Style: Storefront Commercial, International influence

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale:

Rectangular plan with recessed storefront entries on McDowell Rd., corner storefront display windows, ashlar stone pilasters between suites, stacked bond below and above storefronts, cantilevered wood awning on front façade

Outbuildings:

None

Site No: 17 Survey Area: Miracle Mile

Address: 1708-14 E. McDowell Rd.

PHOTO INFORMATION

Date: **12/25/2019**

View: **North**

(looking towards)



PHOTO INFORMATION

Date: **1/5/2020**

View: **North**

(looking towards)



PHOTO INFORMATION

Date:

View:

(looking towards)

PROPERTY IDENTIFICATIONSite No. 18 Survey Area Miracle MileHistoric Name(s): Irving Abrams Leased CommercialAddress: 1718-24 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-16-069,072Township: 2N Range: 3E Section: 34 Quarter: _____ Acreage: _____Block: 4 Lot: pt 8,10, pt 12 Plat (Addition) McDowell Manors Platted in 1945UTM reference: Zone: 12 Easting: 402928 Northing: 3703441

USGS 7.5' Quadrangle Map _____

Latitude _____ Longitude _____ Datum if other than WGS84: _____

ARCHITECT: UNKNOWN not determined known Source: _____BUILDER David Murdock not determined known Source: Building PermitCONST. DATE: 1953 known estimate, source: Building PermitSTRUCTURAL CONDITION **GOOD (well maintained; no serious problems apparent)** **FAIR (some problems apparent)** _____ **POOR (major prob.; imminent threat):** _____ **RUIN / Uninhabitable / DEMOLISHED**USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, four unequal suites

Sources:

PHOTO INFORMATION

Date of Photo:

5/17/2018

View Direction (looking towards):

Northeast

Site No. 18 Survey Area Miracle Mile

Historic Name(s): Irving Abrams Leased Commercial

Address: 1718-24 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Corrugated metal added over most storefronts, signage added

Permits: (1965) Interior remodel of existing restaurant, (1966) Remodel office in 1720. (1968) Cut 3 10' openings in partitions, remove north partition for remodeling restaurant.

SETTING

Describe the natural and/or built environment around the property::

Commercial storefront on front property line, in line with similar commercial buildings in intact streetscape.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Brick

Roof: Flat composition

Foundation Not visible

Windows/Doors: Aluminum storefront windows and doors

Walls (Sheathing): Ashlar sandstone below awning, scored plaster on brick above, east wall is painted brick

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Recessed suite entries, with ashlar stone finished piers framing each suite. Each pier has vertical sides, and a front face that angles outward (away from the building) from the bottom to the top approx. 2 feet. These piers appear to support the awning.

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 18 Survey Area Miracle Mile

Historic Name(s): Irving Abrams Leased Commercial

Address: 1718-24 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A permit for a masonry store building was issued in February 1953, to owner Irving Abrams, using the addresses 1716-1720 (described as the of E 50' of Lot 8, all of 10 and the W 25' of Lot 12)

The initial tenant for 1718 was Ann's Flowercraft in 1953 which remained through c. 1959. After that the store was either vacant or had rather short-term occupants through 1970.

The initial tenant for 1720 was Bert's Shoe Store, 1953 through March 1960. Bert's also had a store at 1634 E. McDowell. The store appears to have been vacant for several years with Omar Kohan Interiors occupying the space from c. 1964 through c. 1965. The American Heart Association opened an office in 1720 c.1967 and was in operation there through c.1970.

The initial tenant for 1722 in 1953 was Acme Office Machines which was there through c.1958.

The initial tenant for 1724 in 1953 was The Hub (men's furnishings) was there through January 1959. It appears that in 1959, 1722 & 1724 were combined to one unit which housed Vicarro's Pizza House. This opened in March 1959. The name changed to Caruso's Pizza House in early 1963 and that business was there to early 1964. In March 1965, Bit of Sweden (restaurant) opened. The newspaper ads used the address 1722 E. McDowell and the city directories used 1724 E. McDowell. Snuffy's Lounge open at 1724 in c. 1968 and this site has been a lounge/night club ever since.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Storefront Commercial, Organic influence

NO Style

Stories: 1 **Basement**

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale::

Rectangular plan with recessed suite entries, ashlar stone finished piers framing each suite. Each pier has vertical sides, and a front face that angles outward, piers appear to support the cantilevered metal awning, smooth stucco above awning

Outbuildings:

None

Site No: 18 Survey Area: Miracle Mile

Address: 1718-24 E. McDowell Rd.

PHOTO INFORMATION

Date: **5/17/2018**

View **Southeast**
(looking towards)



PHOTO INFORMATION

Date: **5/17/2018**

View: **Northwest**
(looking towards)



PHOTO INFORMATION

Date: **5/17/2018**

View **Southwest**
(looking towards)

PROPERTY IDENTIFICATIONSite No. 20 Survey Area Miracle MileHistoric Name(s): Kern's CafeteriaAddress: 1730 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-16-075DTownship: 2N Range: 3E Section: 34 Quarter: Acreage: Block: 4 Lot: 14 Plat (Addition) McDowell Manors Platted in 1945UTM reference: Zone: 12 Easting: 402976 Northing: 3703445USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: John Sing Tang not determined known Source: Building PermitBUILDER Rod Evans not determined known Source: Building PermitCONST. DATE: 1958 known estimate, source: Building Permit**STRUCTURAL CONDITION** **GOOD (well maintained; no serious problems apparent)** **FAIR (some problems apparent)** **POOR (major prob.; imminent threat):** **RUIN / Uninhabitable / DEMOLISHED****USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:Uses: Originally built for a restaurant, Kern's Cafeteria, later used for retail. It is now a nightclubSources: **PHOTO INFORMATION**

Date of Photo:

1/5/2020

View Direction (looking towards):

Northeast

Site No. 20 Survey Area Miracle Mile

Historic Name(s): Kern's Cafeteria

Address: 1730 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Storefront covered or replaced with wood plywood siding, stacked brick pilasters painted

SETTING

Describe the natural and/or built environment around the property::

Commercial storefront on front property line, in line with similar commercial buildings in intact streetscape.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Concrete block

Roof: Flat composition

Foundation Concrete

Windows/Doors: Covered, or removed

Walls (Sheathing): Stacked bond brick pilasters, stucco

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Stacked bond pilasters, cantilevered awning

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 20 Survey Area Miracle Mile

Historic Name(s): Kern's Cafeteria

Address: 1730 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A permit was issued for a masonry restaurant in August 1958 with a value of \$39,000.

Kern's Cafeteria opened in November 1958. The name changed to Parks' Cafeteria in March 1959 and later to Miller Parks Cafeteria c. 1961. The business filed bankruptcy in 1965 and closed that year. The building remained vacant for several years until The Wig Mart and Dinette Mart opened in June 1969. It remained in operation there to at least 1972.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Storefront Commercial, International influence

NO Style

Stories: 1 **Basement**

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale::

Rectangular plan with front entry facing McDowell Rd., stacked brick pilasters framed entry storefront (now infilled), cantilevered awning on front façade

Outbuildings:

None

Site No: 20 Survey Area: Miracle Mile

Address: 1730 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/5/2020**

View **North**
(looking towards)



PHOTO INFORMATION

Date: **1/5/2020**

View: **Northeast**
(looking towards)



PHOTO INFORMATION

Date:

View
(looking towards)



EAST McDOWELL—The cafeteria building at 1730 E. McDowell was completed last week by Rod Evans, contractor, from plans drawn by John Sing Tang, architect, for Edward Kerns, who will operate it. Kerns formerly operated the lunchroom in the Sahara Hotel.—(Republic Photo)

PROPERTY IDENTIFICATIONSite No. 21 Survey Area Miracle MileHistoric Name(s): Leased CommercialAddress: 1736-40 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-16-078Township: 2N Range: 3E Section: 34 Quarter: _____ Acreage: _____Block: 4 Lot: 16 Plat (Addition) McDowell Manors Platted in 1945UTM reference: Zone: 12 Easting: 402996 Northing: 3703440

USGS 7.5' Quadrangle Map _____

Latitude _____ Longitude _____ Datum if other than WGS84: _____

ARCHITECT: UNKNOWN not determined known Source: _____BUILDER UNKNOWN not determined known Source: _____CONST. DATE: 1951/52 known estimate, source: NewspaperSTRUCTURAL CONDITION **GOOD** (well maintained; no serious problems apparent) **FAIR** (some problems apparent) _____ **POOR** (major prob.; imminent threat): _____ **RUIN / Uninhabitable / DEMOLISHED**USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, five suites originally, remains commercial/retail

Sources:

PHOTO INFORMATION

Date of Photo:

12/25/2019

View Direction (looking towards):

North

Site No. 21 Survey Area Miracle Mile

Historic Name(s): Leased Commercial

Address: 1736-40 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Security bars added on one suite, signage added, most storefronts replaced, some stonework painted, fabric awning added at east suite

Permit: construct masonry addition to rear of store (1964)

SETTING

Describe the natural and/or built environment around the property::

Commercial storefront on front property line, in line with similar commercial buildings in intact streetscape.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Flat composition

Foundation Not visible

Windows/Doors: Wood storefront windows and wood door, replacement aluminum storefront windows and doors

Walls (Sheathing): Ashlar sandstone below awning, plaster above

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Asymmetrical, angled, recessed suite entries, with ashlar stone finished piers framing each suite. Each pier has vertical sides, and a front face that angles outward (away from the building) from the bottom to the top approx. 1 foot. Cantilevered awning.

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason:

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 21 Survey Area Miracle Mile

Historic Name(s): Leased Commercial

Address: 1736-40 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

Originally five suites, addressed 1736A, 1736, 1738, 1740 and 1740A.

The initial tenant of 1736A was Bond Furniture which opened in July 1952. Newspaper ads show this business also at 1736-1738 and 1738. If filed bankruptcy in June 1953.

The initial tenant of 1736 was Suzy Q, a children's shop which opened September 1952 through c.1954.

McDowell Automatic Laundry was the tenant of 1738 c. 1954 through c.1968. Valley Racing Laboratories was in 1738 by c. 1970 was still in operation there in 1981.

The initial tenant of 1740 was State Realty which opened in the fall of 1952. This address also seems to have been used simultaneously by a number of businesses so it is difficult to determine if they were in 1740 or 1740A. Merle Norman Cosmetics was definitely in 1740A from c.1959 through c.1967.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Storefront Commercial, Organic influence

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale::

Rectangular plan with asymmetrical entries, some angled, on McDowell Rd., ashlar stone bulkheads and pilasters, cantilevered awning with smooth stucco above

Outbuildings:

None

Site No: 21 Survey Area: Miracle Mile

Address: 1736-40 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/5/2020**

View **Northeast**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View: **Northwest**
(looking towards)



PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 22 Survey Area Miracle MileHistoric Name(s): Union Service StationAddress: 1742 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-16-081Township: 2N Range: 3E Section: 34 Quarter: Acreage: Block: 4 Lot: 20 Plat (Addition) McDowell Manors Platted in 1945UTM reference: Zone: 12 Easting: 403025 Northing: 3703436USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER UNKNOWN not determined known Source: CONST. DATE: c. 1951 known estimate, source: City DirectorySTRUCTURAL CONDITION GOOD (well maintained; no serious problems apparent) FAIR (some problems apparent) POOR (major prob.; imminent threat): RUIN / Uninhabitable / DEMOLISHEDUSES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Originally gas station, now car wash

Sources:

PHOTO INFORMATION

Date of Photo:

12/25/2019

View Direction (looking towards):

Northwest

Site No. 22 Survey Area Miracle Mile

Historic Name(s): Union Service Station

Address: 1742 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Signage added to gas pump port-cochere, gas pumps removed, shade canopies added to building sides for car wash functions, security bars added

SETTING

Describe the natural and/or built environment around the property::

Building near front property line, on corner lot, in line with similar commercial buildings in intact streetscape. Entire lot is paved for vehicular access.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Concrete brick

Roof: Flat composition

Foundation Concrete

Windows/Doors: Steel casement, wood single light entry door

Walls (Sheathing): Painted concrete brick

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Rounded streamline style awning and cornice, stepped plaster work

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 22 Survey Area Miracle Mile

Historic Name(s): Union Service Station

Address: 1742 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

No permits were found for this property related to construction. The address first appears in the 1951 city directory indicating that it is a service station. The original gas station building footprint is clearly visible on the 1957 aerial, but not on the 1949 aerial where the site appears undeveloped.

It was a Union Service Station through c.1963, and then Giant Service Station from c. 1966 through 1971. The businesses at this site have remained auto related ever since.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Streamline Moderne

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale.:

L-shaped rectangular plan with small projecting office entry bay to west, original service bay entry to east, drive-thru gas pump port-cochere centered on office bay wing projects forward perpendicular to McDowell Rd., curving parapet and awning

Outbuildings:

None

Site No: 22 Survey Area: Miracle Mile

Address: 1742 E. McDowell Rd.

PHOTO INFORMATION

Date: **12/25/2019**

View **North**

(looking towards)



PHOTO INFORMATION

Date: **1/5/2020**

View: **Northwest**

(looking towards)



PHOTO INFORMATION

Date: **1/5/2020**

View **West**

(looking towards)



PROPERTY IDENTIFICATIONSite No. 23 Survey Area Miracle MileHistoric Name(s): Circle K #110Address: 1802 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-13-108ATownship: 2N Range: 3E Section: 34 Quarter: Acreage: Block: 9 Lot: 10 Plat (Addition) McDowell Manors Annex Platted in 1946UTM reference: Zone: 12 Easting: 403071 Northing: 3703447USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER Al Ziegler Construction not determined known Source: Building PermitCONST. DATE: 1963 known estimate, source: N/ASTRUCTURAL CONDITION GOOD (well maintained; no serious problems apparent) FAIR (some problems apparent) POOR (major prob.; imminent threat): RUIN / Uninhabitable / DEMOLISHEDUSES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, Circle K stock plan opened in 1963, remained as a Circle K until 1991. It is now a generic convenienSources: PHOTO INFORMATION

Date of Photo:

1/5/2020

View Direction (looking towards):

Northeast

Site No. 23 Survey Area Miracle Mile

Historic Name(s): Circle K #110

Address: 1802 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Addition to west façade, painted, storefront doors replaced, signage replaced

SETTING

Describe the natural and/or built environment around the property::

On corner lot. Building is set back from McDowell Road for paved parking area.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Concrete block

Roof: Flat composite

Foundation Concrete

Windows/Doors: Aluminum storefront

Walls (Sheathing): Painted CMU

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Prominent cantilevered beams support roof over front façade.

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 23 Survey Area Miracle Mile

Historic Name(s): Circle K #110

Address: 1802 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A permit was issued for a masonry store building in 1962. This opened as Circle K No.110 c.1963 and remained in operation there to c.1991. It has remained in operation as a food store.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Googie/International influence

NO Style

Stories: 1 Basement

Roof Form: Shed with side parapets, cantilevered over entry façade

Describe other character-defining features of its massing, size, and scale.:

Rectangular plan, full-width front entry storefront, projecting cantilevered roof on exposed beams over front entry storefront

Outbuildings:

None

Site No: 23 Survey Area: Miracle Mile

Address: 1802 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/5/2020**

View **North**
(looking towards)



PHOTO INFORMATION

Date:

View:
(looking towards)

PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 24 Survey Area Miracle MileHistoric Name(s): Club LidoAddress: 1810 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-13-106BTownship: 2N Range: 3E Section: 34 Quarter: Acreage: Block: 9 Lot: 9 Plat (Addition) McDowell Manors Annex Platted in 1946UTM reference: Zone: 12 Easting: 403089 Northing: 403089USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER Don Riha & Schweiller not determined known Source: Building PermitCONST. DATE: 1948 known estimate, source: Building PermitSTRUCTURAL CONDITION **GOOD** (well maintained; no serious problems apparent) **FAIR** (some problems apparent) **POOR** (major prob.; imminent threat): **RUIN / Uninhabitable / DEMOLISHED**USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Built for a cocktail lounge, it is now a nightclub.Sources: PHOTO INFORMATION

Date of Photo:

1/5/2020

View Direction (looking towards):

Northeast

Site No. 24 Survey Area Miracle Mile

Historic Name(s): Club Lido

Address: 1810 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Storefront windows and entry altered, fabric awning added, signage added, roman brick has stuccoed or painted, addition to west side

Permit: masonry storage room addition to tavern (1953)

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape, building is set back from McDowell Road for paved head-in parking area.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Flat with composition

Foundation Not visible

Windows/Doors: None remaining; originally high strip windows, now infilled

Walls (Sheathing): Stucco and roman brick

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Roman brick facing on façade

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 24 Survey Area Miracle Mile

Historic Name(s): Club Lido

Address: 1810 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A permit was issued for 1806 E McDowell with a legal description of the E25' of Lot 9 (the same now used for 1810 E. McDowell) in May 1948. This was for a reinforced concrete cocktail lounge valued at \$17,000.

Club Lido was open by November 1948. It remained in operation with slight name changes through c. 1978.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: None

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet, shed roofed addition to west

Describe other character-defining features of its massing, size, and scale.:

L-shaped rectangular plan, front entry facing McDowell Rd.

Outbuildings:

None

Site No: 24 Survey Area: Miracle Mile

Address: 1810 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/5/2020**

View: **North**

(looking towards)



PHOTO INFORMATION

Date: **1/5/2020**

View: **Northeast**

(looking towards)



PHOTO INFORMATION

Date:

View:

(looking towards)

PROPERTY IDENTIFICATIONSite No. 25 Survey Area Miracle MileHistoric Name(s): The ChatterboxAddress: 12-1818 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-13-105Township: 2N Range: 3E Section: 34 Quarter: Acreage: Block: 9 Lot: 8 Plat (Addition) McDowell Manors Annex Platted in 1946UTM reference: Zone: 12 Easting: 403103 Northing: 3703443USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER UNKNOWN not determined known Source: CONST. DATE: 1946 known estimate, source: newspaperSTRUCTURAL CONDITION GOOD (well maintained; no serious problems apparent) FAIR (some problems apparent) POOR (major prob.; imminent threat): RUIN / Uninhabitable / DEMOLISHEDUSES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, now commercial "Arizona Flower Shop" or vacant

Sources:

PHOTO INFORMATION

Date of Photo:

1/5/2020

View Direction (looking towards):

North

Site No. 25 Survey Area Miracle Mile

Historic Name(s): The Chatterbox

Address: 812-1818 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Porch roofing material may be replacement.

Permits: partition in store building (1954) – address is given as 1812-1818 E. McDowell

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape, building is set back from McDowell Road for paved head-in parking area.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Composition

Foundation Not visible

Windows/Doors: Fixed wood framed picture windows

Walls (Sheathing): Stucco, painted

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Wood framed veranda porch with bevel cut rafter tails

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on: _____

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 25 Survey Area Miracle Mile

Historic Name(s): The Chatterbox

Address: 812-1818 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

No permit was found for the original construction of this store building.

The Chatterbox (restaurant) opened in December 1946 at 1812 E. McDowell. The restaurant only lasted until c. June 1949 and by November 1949, it was a yarn shop.

Town and Country Realty also opened c. December 1946 at 1814 E. McDowell.

Sunshine Floor Covering Company opened c. December 1946 at 1818 E. McDowell.

Most of the businesses have been small like accountants, realty, and TV service.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Ranch Commercial

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet on front façade, shed porch roof

Describe other character-defining features of its massing, size, and scale::

Low-rectangular building with full-width covered porch on stuccoed front façade. Wood framed porch is supported by wood posts, roofed with Spanish tile. Four large rectangular wood picture windows and two entry doors. Signage painted on parapet

Outbuildings:

Site No: 25 Survey Area: Miracle Mile

Address: 1812-1818 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/5/2020**

View **Northwest**

(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View: **Northeast**

(looking towards)



PHOTO INFORMATION

Date:

View

(looking towards)

PROPERTY IDENTIFICATIONSite No. 26 Survey Area Miracle MileHistoric Name(s): Valley Cleaning and LaundryAddress: 1824 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-13-104Township: 2N Range: 3E Section: 34 Quarter: Acreage: Block: 9 Lot: 7 Plat (Addition) McDowell Manors Annex Platted in 1946UTM reference: Zone: 12 Easting: 403120 Northing: 3703441USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER Jerry Kelly Const Co, not determined known Source: Building PermitCONST. DATE: 1947 known estimate, source: Building PermitSTRUCTURAL CONDITION GOOD (well maintained; no serious problems apparent) FAIR (some problems apparent) POOR (major prob.; imminent threat): RUIN / Uninhabitable / DEMOLISHEDUSES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, now in two suites

Sources:

PHOTO INFORMATION

Date of Photo:

1/5/2020

View Direction (looking towards):

Northwest

Site No. 26 Survey Area Miracle Mile

Historic Name(s): Valley Cleaning and Laundry

Address: 1824 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Front façade sheathed in Corten steel, windows and entry altered

Permit: 3'x5' masonry addition to laundry for boiler (1956)

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape, building is set back from McDowell Road for paved head-in parking area.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Flat, composition

Foundation Not visible

Windows/Doors: Steel storefront windows and doors, not original

Walls (Sheathing): Corten steel panels, stucco on east side

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Streamline style cantilevered awning with metal edge

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY LOSS**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 26 Survey Area Miracle Mile

Historic Name(s): Valley Cleaning and Laundry

Address: 1824 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A permit was issued for a masonry store building using Allison Composite in 1947. It was valued at \$20,500. The permit used the address 1816 E. McDowell, but based on the owner's name and the legal description, it actually belongs to this parcel.

Frank Spinos opened the Valley Cleaning and Laundry in February 1948. The business remained in operation in this building (often listed as 1820-1824 E. McDowell) until c.1971.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Postmodern Industrial

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale.:

Rectangular plan with entry facade facing McDowell Rd.

Outbuildings:

None

Site No: 26 Survey Area: Miracle Mile

Address: 1824 E. McDowell Rd.

PHOTO INFORMATION

Date: **12/25/2019**

View **North**
(looking towards)



PHOTO INFORMATION

Date:

View:
(looking towards)

PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 27 Survey Area Miracle MileHistoric Name(s): Blakely's Service Station No. 10Address: 1830 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-13-103Township: 2N Range: 3E Section: 34 Quarter: _____ Acreage: _____Block: 9 Lot: 4,5,6 Plat (Addition) McDowell Manors Annex Platted in 1946UTM reference: Zone: 12 Easting: 403173 Northing: 3703445

USGS 7.5' Quadrangle Map _____

Latitude _____ Longitude _____ Datum if other than WGS84: _____

ARCHITECT: UNKNOWN not determined known Source: _____BUILDER Asce Builders (1965) not determined known Source: Building PermitCONST. DATE: c. 1950, 1965 known estimate, source: Aerial, building permit**STRUCTURAL CONDITION** **GOOD (well maintained; no serious problems apparent)** **FAIR (some problems apparent)** _____ **POOR (major prob.; imminent threat):** _____ **RUIN / Uninhabitable / DEMOLISHED****USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:Uses: Gas station, auto repair, later used for automotive repair/maintenance/customizing services after the pumps were r

Sources:

PHOTO INFORMATION

Date of Photo:

1/5/2020

View Direction (looking towards):

Northeast

Site No. 27 Survey Area Miracle Mile

Historic Name(s): Blakely's Service Station No. 10

Address: 1830 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site:

DESIGN Describe alterations from the original design, including dates::

Addition to east side of original building to add service bays and waiting area, window/door openings altered, stuccoed.

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape, building is set back from McDowell Road for paved parking/ vehicle storage area

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Composition shingles with Spanish tile on mansard at east addition

Foundation Not visible

Windows/Doors: Aluminum storefront windows and entry, garage doors

Walls (Sheathing): Stucco

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

None

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY LOSS**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 27 Survey Area Miracle Mile

Historic Name(s): Blakely's Service Station No. 10

Address: 1830 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

The 1953 and 1957 aerials shows a gas station at the north edge of the lot. The 1957 aerial also shows a large free-standing, covered, drive thru gas island in the now open paved area on the site. The permit issued for a Blakley Service Station in 1965 may have included the three service bay wing addition to the east side of the original gas station building. The gas pumps were removed c.1986-1990. The original service bay building and addition remained.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Commercial Strip/Spanish influence

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet or mansard

Describe other character-defining features of its massing, size, and scale::

Irregular rectangular plan with additions, small front-projecting office bay at east side, multiple service bay entries on front façade, pole panel sign at front property line

Outbuildings:

None

Site No: 27 Survey Area: Miracle Mile

Address: 1830 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/5/2020**

View **North**
(looking towards)



PHOTO INFORMATION

Date: **1/5/2020**

View: **Northwest**
(looking towards)



PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 28 Survey Area Miracle MileHistoric Name(s): Imperial TileAddress: 1846 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-13-103A,101A,Township: 2N Range: 3E Section: 34 Quarter: Acreage: Block: 9 Lot: 1,2,3 Plat (Addition) McDowell Manors Annex Platted in 1946UTM reference: Zone: 12 Easting: 403218 Northing: 3703444USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER UNKNOWN not determined known Source: CONST. DATE: c. 1980 known estimate, source: AerialSTRUCTURAL CONDITION **GOOD (well maintained; no serious problems apparent)** **FAIR (some problems apparent)** **POOR (major prob.; imminent threat):** **RUIN / Uninhabitable / DEMOLISHED**USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, product showroom for "Imperial Tile/Cabinets"Sources: PHOTO INFORMATION

Date of Photo:

1/5/2020

View Direction (looking towards):

Northwest

Site No. 28 Survey Area Miracle Mile

Historic Name(s): Imperial Tile

Address: 1846 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Steel perimeter fence added around landscaped open area on McDowell and east side of building

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape, building is set back from McDowell Road for landscaped area, landscaped parking lot to west

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry, CMU

Roof: Flat composition

Foundation Concrete

Windows/Doors: Aluminum storefront, butt-glazed

Walls (Sheathing): CMU and ceramic tile

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Ceramic tiled features, circular in plan, projecting from front façade

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: Outside period of significance

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 28 Survey Area Miracle Mile

Historic Name(s): Imperial Tile

Address: 1846 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

This property had been an empty lot with an occasional seasonal Christmas tree lot. No permits were found for the construction. Based on the historic aerials, this building was construction c.1980-1981. It was home to Imperial Tile.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Contemporary

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale.:

Rectangular plan, with two circular plan features projecting from front façade

Outbuildings:

None

Site No: 28 Survey Area: Miracle Mile

Address: 1846 E. McDowell Rd.

PHOTO INFORMATION

Date: **12/25/2019**

View **Northwest**
(looking towards)



PHOTO INFORMATION

Date: **1/5/2020**

View: **Northeast**
(looking towards)



PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 29 Survey Area Miracle MileHistoric Name(s): Whitey's Radio and Appliance Co.Address: 00-1910 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-13-128, 117-13-Township: 2N Range: 3E Section: 34 Quarter: Acreage: Block: 10 Lot: 1,2,3 Plat (Addition) McDowell Manors Annex Platted in 1946UTM reference: Zone: 12 Easting: 403280 Northing: 3703438USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER UNKNOWN not determined known Source: CONST. DATE: 1946-1952 known estimate, source: Building Perm/Arizona Republic**STRUCTURAL CONDITION** **GOOD (well maintained; no serious problems apparent)** **FAIR (some problems apparent)** **POOR (major prob.; imminent threat):** **RUIN / Uninhabitable / DEMOLISHED****USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, six suites with entries on McDowell plus garage addition to east, minimal front setbackSources: **PHOTO INFORMATION**

Date of Photo:

12/25/2019

View Direction (looking towards):

Northeast

Site No. 29 Survey Area Miracle Mile

Historic Name(s): Whitey's Radio and Appliance Co.

Address: 900-1910 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Stuccoed, parapet coping added, storefront replaced 2015-2016; garage addition to east side with service bay entries on east façade, date unknown

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape, on corner at end of commercial strip, minimal setback, stepped sidewalk, repair garage access and paved parking lot on east side of building, no landscaping

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Composition, metal roofing on garage addition

Foundation Not visible

Windows/Doors: Aluminum storefront windows and doors, replaced within last 10 years

Walls (Sheathing): Stucco

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

None

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY LOSS**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 29 Survey Area Miracle Mile

Historic Name(s): Whitey's Radio and Appliance Co.

Address: 900-1910 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

See 2019 inventory forms

B. PERSONS *List and describe persons with an important association with the building:*

Irving W. "Whitey Brayer (see 2019 inventory forms)

C. ARCHITECTURE

Style: Storefront Commercial

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet, gable on garage addition

Describe other character-defining features of its massing, size, and scale::

Rectangular plan with storefront entries on McDowell Rd, auto repair garage addition to east end of building

Outbuildings:

Site No: 29 Survey Area: Miracle Mile

Address: 1900-1910 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/5/2020**

View **Northeast**
(looking towards)



PHOTO INFORMATION

Date:

View:
(looking towards)

PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 31 Survey Area Miracle MileHistoric Name(s): Leased CommercialAddress: 26-1928 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 117-13-134DTownship: 2N Range: 3E Section: 34 Quarter: Acreage: Block: 10 Lot: 7 Plat (Addition) McDowell Manors Annex Platted in 1946UTM reference: Zone: 12 Easting: 403385 Northing: 403385USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER UNKNOWN not determined known Source: CONST. DATE: c. 1947 known estimate, source: City DirectorySTRUCTURAL CONDITION **GOOD (well maintained; no serious problems apparent)** **FAIR (some problems apparent)** **POOR (major prob.; imminent threat):** **RUIN / Uninhabitable / DEMOLISHED**USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, apparently two suites according to city directories. Now vacant.Sources: PHOTO INFORMATION

Date of Photo:

1/5/2020

View Direction (looking towards):

Northeast

Site No. 31 Survey Area Miracle Mile

Historic Name(s): Leased Commercial

Address: 926-1928 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

All storefronts have been infilled, infill walls stuccoed, two small, high, fixed windows added to McDowell Rd façade, entry now on east side of building

SETTING

Describe the natural and/or built environment around the property::

At east end of commercial strip, minimal setback from McDowell Road, paved parking lot to east of building, no landscaping

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry, concrete brick with stacked bond roman brick on front façade

Roof: Composition

Foundation Not visible

Windows/Doors: Non-original fixed wood

Walls (Sheathing): Stuccoed infill wall, painted stacked bond roman brick, painted concrete brick

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Angled storefront entries with stack bond roman brick piers, cantilevered awning

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason:

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 31 Survey Area Miracle Mile

Historic Name(s): Leased Commercial

Address: 926-1928 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

No building permits were found for this address, but the first tenants in 1926 & 1928 E. McDowell appear in the 1947 city directory.

Tenants at 1926 include contractors (C O Johnson and later Ed Churchill), Moss Signs, and Delk Pest Control which was at this address from c.1960 to 1970.

Tenants at 1928 include Interstate Securities from c. 1954 to c.1963 and then Eterna Five of AZ from c.1964 to c.1966. For the next four years, this portion of the building was primarily vacant.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Mid-Century Modern

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale.:

Rectangular plan with angled storefront (now infilled) entries on McDowell Rd., stacked bond roman brick piers, cantilevered awning

Outbuildings:

None

Site No: 31 Survey Area: Miracle Mile

Address: 1926-1928 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/5/2020**

View **Northeast**

(looking towards)



PHOTO INFORMATION

Date: **1/5/2020**

View: **Northwest**

(looking towards)

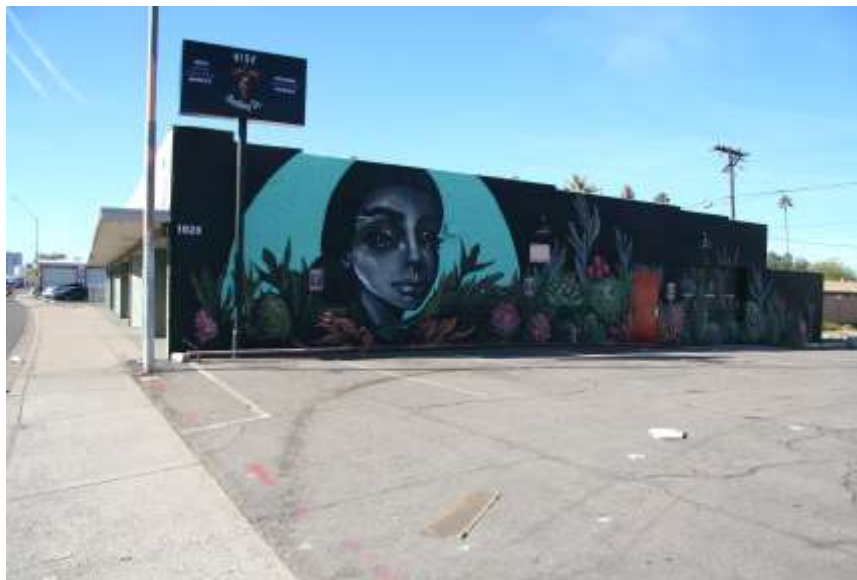


PHOTO INFORMATION

Date: **1/5/2020**

View **Northwest**

(looking towards)



PROPERTY IDENTIFICATIONSite No. 32 Survey Area Miracle MileHistoric Name(s): D. H. Hoelzen PhotographyAddress: 1325 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-22-029Township: 1N Range: 3E Section: 4 Quarter: Acreage: Block: 2 Lot: 5 Plat (Addition) Burroughs Platted in 1914UTM reference: Zone: 12 Easting: 402120 Northing: 3703394USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER UNKNOWN not determined known Source: CONST. DATE: c.1956 known estimate, source: City DirectorySTRUCTURAL CONDITION **GOOD (well maintained; no serious problems apparent)** **FAIR (some problems apparent)** **POOR (major prob.; imminent threat):** **RUIN / Uninhabitable / DEMOLISHED**USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, four suites with entries on McDowell Rd., all suites currently vacantSources: PHOTO INFORMATION

Date of Photo:

12/25/2019

View Direction (looking towards):

South

Site No. 32 Survey Area Miracle Mile

Historic Name(s): D. H. Hoelzen Photography

Address: 1325 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site:

DESIGN Describe alterations from the original design, including dates::

No significant alterations

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape, minimal setback from public ROW

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry, brick

Roof: Composition

Foundation Concrete

Windows/Doors: Aluminum storefront windows and doors, west suite windows replaced with storefront similar to original

Walls (Sheathing): Stacked roman brick, scored plaster, painted brick on side of building

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Stacked roman brick, corner storefront display windows, scored plaster

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 32 Survey Area Miracle Mile

Historic Name(s): D. H. Hoelzen Photography

Address: 1325 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

The property address first appears in the 1956 city directory. D H Hoelzen Photography occupied the site from 1956-1958, followed by Fred Astaire Dance, AZ Printer Supply, Davidson Division of Fairchild Camera & Instrument Printers Supplies, and finally Progress Litho Service of AZ.

B. PERSONS *List and describe persons with an important association with the building:*

C. ARCHITECTURE

Style: Storefront Commercial, International influence

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale::

Rectangular plan, front street-facing façade dominated by aluminum storefront windows, recessed aluminum storefront doors with fixed transoms, stacked roman brick pilasters/bulkheads, scored plaster above cantilevered metal awning with horizontal banding

Outbuildings:

None

Site No: 32 Survey Area: Miracle Mile

Address: 1325 E. McDowell Rd.

PHOTO INFORMATION

Date: **12/25/2019**

View **Southeast**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View: **Southwest**
(looking towards)



PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 33 Survey Area Miracle MileHistoric Name(s): Otto Stein Music CompanyAddress: 1327 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-22-030Township: 1N Range: 3E Section: 4 Quarter: Acreage: Block: 2 Lot: 6 Plat (Addition) Burroughs Platted in 1914UTM reference: Zone: 12 Easting: 402139 Northing: 3703396USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER UNKNOWN not determined known Source: CONST. DATE: 1957 known estimate, source: Building Permit**STRUCTURAL CONDITION** **GOOD (well maintained; no serious problems apparent)** **FAIR (some problems apparent)** **POOR (major prob.; imminent threat):** **RUIN / Uninhabitable / DEMOLISHED****USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, now funeral servicesSources: **PHOTO INFORMATION**

Date of Photo:

12/25/2019

View Direction (looking towards):

Southwest

Site No. 33 Survey Area Miracle Mile

Historic Name(s): Otto Stein Music Company

Address: 1327 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Original windows and doors removed, infilled or replaced with modern steel security doors, walls stuccoed.

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape, minimal setback from public ROW, paved parking lot to east with screen wall and added landscaping

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Composition

Foundation Not visible

Windows/Doors: None visible

Walls (Sheathing): Stucco

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

None

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY LOSS**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 33 Survey Area Miracle Mile

Historic Name(s): Otto Stein Music Company

Address: 1327 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

Otto Stein Music Company had the building constructed in 1957 replacing an earlier residence that had been converted to a commercial business, Josephine's Dress Shop. Otto Stein opened in January 1958 and continued in business at this location through 1970.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Storefront Commercial

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale::

Rectangular plan, no windows on facades visible from street, steel doors, stuccoed walls

Outbuildings:

None

PROPERTY IDENTIFICATIONSite No. 34 Survey Area Miracle MileHistoric Name(s): Wright Electric Co.Address: 1337 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-22-032Township: 1N Range: 3E Section: 4 Quarter: Acreage: Block: 2 Lot: 9 Plat (Addition) Burroughs Platted in 1914UTM reference: Zone: 12 Easting: 402194 Northing: 3703396USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER Leech Construction (Addition) not determined known Source: Building PermitCONST. DATE: c, 1920, 1956 known estimate, source: Building PermitSTRUCTURAL CONDITION GOOD (well maintained; no serious problems apparent) FAIR (some problems apparent) POOR (major prob.; imminent threat): RUIN / Uninhabitable / DEMOLISHEDUSES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Single-family residential/commercial addition added to front of lotSources: COP Permit Records 3-4117PHOTO INFORMATION

Date of Photo:

12/25/2019

View Direction (looking towards):

Southeast

Site No. 34 Survey Area Miracle Mile

Historic Name(s): Wright Electric Co.

Address: 1337 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Original bungalow largely hidden by commercial addition, windows covered by security bars/plywood, no significant alterations to the addition noted

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape with paved parking adjacent to buildings

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry, brick bungalow/CMU commercial

Roof: Asphalt shingles/composition

Foundation Not visible

Windows/Doors: Windows not visible (security bars and security roll-up doors)

Walls (Sheathing): Stucco

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

None

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 34 Survey Area Miracle Mile

Historic Name(s): Wright Electric Co.

Address: 1337 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A Pre-WWII home was converted to commercial use in 1956 by adding a 40' x 40' masonry store building to the front. The owner and initial occupant was Wright Electric Co., a contractor, who had occupied the house before the addition was made. The eastern half of the building was leased to Mattress City in 1956, and then Liberty Loan, which remained from 1959 through 1970.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Storefront Commercial

NO Style

Stories: 1 Basement

Roof Form: Gable/Flat with parapet

Describe other character-defining features of its massing, size, and scale::

Typical small bungalow with larger rectangular commercial building addition to front, minimal setback from ROW. Front façade of addition dominated by two roll-up security garage doors

Outbuildings:

None

Site No: 34 Survey Area: Miracle Mile

Address: 1337 E. McDowell Rd.

PHOTO INFORMATION

Date: **12/25/2019**

View **Southwest**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View: **South**
(looking towards)



PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 35 Survey Area Miracle MileHistoric Name(s): Dunkin' DonutsAddress: 1347 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-22-034,035Township: 1N Range: 3E Section: 4 Quarter: Acreage: Block: 2 Lot: 11,12 Plat (Addition) Burroughs Platted in 1914UTM reference: Zone: 12 Easting: 402211 Northing: 3703386USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: Bricker & Busby not determined known Source: NewspaperBUILDER Keltner Construction Co not determined known Source: NewspaperCONST. DATE: 1959 known estimate, source: Newspaper**STRUCTURAL CONDITION**

- GOOD (well maintained; no serious problems apparent)
- FAIR (some problems apparent) Roofing damaged, missing, storefront damaged
- POOR (major prob.; imminent threat):
- RUIN / Uninhabitable / DEMOLISHED

USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Commercial restaurant

Sources:

PHOTO INFORMATION

Date of Photo:

12/25/2019

View Direction (looking towards):

Southwest

Site No. 35 Survey Area Miracle Mile

Historic Name(s): Dunkin' Donuts

Address: 1347 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site:

DESIGN Describe alterations from the original design, including dates::
Some storefront infilled with plywood, or other material, signage altered

SETTING

Describe the natural and/or built environment around the property::
Corner lot in commercial streetscape, building set at back of lot, surrounded by paved parking/vehicular lanes, accessible from McDowell and 14th St.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Frame
Roof: Composition
Foundation Concrete
Windows/Doors: Aluminum storefront windows and doors, appears original
Walls (Sheathing): Stucco

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Mansard roof originally had vertical fluorescent light strips, now non-functional

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually
Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation: Robert Graham, Motley Design Group
Mailing Address: 1114 Grand Av Phoenix AZ 85007

Form Date: 2020
Phone: 602-254-5599

Site No. 35 Survey Area Miracle Mile

Historic Name(s): Dunkin' Donuts

Address: 1347 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

This building was constructed in 1959 for franchise owner John C. Gilbert, replacing earlier masonry and frame residences. The property has remained a donut shop continuously, with Dunkin' Donuts succeeded by Eke Chapin's Donuts and Rainbow Donuts, the current business.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Googie influence

NO Style

Stories: 1 Basement

Roof Form: Flat with mansard parapet

Describe other character-defining features of its massing, size, and scale::

L-shaped rectangular plan, flat roof with mansard on both street facing facades, mansard has pressed metal shingles, storefront windows and doors on street facing facades, pole sign

Outbuildings:

PROPERTY IDENTIFICATIONSite No. 36 Survey Area Miracle MileHistoric Name(s): Leased CommercialAddress: 1401 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-21-083,084Township: 2N Range: 3E Section: 33 Quarter: _____ Acreage: _____Block: 1 Lot: 1,2 Plat (Addition) White's Platted in 1925UTM reference: Zone: 12 Easting: 402265 Northing: 3703385

USGS 7.5' Quadrangle Map _____

Latitude _____ Longitude _____ Datum if other than WGS84: _____

ARCHITECT: UNKNOWN not determined known Source: _____BUILDER UNKNOWN not determined known Source: _____CONST. DATE: 1958 known estimate, source: Building PermitsSTRUCTURAL CONDITION **GOOD** (well maintained; no serious problems apparent) **FAIR** (some problems apparent) _____ **POOR** (major prob.; imminent threat): _____ **RUIN / Uninhabitable / DEMOLISHED**USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, now offices

Sources:

PHOTO INFORMATION

Date of Photo:

12/25/2019

View Direction (looking towards):

Southeast

Site No. 36 Survey Area Miracle Mile

Historic Name(s): Leased Commercial

Address: 1401 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site:

DESIGN Describe alterations from the original design, including dates::
Large addition to original building, addition altered, dates unknown.

SETTING

Describe the natural and/or built environment around the property::
Commercial streetscape with paved parking adjacent to buildings

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Composition

Foundation Not visible

Windows/Doors: Aluminum storefront windows and doors

Walls (Sheathing): Stucco

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

None

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed:
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY LOSS**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group
Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Form Date:: 2020
Phone:: 602-254-5599

Site No. 36 Survey Area Miracle Mile

Historic Name(s): Leased Commercial

Address: 1401 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A residence is visible on Lot 2 (1405 E. McDowell) on the 1930 aerial; Lot 1 appears to have had small outbuildings related to the residence.

A permit for a masonry store for Lot 2 was issued in 1958 (replacing the residence.) The outbuildings on Lot 1 were demolished.

Lot 1 (1401 E. McDowell) remained vacant until through 1969. Between 1969 and 1979 an addition to the 1958 masonry store building was built. The footprint of the addition was equal in size to the 1958 building.

More recent renovations have blended the two buildings together for a single use.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Storefront Commercial

NO Style

Stories: 1 Basement

Roof Form: Flat with minimal parapet

Describe other character-defining features of its massing, size, and scale.:

Rectilinear plan with addition, storefront windows and doors on McDowell façade, aluminum doors on east wall facing paved parking area

Outbuildings:

Site No: 36 Survey Area: Miracle Mile

Address: 1401 E. McDowell Rd.

PHOTO INFORMATION

Date: **12/25/2019**

View **Southwest**
(looking towards)



PHOTO INFORMATION

Date:

View:
(looking towards)

PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 37 Survey Area Miracle MileHistoric Name(s): Barney's Liquor Stores #4Address: 1421 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-21-088Township: 2N Range: 3E Section: 33 Quarter: Acreage: Block: 1 Lot: 6 Plat (Addition) White's Platted in 1925UTM reference: Zone: 12 Easting: 402337 Northing: 3703394USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER Sun valley Construction not determined known Source: Building PermitCONST. DATE: 1958 known estimate, source: Building PermitSTRUCTURAL CONDITION GOOD (well maintained; no serious problems apparent) FAIR (some problems apparent) POOR (major prob.; imminent threat): RUIN / Uninhabitable / DEMOLISHEDUSES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Commercial

Sources:

PHOTO INFORMATION

Date of Photo:

12/25/2019

View Direction (looking towards):

Southeast

Site No. 37 Survey Area Miracle Mile

Historic Name(s): Barney's Liquor Stores #4

Address: 1421 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Signage altered, entry door replaced, original entry probably on façade facing McDowell Rd., front façade stuccoed, billboard adjacent to east

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape with paved parking adjacent to buildings

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry, CMU

Roof: Composition

Foundation Concrete

Windows/Doors: Fixed aluminum windows, steel replacement door

Walls (Sheathing): Front façade stuccoed, painted CMU

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

None

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY LOSS**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 37 Survey Area Miracle Mile

Historic Name(s): Barney's Liquor Stores #4

Address: 1421 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

Permit #4-4761 was issued in 1958 for a retail liquor store with a value of \$10,000. Barney Cohen and Alex Rubenstein were listed as owners. Barney's opened in November 1958 having moved from 1418 E. McDowell. Barney's Liquor was located at this site through 1970. It later became Barney's Adult Book Store.

B. PERSONS *List and describe persons with an important association with the building:*

Barney Cohen, Alex Rubenstein, owners.

C. ARCHITECTURE

Style: Storefront Commercial

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale::

Rectangular plan with fixed aluminum windows and entry door, entry and parking lot on west side of building, illuminated box pole sign

Outbuildings:

Site No: 37 Survey Area: Miracle Mile

Address: 1421 E. McDowell Rd.

PHOTO INFORMATION

Date: **12/25/2019**

View **Southwest**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View: **South**
(looking towards)



PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 38 Survey Area Miracle MileHistoric Name(s): Phoenix Fire Station #7Address: 1425 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-21-089Township: 2N Range: 3E Section: 33 Quarter: _____ Acreage: _____Block: 1 Lot: 7,8,9 Plat (Addition) White's Platted in 1925UTM reference: Zone: 12 Easting: 402363 Northing: 3703391

USGS 7.5' Quadrangle Map _____

Latitude _____ Longitude _____ Datum if other than WGS84: _____

ARCHITECT: Green & Smith not determined known Source: NewspaperBUILDER Russell T. Johnson not determined known Source: NewspaperCONST. DATE: 1942 known estimate, source: Newspaper**STRUCTURAL CONDITION** **GOOD (well maintained; no serious problems apparent)** **FAIR (some problems apparent)** _____ **POOR (major prob.; imminent threat):** _____ **RUIN / Uninhabitable / DEMOLISHED****USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:Uses: Fire station, now commercial

Sources:

PHOTO INFORMATION

Date of Photo:

1/5/2020

View Direction (looking towards):

Southwest

Site No. 38 Survey Area Miracle Mile

Historic Name(s): Phoenix Fire Station #7

Address: 1425 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Large garage addition to west, window openings altered, sash replaced, entry altered

SETTING

Describe the natural and/or built environment around the property::

Residential setting transitioned to commercial

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Asphalt shingle

Foundation Not visible

Windows/Doors: Aluminum replacements

Walls (Sheathing): Stucco

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

None

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 38 Survey Area Miracle Mile

Historic Name(s): Phoenix Fire Station #7

Address: 1425 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

Phoenix Fire Station #7 was constructed beginning in 1942 for \$10,000. A Station on Encanto Drive and 7th Ave was being constructed at the same time. Both were designed by the same architectural firm, but had different builders. The City of Phoenix ceased using the building as a fire station in 1959 and auctioned the building in 1964. The Phoenix Plasterers and Cement Masons Union moved into the building in May 1964 and occupied it through 1970. The building was converted to a realty office in 2013.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Minimal Traditional

NO Style

Stories: 1 Basement

Roof Form: Hip and gable

Describe other character-defining features of its massing, size, and scale.:

Irregular rectangular plan with projecting wings, additions, hip and gable roofs

Outbuildings:

None

Site No: 38 Survey Area: Miracle Mile

Address: 1425 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/5/2020**

View **Southeast**
(looking towards)



PHOTO INFORMATION

Date:

View:
(looking towards)

PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 39 Survey Area Miracle MileHistoric Name(s): Encyclopedia BritannicaAddress: 1437 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-21-090Township: 2N Range: 3E Section: 33 Quarter: Acreage: Block: 1 Lot: 10 Plat (Addition) White's Platted in 1925UTM reference: Zone: 12 Easting: 402394 Northing: 3703391USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER Ray Bradley not determined known Source: Building PermitCONST. DATE: 1939 known estimate, source: Building PermitSTRUCTURAL CONDITION GOOD (well maintained; no serious problems apparent) FAIR (some problems apparent) POOR (major prob.; imminent threat): RUIN / Uninhabitable / DEMOLISHEDUSES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Single-family residential, now commercial

Sources:

PHOTO INFORMATION

Date of Photo:

1/5/2020

View Direction (looking towards):

Southwest

Site No. 39 Survey Area Miracle Mile

Historic Name(s): Encyclopedia Britannica

Address: 1437 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Early addition (1940). Re-stuccoed, security bars over windows, entry door, late

SETTING

Describe the natural and/or built environment around the property::

Residential setting transitioned to commercial

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Asphalt shingle

Foundation Not visible

Windows/Doors: Multi-light steel casements

Walls (Sheathing): Stucco

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

None

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 39 Survey Area Miracle Mile

Historic Name(s): Encyclopedia Britannica

Address: 1437 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

The structure was a residence until c. 1959. Beginning in 1960, commercial businesses began operation in the former residence. Initially it was Encyclopedia Britannica. Mary Fuller purchased the property c. 1962 and operated Fuller's Beauty Shop as a live/work situation through 1970.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Minimal Traditional

NO Style

Stories: 1 Basement

Roof Form: Hip

Describe other character-defining features of its massing, size, and scale.:

Irregular rectangular plan with small projecting wings, steel casement multi-light windows, shed roofed front entry porch on wood posts

Outbuildings:

None

Site No: 39 Survey Area: Miracle Mile

Address: 1437 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/5/2020**

View **Southeast**
(looking towards)



PHOTO INFORMATION

Date:

View:
(looking towards)

PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 40 Survey Area Miracle MileHistoric Name(s): ABC Upholstery of ArizonaAddress: 1441 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-21-091Township: 2N Range: 3E Section: 33 Quarter: _____ Acreage: _____Block: 1 Lot: 11 Plat (Addition) White's Platted in 1925UTM reference: Zone: 12 Easting: 402409 Northing: 3703392

USGS 7.5' Quadrangle Map _____

Latitude _____ Longitude _____ Datum if other than WGS84: _____

ARCHITECT: UNKNOWN not determined known Source: _____BUILDER UNKNOWN not determined known Source: _____CONST. DATE: 1937 known estimate, source: Building PermitSTRUCTURAL CONDITION **GOOD** (well maintained; no serious problems apparent) **FAIR** (some problems apparent) _____ **POOR** (major prob.; imminent threat): _____ **RUIN / Uninhabitable / DEMOLISHED**USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Single-family residential, now professional offices

Sources:

PHOTO INFORMATION

Date of Photo:

1/5/2020

View Direction (looking towards):

Southeast

Site No. 40 Survey Area Miracle Mile

Historic Name(s): ABC Upholstery of Arizona

Address: 1441 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site:

DESIGN Describe alterations from the original design, including dates::

Additions, windows replaced with aluminum sliders, re-stuccoed

SETTING

Describe the natural and/or built environment around the property::

Residential setting transitioned to commercial

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure)

Roof:

Foundation

Windows/Doors:

Walls (Sheathing):

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 40 Survey Area Miracle Mile

Historic Name(s): ABC Upholstery of Arizona

Address: 1441 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

The building was a residence until c. 1959 when ABC Upholstery of AZ began operating there. That business only lasted about three years and then this portion of the property appears to be vacant through 1970. The city directories list the property as 1441 & 1441 ½ E. McDowell from 1960 through 1966. One portion was primarily residential (often listed as vacant) through 1969.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Minimal Traditional

NO Style

Stories: 1 Basement

Roof Form: Hip

Describe other character-defining features of its massing, size, and scale::

Irregular rectangular plan with small projecting wings/additions, hip roofs

Outbuildings:

None

Site No: 40 Survey Area: Miracle Mile

Address: 1441 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/5/2020**

View **Southwest**
(looking towards)



PHOTO INFORMATION

Date:

View:
(looking towards)

PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 41 Survey Area Miracle MileHistoric Name(s): Boyd Johnson, RealtorAddress: 1447 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-21-092Township: 2N Range: 3E Section: 33 Quarter: _____ Acreage: _____Block: 1 Lot: 12 Plat (Addition) White's Platted in 1925UTM reference: Zone: 12 Easting: 402424 Northing: 3703392

USGS 7.5' Quadrangle Map _____

Latitude _____ Longitude _____ Datum if other than WGS84: _____

ARCHITECT: UNKNOWN not determined known Source: _____BUILDER UNKNOWN not determined known Source: _____CONST. DATE: c. 1967 (remodel) known estimate, source: _____STRUCTURAL CONDITION **GOOD** (well maintained; no serious problems apparent) **FAIR** (some problems apparent) _____ **POOR** (major prob.; imminent threat): _____ **RUIN / Uninhabitable / DEMOLISHED**USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Single-family residential, now commercial

Sources:

PHOTO INFORMATION

Date of Photo:

1/5/2020

View Direction (looking towards):

South

Site No. 41 Survey Area Miracle Mile

Historic Name(s): Boyd Johnson, Realtor

Address: 1447 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Enclosure of residential grout porch with Modern aluminum storefront windows/entry, alteration of roof line, c. 1967

SETTING

Describe the natural and/or built environment around the property::

Residential setting transitioned to commercial

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Asphalt shingles

Foundation Not visible

Windows/Doors: Aluminum storefront and sliders

Walls (Sheathing): Stucco

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

None

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 41 Survey Area Miracle Mile

Historic Name(s): Boyd Johnson, Realtor

Address: 1447 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

This structure started off as a 5-room residence based on for rent ads in the early 1930s. It continued to be a residence until it was advertised as for lease, business only in the summer of 1948. Boyd Johnson open his realty business at 1447 E. McDowell in October 1948. He remained at that address until c. 1967. The building was then occupied by the TB and Respiratory Diseases Association through 1970. Today the building houses a coffee house with a drive-through.

B. PERSONS *List and describe persons with an important association with the building:*

Dr. Paul Ryerson, owner

C. ARCHITECTURE

Style: Contemporary

NO Style

Stories: 1 Basement

Roof Form: Front gable

Describe other character-defining features of its massing, size, and scale.:

Rectangular plan with projecting front gable roof over full-height storefront entry

Outbuildings:

None

Site No: 41 Survey Area: Miracle Mile

Address: 1447 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/5/2020**

View **Southeast**
(looking towards)



PHOTO INFORMATION

Date: **1/5/2020**

View: **Southwest**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View **Southwest**
(looking towards)



PROPERTY IDENTIFICATIONSite No. 42 Survey Area Miracle MileHistoric Name(s): Dr. Edward Hoehn Offices/ResidenceAddress: 1505 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-21-018Township: 2N Range: 3E Section: 33 Quarter: Acreage: Block: 1 Lot: 18,20 Plat (Addition) Kenwood Platted in 1926UTM reference: Zone: 12 Easting: 402469 Northing: 3703387USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER Addition: Thompson Construct not determined known Source: Building Permit, 1956CONST. DATE: 1932 known estimate, source: Sanborn MapSTRUCTURAL CONDITION **GOOD (well maintained; no serious problems apparent)** **FAIR (some problems apparent)** **POOR (major prob.; imminent threat):** **RUIN / Uninhabitable / DEMOLISHED**USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Built in 1932 for use as a medical office/residence. Enlarged in 1956 for medical office use only. The building isSources: PHOTO INFORMATION

Date of Photo:

1/5/2020

View Direction (looking towards):

Southeast

Site No. 42 Survey Area Miracle Mile

Historic Name(s): Dr. Edward Hoehn Offices/Residence

Address: 1505 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site:

DESIGN Describe alterations from the original design, including dates::

Multiple (rear/side) additions, including the 1956 addition, entries added and reconfigured for changes in use.

SETTING

Describe the natural and/or built environment around the property::

Residential setting transitioned to commercial

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Composition, Spanish tile on some original entry porches

Foundation Not visible

Windows/Doors: Replacement sash, glass block infills

Walls (Sheathing): Stucco

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

None

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed:
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 42 Survey Area Miracle Mile

Historic Name(s): Dr. Edward Hoehn Offices/Residence

Address: 1505 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

The original building was built for Dr. Edward Hoehn as an office and residence.

Later, in 1956, Dr. Paul Ryerson contracted with Thompson construction for an addition/remodel (permit was issued for a Masonry Medical Office valued at \$15,000) Dr. Ryerson, who had previously occupied an office at the address, occupied the entire building from 1956 through 1970.

The building is now a funeral home

B. PERSONS *List and describe persons with an important association with the building:*

C. ARCHITECTURE

Style: Spanish Colonial Revival

NO Style

Stories: 1 Basement

Roof Form: Flat with parapets, shed roofed porch covers

Describe other character-defining features of its massing, size, and scale.:

Originally an irregular rectangular plan with raised porch entries, has had multiple additions for use as offices

Outbuildings:

None

Site No: 42 Survey Area: Miracle Mile

Address: 1505 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/5/2020**

View **Southeast**
(looking towards)



PHOTO INFORMATION

Date: **1/5/2020**

View: **Southwest**
(looking towards)



PHOTO INFORMATION

Date: **1/5/2020**

View **Northeast**
(looking towards)



PROPERTY IDENTIFICATIONSite No. 43 Survey Area Miracle MileHistoric Name(s): P R McDowell ResidenceAddress: 1515 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-21-014Township: 2N Range: 3E Section: 33 Quarter: _____ Acreage: _____Block: 1 Lot: 14 Plat (Addition) Kenwood Platted in 1926UTM reference: Zone: 12 Easting: 402508 Northing: 3703387

USGS 7.5' Quadrangle Map _____

Latitude _____ Longitude _____ Datum if other than WGS84: _____

ARCHITECT: UNKNOWN not determined known Source: _____BUILDER E W Duham not determined known Source: Building Permit, 1933CONST. DATE: 1933 known estimate, source: Building PermitSTRUCTURAL CONDITION GOOD (well maintained; no serious problems apparent) FAIR (some problems apparent) Stucco failing on front addition POOR (major prob.; imminent threat): _____ RUIN / Uninhabitable / DEMOLISHEDUSES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Single-family residential until c. 1951 when an addition to the front (facing McDowell Rd.) was used for business

Sources:

PHOTO INFORMATION

Date of Photo:

1/5/2020

View Direction (looking towards):

Southwest

Site No. 43 Survey Area Miracle Mile

Historic Name(s): P R McDowell Residence

Address: 1515 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Full-width addition to front façade, c. 1951 for commercial use.

Permits: A masonry washhouse (Oct 1947); masonry addition to brick residence (Dec 1947); Class D addition to residence for business use - living quarters sealed off from bus (1951); interior alterations for confectionary (1954)

SETTING

Describe the natural and/or built environment around the property::

Residential setting transitioned to commercial

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry with frame addition

Roof: Composition

Foundation Not visible

Windows/Doors: Aluminum storefront on front addition, glass block infills visible on original building

Walls (Sheathing): Stucco

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

None

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 43 Survey Area Miracle Mile

Historic Name(s): P R McDowell Residence

Address: 1515 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A permit for a basement & heating plant was issued in 1933. No permit was found for the construction of the brick residence.

A Mr. P R McDowell lived in the house until he began operating a commercial business in the front portion c. 1951. In c. 1954, it became the home of Donut King shop. An attorney's office opened in the building c. 1958 and was in operation through 1970.

B. PERSONS *List and describe persons with an important association with the building:*

C. ARCHITECTURE

Style: International (addition)

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet, shed on front addition

Describe other character-defining features of its massing, size, and scale.:

Rectangular plan with full-width front addition

Outbuildings:

None

Site No: 43 Survey Area: Miracle Mile

Address: 1515 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/5/2020**

View **Southeast**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View: **South**
(looking towards)



PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 44 Survey Area Miracle MileHistoric Name(s): Duplex HouseAddress: 1517 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-21-012Township: 1N Range: 3E Section: 4 Quarter: _____ Acreage: _____Block: 1 Lot: 12 Plat (Addition) Kenwood Platted in 1926UTM reference: Zone: 12 Easting: 402526 Northing: 3703390

USGS 7.5' Quadrangle Map _____

Latitude _____ Longitude _____ Datum if other than WGS84: _____

ARCHITECT: UNKNOWN not determined known Source: _____BUILDER Addition: Central AZ Construc not determined known Source: Building Permit, front porch, 195CONST. DATE: c. 1935 known estimate, source: _____STRUCTURAL CONDITION **GOOD** (well maintained; no serious problems apparent) **FAIR** (some problems apparent) _____ **POOR** (major prob.; imminent threat): _____ **RUIN / Uninhabitable / DEMOLISHED**USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Duplex residential, later profession offices and commercial. It is now retail.

Sources:

PHOTO INFORMATION

Date of Photo:

1/5/2020

View Direction (looking towards):

Southeast

Site No. 44 Survey Area Miracle Mile

Historic Name(s): Duplex House

Address: 1517 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

The original duplex residence (addressed 1517 + 1519) was altered for medical professional office use in 1946, the roof was extended over the front porch for added office space in 1951, a 6' x 20' front porch was added in 1957, upgrades for change of occupancy (accessible ramp) were permitted in 1993. Window sash replaced, metal railing added to front porch.

SETTING

Describe the natural and/or built environment around the property::

Residential setting transitioned to commercial

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Asphalt shingle

Foundation Not visible

Windows/Doors: Fixed, and single-hung replacement sash

Walls (Sheathing): Stucco

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Decorative details on masonry piers, arches and chimneys

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 44 Survey Area Miracle Mile

Historic Name(s): Duplex House

Address: 1517 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

As a duplex, the original numbering was 1517 & 1519 E. McDowell.

A doctor and later a dentist occupied the 1519 side starting in c. 1946/47. Businesses occupied the 1517 side c. 1949/50. The duplex was continuously occupied until c.1960. Then it had long periods of being vacant.

It is now home to Maggie's Place, a thrift shop.

B. PERSONS *List and describe persons with an important association with the building:*

C. ARCHITECTURE

Style: Period Revival, Tudor influence

NO Style

Stories: 1 Basement

Roof Form: Hip, shed roofed entry porches

Describe other character-defining features of its massing, size, and scale::

Asymmetrical rectangular plan with two front entry porches with Tudor arches supported by masonry piers with decorative niches, prominent chimney masses on exterior walls, small decorative front gablet

Outbuildings:

None

Site No: 44 Survey Area: Miracle Mile

Address: 1517 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/5/2020**

View **Southwest**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View: **South**
(looking towards)



PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 45 Survey Area Miracle MileHistoric Name(s): Circle KAddress: 1537 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-21-116Township: 2N Range: 3E Section: 33 Quarter: Acreage: Block: Lot: 1 Plat (Addition) Circle K No 1 Platted in 1996UTM reference: Zone: 12 Easting: 402582 Northing: 3703375USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER UNKNOWN not determined known Source: CONST. DATE: c. 1996 known estimate, source: County Assessor**STRUCTURAL CONDITION** **GOOD** (well maintained; no serious problems apparent) **FAIR** (some problems apparent) **POOR** (major prob.; imminent threat): **RUIN / Uninhabitable / DEMOLISHED****USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:Uses: This corner site was occupied by a residence and an A.J. Bayless grocery by 1930. It was redeveloped again for eSources: **PHOTO INFORMATION**

Date of Photo:

12/25/2019

View Direction (looking towards):

Southwest

Site No. 45 Survey Area Miracle Mile

Historic Name(s): Circle K

Address: 1537 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site:

DESIGN Describe alterations from the original design, including dates::

None

SETTING

Describe the natural and/or built environment around the property::

None

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) CMU

Roof: Composition

Foundation Concrete

Windows/Doors: Aluminum storefront

Walls (Sheathing): Stucco

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

None

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: Outside period of significance

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 45 Survey Area Miracle Mile

Historic Name(s): Circle K

Address: 1537 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

This corner site was developed early. A residence was located near the center of the lot, with commercial buildings along the street frontages (including an A.J. Bayless) show on the 1930 aerial. These early buildings were replaced before 1949 with four bow-string truss/gabled commercial buildings which occupied the corner until at least 1959.

There had been a service station listed at 1596 E. McDowell pre-1945. The masonry and metal service station was demolished in 1968.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: None

NO Style

Stories: 1 **Basement**

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale.:

Circle K stock plan

Outbuildings:

None

PROPERTY IDENTIFICATIONSite No. 46 Survey Area Miracle MileHistoric Name(s): Kentucky Fried ChickenAddress: 1601 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-14-090Township: 1N Range: 3E Section: 3 Quarter: Acreage: Block: Lot: 1,2 Plat (Addition) McDowell Heights Platted in 1924UTM reference: Zone: 12 Easting: 402678 Northing: 3703378USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER UNKNOWN not determined known Source: CONST. DATE: c. 2000 known estimate, source: STRUCTURAL CONDITION GOOD (well maintained; no serious problems apparent) FAIR (some problems apparent) POOR (major prob.; imminent threat): RUIN / Uninhabitable / DEMOLISHEDUSES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: This site was a parking lot for the adjacent commercial uses from 1946 until 1965 when a Texaco was built. TheSources: PHOTO INFORMATION

Date of Photo:

1/5/2020

View Direction (looking towards):

East

Site No. 46 Survey Area Miracle Mile

Historic Name(s): Kentucky Fried Chicken

Address: 1601 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

N/A

SETTING

Describe the natural and/or built environment around the property::

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure)

Roof:

Foundation

Windows/Doors:

Walls (Sheathing):

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: Outside period of significance

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 46 Survey Area Miracle Mile

Historic Name(s): Kentucky Fried Chicken

Address: 1601 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A permit for a Texaco Service Station was issued in 1965 with a C of O dated April 1966, date of demolition unknown. The fast food restaurant chain Filiberto's now occupies the site.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Modern Street Commercial

NO Style

Stories: 1 Basement

Roof Form: Flat with parapets/Mansard

Describe other character-defining features of its massing, size, and scale.:

Outbuildings:

Site No: 46 Survey Area: Miracle Mile

Address: 1601 E. McDowell Rd.

PHOTO INFORMATION

Date: **12/25/2019**

View **Southeast**
(looking towards)



PHOTO INFORMATION

Date:

View:
(looking towards)

PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 47 Survey Area Miracle MileHistoric Name(s): Singer Sewing MachineAddress: 09-1611 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-14-091Township: 1N Range: 3E Section: 3 Quarter: Acreage: Block: Lot: 3 Plat (Addition) McDowell Heights Platted in 1924UTM reference: Zone: 12 Easting: 402696 Northing: 3703383USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER UNKNOWN not determined known Source: Building Permit, 1950CONST. DATE: 1950 known estimate, source: Building PermitSTRUCTURAL CONDITION **GOOD** (well maintained; no serious problems apparent) **FAIR** (some problems apparent) **POOR** (major prob.; imminent threat): **RUIN / Uninhabitable / DEMOLISHED**USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, originally two suites with a parking lot to the west, it remains two commercial suites, now vacant orSources: PHOTO INFORMATION

Date of Photo:

1/16/2020

View Direction (looking towards):

Southeast

Site No. 47 Survey Area Miracle Mile

Historic Name(s): Singer Sewing Machine

Address: 609-1611 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Stone added below storefront in projecting bulkhead, original awning missing, signage added.

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape, adjacent buildings to east, minimal setback from public ROW

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Composition

Foundation Concrete

Windows/Doors: Original appearing aluminum storefront windows and doors

Walls (Sheathing): Stucco, with score pattern above storefront

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Scored stucco

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 47 Survey Area Miracle Mile

Historic Name(s): Singer Sewing Machine

Address: 609-1611 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A permit for a masonry store building permit was issued for 1609-1611 E. McDowell in 1950. Building was valued @ \$15,000.

A Singer Sewing Machine business occupied 1609 from c.1951 through c. 1966. Then that address was home to Jalen's for Big & Tall Men through c. 1970.

1611 was continuously occupied by a shoe business from c.1951 through c. 1970.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Storefront Commercial, International influence

NO Style

Stories: 1 **Basement**

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale.:

Rectangular plan with storefront entries on façade facing McDowell Rd. Asymmetrical front façade, wall finish is stucco (with stone bulkhead added), stucco is scored above storefront header height

Outbuildings:

None

Site No: 47 Survey Area: Miracle Mile

Address: 1609-1611 E. McDowell Rd.

PHOTO INFORMATION

Date: **12/25/2019**

View **South**

(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View: **Southeast**

(looking towards)



PHOTO INFORMATION

Date:

View

(looking towards)

PROPERTY IDENTIFICATIONSite No. 48 Survey Area Miracle MileHistoric Name(s): Leased CommercialAddress: 1613 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-14-092Township: 2N Range: 3E Section: 34 Quarter: Acreage: Block: Lot: 4 Plat (Addition) McDowell Heights Platted in 1924UTM reference: Zone: 12 Easting: 402707 Northing: 3703390USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER E J Wasilewski not determined known Source: Building PermitCONST. DATE: 1946 known estimate, source: Building PermitSTRUCTURAL CONDITION **GOOD** (well maintained; no serious problems apparent) **FAIR** (some problems apparent) **POOR** (major prob.; imminent threat): **RUIN / Uninhabitable / DEMOLISHED**USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, single suite with entry on McDowell Rd.Sources: PHOTO INFORMATION

Date of Photo:

1/16/2020

View Direction (looking towards):

Southeast

Site No. 48 Survey Area Miracle Mile

Historic Name(s): Leased Commercial

Address: 1613 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Storefront windows removed, infilled with brick and fixed aluminum windows, aluminum storefront entry door with sidelight and transom may be original. Fabric awning added.

Permits: Lath & Plaster partitions (1951); Remove part & remodel store front (1956).

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape, adjacent buildings to east and west, minimal setback from public ROW

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Composition

Foundation Not visible

Windows/Doors: Non-original fixed aluminum windows, storefront entry door may be original

Walls (Sheathing): Brick

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Stacked bond brick above awning height on front façade

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 48 Survey Area Miracle Mile

Historic Name(s): Leased Commercial

Address: 1613 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A masonry store building permit was issued in 1946 with a value of \$7,500. The permit indicates that this was the west ½ of Lot 4.

Based on entries in the city directories, the building housed two businesses from c.1947 through c.1956. Thereafter only one business was located at this address. David's Shoe Repair was a tenant from c.1947 through c. 1956. Martin's Shoe Store was a tenant from c. 1957 through c. 1962.

Builders: E J Wasilewski (1946); W J Armstrong (1956)

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Storefront Commercial

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale::

Rectangular plan with storefront entry on façade facing McDowell Rd. Asymmetrical front façade, wall finish is brick, with stacked bond above awning height, stuccoed full-height pilasters at ends of front façade.

Outbuildings:

None

Site No: 48 Survey Area: Miracle Mile

Address: 1613 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/16/2020**
View: **Southwest**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**
View: **Southeast**
(looking towards)



PHOTO INFORMATION

Date:
View:
(looking towards)

PROPERTY IDENTIFICATIONSite No. 49 Survey Area Miracle MileHistoric Name(s): Chester Goldberg Commercial LeaseAddress: 1615 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-14-093A

Township: _____ Range: _____ Section: _____ Quarter: _____ Acreage: _____

Block: _____ Lot: 4 Plat (Addition) McDowell Heights Platted in 1924UTM reference: Zone: 12 Easting: 402714 Northing: 3703389

USGS 7.5' Quadrangle Map _____

Latitude _____ Longitude _____ Datum if other than WGS84: _____

ARCHITECT: UNKNOWN not determined known Source: _____BUILDER W A Beaubien not determined known Source: Building PermitCONST. DATE: 1947 known estimate, source: Building PermitSTRUCTURAL CONDITION **GOOD** (well maintained; no serious problems apparent) **FAIR** (some problems apparent) _____ **POOR** (major prob.; imminent threat): _____ **RUIN / Uninhabitable / DEMOLISHED**USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, single suite with entry on McDowell

Sources:

PHOTO INFORMATION

Date of Photo:

1/16/2020

View Direction (looking towards):

Southwest

Site No. 49 Survey Area Miracle Mile

Historic Name(s): Chester Goldberg Commercial Lease

Address: 1615 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Minor details added to façade, stuccoed

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape, adjacent buildings to east and west, minimal setback from public ROW

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Composition

Foundation Not visible

Windows/Doors: Wood window and door

Walls (Sheathing): Stucco

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

None

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 49 Survey Area Miracle Mile

Historic Name(s): Chester Goldberg Commercial Lease

Address: 1615 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A concrete block store building permit was issued in 1947 for east ½ of Lot 4 and valued at \$10,000. This building was owned by Chester Goldberg.

The original tenant c. 1948 was Sunshine Floor Covering Company. It occupied this space through c. 1963. After being vacant for a year or so, it was then home to a paint business, a motorcycle accessory business, and then a furniture refinishing business through c. 1970.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Storefront Commercial

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale.:

Rectangular plan with storefront entry on façade facing McDowell Rd. Asymmetrical front façade, wall finish is stucco.

Outbuildings:

None

Site No: 49 Survey Area: Miracle Mile

Address: 1615 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/16/2020**

View **Southeast**

(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View: **Southeast**

(looking towards)



PHOTO INFORMATION

Date:

View

(looking towards)

PROPERTY IDENTIFICATIONSite No. 50 Survey Area Miracle MileHistoric Name(s): McDowell StudiosAddress: 1619 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-14-128Township: 1N Range: 3E Section: 3 Quarter: Acreage: Block: Lot: Plat (Addition) McDowell Studio Condos Platted in 2006UTM reference: Zone: 12 Easting: 402725 Northing: 3703388USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER UNKNOWN not determined known Source: CONST. DATE: 1948 known estimate, source: Building PermitSTRUCTURAL CONDITION **GOOD** (well maintained; no serious problems apparent) **FAIR** (some problems apparent) **POOR** (major prob.; imminent threat): **RUIN / Uninhabitable / DEMOLISHED**USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, originally two suites, later used for professional offices, replatted in 2006 for residential condominiuSources: PHOTO INFORMATION

Date of Photo:

1/16/2020

View Direction (looking towards):

South

Site No. 50 Survey Area Miracle Mile

Historic Name(s): McDowell Studios

Address: 1619 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Some windows replaced, painted

Permits: Change storefront of 1617 (1949); remodel front of store 1617 (1969); Change storefront 1619 (1952).

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape, adjacent to one-story buildings to east and west, minimal setback from public ROW

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Composition

Foundation Concrete

Windows/Doors: Aluminum storefront entry windows and door, steel multi-light punched windows

Walls (Sheathing): Painted CMU

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

None

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 50 Survey Area Miracle Mile

Historic Name(s): McDowell Studios

Address: 1619 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A masonry office building permit was issued in 1948 with a value of \$30,000.

The building had two suites, addressed as 1617-1619. Both suites were occupied in 1948. La Cabana Café and Moccasin Indian Shop were the tenants c.1955 - c.1961.

The building was used for professional offices for a period before the conversion to residential condominiums in 2006.

Builders: M W Bobo (1948); J E Luton (1949); Lawrence Tomich Construction (1969); Homes & Son (1952)

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: International Style

NO Style

Stories: 2 Basement

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale.:

Intersecting rectangular forms with front-projecting winglet adjacent to recessed storefront entry, cantilevered awning over entry wraps projecting winglet, horizontal band window on second floor front façade, projecting window surrounds

Outbuildings:

None

Site No: 50 Survey Area: Miracle Mile

Address: 1619 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/16/2020**

View **Southwest**
(looking towards)



PHOTO INFORMATION

Date: **1/16/2020**

View: **Southeast**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View **Southwest**
(looking towards)



PROPERTY IDENTIFICATIONSite No. 51 Survey Area Miracle MileHistoric Name(s): McCracken Realty/LL Smith HardwareAddress: 1621 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-14-095Township: 1N Range: 3E Section: 3 Quarter: _____ Acreage: _____Block: _____ Lot: 6 Plat (Addition) McDowell Heights Platted in 1924UTM reference: Zone: 12 Easting: 402742 Northing: 3703385

USGS 7.5' Quadrangle Map _____

Latitude _____ Longitude _____ Datum if other than WGS84: _____

ARCHITECT: UNKNOWN not determined known Source: _____BUILDER Mardian Construction not determined known Source: Building PermitCONST. DATE: 1950 known estimate, source: Building Permit**STRUCTURAL CONDITION** **GOOD (well maintained; no serious problems apparent)** **FAIR (some problems apparent)** _____ **POOR (major prob.; imminent threat):** _____ **RUIN / Uninhabitable / DEMOLISHED****USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, originally two suites with storefront entries on McDowell Rd., now single business occupant.

Sources:

PHOTO INFORMATION

Date of Photo:

1/16/2020

View Direction (looking towards):

Southwest

Site No. 51 Survey Area Miracle Mile

Historic Name(s): McCracken Realty/LL Smith Hardware

Address: 1621 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

All storefront has been replaced, walls stuccoed, security roll-down doors added, signage added.

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape, adjacent to similar buildings to west, minimal setback from public ROW, asphalt parking lot adjacent to east

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Composition

Foundation Not visible

Windows/Doors: Non-original aluminum storefront windows and door

Walls (Sheathing): Stucco

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

None

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 51 Survey Area Miracle Mile

Historic Name(s): McCracken Realty/LL Smith Hardware

Address: 1621 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A permit was issued in 1950 for the building which was valued at \$12,000.

McCracken Realty was the initial tenant in 1621 from 1951 through mid c.1956.

The initial tenant in 1623 was L.L. Smith Hardware Store #2 from 1951 through mid c. 1956. It then appears that the hardware store took over the entire building. The name changed to McDowell Hardware in 1960 and the business remained at this location through 1997.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Storefront Commercial

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale.:

Rectangular plan with storefront entry on façade facing McDowell Rd. Cantilevered metal awing. Asymmetrical front façade, wall finish is stucco.

Outbuildings:

None

Site No: 51 Survey Area: Miracle Mile

Address: 1621 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/16/2020**

View **South**
(looking towards)



PHOTO INFORMATION

Date: **1/16/2020**

View: **South**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View **Southwest**
(looking towards)



PROPERTY IDENTIFICATIONSite No. 52 Survey Area Miracle MileHistoric Name(s): Simon Leased CommercialAddress: 33-1635 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-14-098Township: 2N Range: 3E Section: 34 Quarter: Acreage: Block: Lot: 9 Plat (Addition) McDowell Heights Platted in 1924UTM reference: Zone: 12 Easting: 402788 Northing: 3703383USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER M. L. Hammock Construction not determined known Source: Building PermitCONST. DATE: 1955 known estimate, source: Building PermitSTRUCTURAL CONDITION GOOD (well maintained; no serious problems apparent) FAIR (some problems apparent) POOR (major prob.; imminent threat): RUIN / Uninhabitable / DEMOLISHEDUSES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, two suites with storefront entries on McDowell Rd.

Sources:

PHOTO INFORMATION

Date of Photo:

1/9/2020

View Direction (looking towards):

Southeast

Site No. 52 Survey Area Miracle Mile

Historic Name(s): Simon Leased Commercial

Address: 633-1635 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Temporary panels added over parapet of east suite.

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape, adjacent to similar buildings to east and west, minimal setback from public ROW

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry, brick

Roof: Composition

Foundation Concrete

Windows/Doors: Aluminum storefront windows and doors with transoms

Walls (Sheathing): Stacked bond brick

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Stacked bond brick, cantilevered metal awnings

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 52 Survey Area Miracle Mile

Historic Name(s): Simon Leased Commercial

Address: 633-1635 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A permit was issued for a 50'x107' masonry store building in 1955, valued at \$26,000, for owners William and Irene Simon. The permit indicates that this was for two stores with addresses at 1633 & 1635 E. McDowell.

The initial tenant in 1633 was Arizona Photo Center which opened in August 1955. It operated at that site through August 1965 when it moved to a larger location. Cordon Brothers Barber Supply moved in c. 1966 and operated there through 1970.

The initial tenant in 1635 was Kody's, a women's fashion shop. That business operated there through c. 1960. Diane's Ribbon and Notion shop opened at 1635 c. 1963 and operated there through c. 1971.

B. PERSONS *List and describe persons with an important association with the building:*

C. ARCHITECTURE

Style: Storefront Commercial, International influence

NO Style

Stories: 1 **Basement**

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale.:

Rectangular plan with storefront entries on façade facing McDowell Rd. Stacked bond brick bulkheads, pilasters and parapet. Cantilevered metal awing. Asymmetrical front façade with original appearing aluminum storefront windows and doors

Outbuildings:

None

Site No: 52 Survey Area: Miracle Mile

Address: 1633-1635 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/9/2020**

View **South**

(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View: **Southeast**

(looking towards)



PHOTO INFORMATION

Date: **1/9/2020**

View **Southwest**

(looking towards)



PROPERTY IDENTIFICATIONSite No. 53 Survey Area Miracle MileHistoric Name(s): William Simon Leased CommercialAddress: 37-1639 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-14-099Township: 2N Range: 3E Section: 34 Quarter: Acreage: Block: Lot: 10 Plat (Addition) McDowell Heights Platted in 1924UTM reference: Zone: 12 Easting: 402801 Northing: 3703384USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER B. L. Hammock not determined known Source: Building PermitCONST. DATE: 1952 known estimate, source: Building Permit**STRUCTURAL CONDITION** **GOOD (well maintained; no serious problems apparent)** **FAIR (some problems apparent)** **POOR (major prob.; imminent threat):** **RUIN / Uninhabitable / DEMOLISHED****USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, two suites with storefront entries on McDowell Rd.Sources: **PHOTO INFORMATION**

Date of Photo:

1/9/2020

View Direction (looking towards):

South

Site No. 53 Survey Area Miracle Mile

Historic Name(s): William Simon Leased Commercial

Address: 637-1639 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

All stone has been painted, corrugated metal panel with lighting fixtures added above awning, all storefront has been replaced

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape, adjacent to similar buildings to east and west, minimal setback from public ROW

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Composition

Foundation Concrete

Windows/Doors: Non-original aluminum storefront windows and doors

Walls (Sheathing): Painted stone and brick, corrugated metal panels

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Ashlar stone facing, cantilevered metal awing

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 53 Survey Area Miracle Mile

Historic Name(s): William Simon Leased Commercial

Address: 637-1639 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A permit was issued for a masonry store building in 1952, valued at \$24,000 with William Simon as listed owner. The building was addressed 1637-1639.

Thornton's TV Sales and Service opened at 1637 E. McDowell c. September 1952 and operated there until c. 1961. Based on newspaper ads and the city directories, there was often a 1637 ½ listed too. Rasmussen Shoe Repair was also listed at 1637 E. McDowell from 1954 through c. 1967 when it became Ray's Shoe Service & Repair. Ray's operated there through 1970.

The Expectation Shop had an ad in November 1951 stating that they had a new store at 1639 E. McDowell. That's a bit odd since the permit for construction was dated 1952. King's Fashions which had been at 1617 E. McDowell opened a second store in this location with the Expectation Shop. It operated there through c. 1959. A TV & Furniture Rental & Sales business opened c. 1961 and operated there until c. 1967. Hadassah Thrift Shop opened c. 1969 and was there through 1970.

B. PERSONS *List and describe persons with an important association with the building:*

C. ARCHITECTURE

Style: Storefront Commercial

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale::

Rectangular plan with storefront entries on façade facing McDowell Rd. Ashlar stone bulkheads below storefront window openings, pilasters between suites, cantilevered metal awing

Outbuildings:

None

Site No: 53 Survey Area: Miracle Mile

Address: 1637-1639 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/9/2020**

View **Southwest**
(looking towards)



PHOTO INFORMATION

Date:

View:
(looking towards)

PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 54 Survey Area Miracle MileHistoric Name(s): KRUX Radio StudioAddress: 41-1643 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-14-100Township: 2N Range: 3E Section: 34 Quarter: Acreage: Block: Lot: 11 Plat (Addition) McDowell Heights Platted in 1924UTM reference: Zone: 12 Easting: 402818 Northing: 3703381USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER Rundell Construction not determined known Source: Building PermitCONST. DATE: 1951 known estimate, source: Building Permit**STRUCTURAL CONDITION** **GOOD (well maintained; no serious problems apparent)** **FAIR (some problems apparent)** **POOR (major prob.; imminent threat):** **RUIN / Uninhabitable / DEMOLISHED****USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, two original suites, now three suites with entries on McDowell Rd.Sources: **PHOTO INFORMATION**

Date of Photo:

1/9/2020

View Direction (looking towards):

South

Site No. 54 Survey Area Miracle Mile

Historic Name(s): KRUX Radio Studio

Address: 641-1643 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Brick has been painted, corrugated metal panel with lighting fixtures added above storefront header, storefront replaced with bronze anodized aluminum/solar reflective glazing

Permits: change storefront (1957)

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape, adjacent to similar buildings to west, minimal setback from public ROW

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry, brick

Roof: Composition

Foundation Concrete

Windows/Doors: Non-original aluminum storefront windows and doors

Walls (Sheathing): Painted brick, stucco and added corrugated metal panels

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

None

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 54 Survey Area Miracle Mile

Historic Name(s): KRUX Radio Studio

Address: 641-1643 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A permit was issued for a masonry store building in 1951, valued at \$24,000.

KRUX, the initial tenant, opened a new studio in 1641 E. McDowell in September 1951, followed by Arizona Photo Center and Sam Swedlow's TV & Furniture in 1953. Swedlow's continued to occupy 1641, but in August 1955 began sharing the suite with Thompson Shoe Center when Arizona Photo Center left. Thompson's Shoes left c. 1958 and Swedlow's remained through c.1960. A Christian Supply Center opened c. 1961 and was there until c.1967. Then an Electro-Components Distributor moved in and was there through c. 1970.

Maril's, a children's clothing store, was the initial tenant of 1643 opening in September 1951. Maril's went out of business in September 1958. M & R Steaks, a butcher shop occupied 1643 for about 6 months and then the building was sold in early 1959. With the new owner came new leases. Associates Loan Co. occupied 1643 from July 1959 to c.1964. This part of the building appears to be vacant until the Brush 'n Palette opened in November 1967 through mid-1968. Treck PhotoGraphic opened in May 1969 and occupied the site until July 1973.

Builders: Rundell Construction (1951); McKinney & Sha---s (1957)

B. PERSONS *List and describe persons with an important association with the building:*

C. ARCHITECTURE

Style: Storefront Commercial

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale.:

Rectangular plan with storefront entries on façade facing McDowell Rd. Stacked roman brick bulkheads below storefront window openings

Outbuildings:

None

Site No: 54 Survey Area: Miracle Mile

Address: 1641-1643 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/9/2020**

View **Southeast**
(looking towards)



PHOTO INFORMATION

Date: **1/9/2020**

View: **Southwest**
(looking towards)



PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 55 Survey Area Miracle MileHistoric Name(s): Safeway Store #128Address: 1717 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-14-088Township: 2N Range: 3E Section: 34 Quarter: Acreage: Block: Lot: Plat (Addition) Governor Hunt Tract Platted in 1946UTM reference: Zone: 12 Easting: 402910 Northing: 3703372USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER Kitchell-Phillips not determined known Source: Building PermitCONST. DATE: 1950 known estimate, source: Building PermitSTRUCTURAL CONDITION

- GOOD (well maintained; no serious problems apparent)
- FAIR (some problems apparent) Vacant, signs of water damage on exterior
- POOR (major prob.; imminent threat):
- RUIN / Uninhabitable / DEMOLISHED

USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Grocery store from 1950; boxing/wrestling venue 1964-7, appliance parts & repair shop 1970-2011, now vacantSources: Building permits, Arizona RepublicPHOTO INFORMATION

Date of Photo:

12/25/2019

View Direction (looking towards):

Southeast

Site No. 55 Survey Area Miracle Mile

Historic Name(s): Safeway Store #128

Address: 1717 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Original recessed storefront, facing McDowell road, has been removed and replaced with wood-faced panels, steel door, fixed wood windows. Original sign removed. West entry storefront removed/replaced w/ frame wall, steel door; all 1964/70

Permits: Interior remodel & cut one new door on west wall (1964); 21'x39' Steel bldg (1969); remodel for Sears Service Ctr (1969)

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape, minimal setback from McDowell Rd., asphalt parking lot adjacent to west side of building, no landscaping

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry, stacked and running bond, with exposed 2' high concrete stem wall

Roof: Composition

Foundation Concrete

Windows/Doors: Fixed wood, non-original

Walls (Sheathing): Brick, between concrete piers, stacked and running bond, concrete stem wall

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Rounded concrete piers, exposed 2' high concrete stem wall, stacked bond brick, cantilevered metal awning

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 55 Survey Area Miracle Mile

Historic Name(s): Safeway Store #128

Address: 1717 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

The building was permitted in 1950 under the address 1707. (The original permit lists this project on Tract E & F of Governor Hunt subdivision.) Safeway Store #128 was one of nine new Safeway stores which opened in Arizona in early 1951. The vacant lot at 1701 E. McDowell Rd. was the parking lot for the building. Kitchell-Phillips was the contractor for the building which was valued at \$177,000. In 1956 it was announced that the store had been remodeled, but no permits were found.

A wrestling/boxing venue called the Sportatorium occupied the building from 1964 - 1967. The Sportatorium was owned by Ernest C. Mohamed and featured wrestling. The interior was remodeled at that time. The building had a maximum occupancy of 1875.

Sears, Roebuck and Co. purchased the building c. 1969 and remodeled the interior once more. This construction was done by Kitchell, the same firm that had initially built the store. William A Lockard designed a 21x39' steel building in 1969. Sears operated a Sears Parts & Repair Center from 1970-2011.

B. PERSONS *List and describe persons with an important association with the building:*

C. ARCHITECTURE

Style: International Style

NO Style

Stories: 1 Basement

Roof Form: Bowstring arch with parapet

Describe other character-defining features of its massing, size, and scale.:

Rectangular plan, asymmetrical façades, recessed entries on north and west, structure expressed on exterior with engaged, rounded concrete piers on west and north, cantilevered awning on north façade wraps corner of west side, brick infill between piers

Outbuildings:

None

Site No: 55 Survey Area: Miracle Mile

Address: 1717 E. McDowell Rd.

PHOTO INFORMATION

Date: **12/25/2019**

View **Southeast**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View: **East**
(looking towards)



PHOTO INFORMATION

Date: **1/5/2020**

View **Southeast**
(looking towards)



PROPERTY IDENTIFICATIONSite No. 56 Survey Area Miracle MileHistoric Name(s): Miracle Mile Mart BuildingAddress: 1721 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-14-087Township: 2N Range: 3E Section: 34 Quarter: Acreage: Block: Lot: N Tract D Plat (Addition) Governor Hunt Tract Platted in 1946UTM reference: Zone: 12 Easting: 402962 Northing: 3703366USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: Max Kaufman not determined known Source: Building Permit, newspaperBUILDER Barer and Young Construction not determined known Source: Building PermitCONST. DATE: 1954 known estimate, source: Building PermitSTRUCTURAL CONDITION **GOOD** (well maintained; no serious problems apparent) **FAIR** (some problems apparent) **POOR** (major prob.; imminent threat): **RUIN / Uninhabitable / DEMOLISHED**USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, multi-suite retail

Sources:

PHOTO INFORMATION

Date of Photo:

12/25/2019

View Direction (looking towards):

Southeast

Site No. 56 Survey Area Miracle Mile

Historic Name(s): Miracle Mile Mart Building

Address: 1721 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Storefronts replaced

Permits: Interior partitioning in existing store (1963); add non-bearing partitions in commercial building (1963) – address 1727; Interior non-bearing partitions for new offices (1966)

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape, adjacent to similar building types, setback from ROW for head-in/angled parking lot.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Composition

Foundation Not visible

Windows/Doors: Storefront windows and doors (not original)

Walls (Sheathing): Brick, stone

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

None

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 56 Survey Area Miracle Mile

Historic Name(s): Miracle Mile Mart Building

Address: 1721 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

Governor Hunt's home was on this parcel; A permit was issued to demolish it in 1953.

In April 1954 a permit was issued for the foundation only of a new store building with a value of \$15,000. Another permit, issued a month later, in May 1954, was for complete masonry store building in addition to the previous permit issued for the foundation. This portion of the construction was valued at \$130,000. Owned by Harry Raskin, the new project was to be called the Miracle Mile Mart Building. According to newspaper articles, the center's sign was also designed by Max Kaufman and would feature exposed structural steel and plexiglass.

Initially the building was designed with six suites which could be divided into smaller units. This strip mall has had a vast array of different businesses over the years including men's, women's, and children's clothing stores as well as a billiards parlor.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Storefront Commercial, Googie influence

NO Style

Stories: 1 **Basement**

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale:

U-shaped plan around parking with street-facing storefront suite entries separated by masonry piers. Stripped detail at brick parapet, ashlar stone piers

Outbuildings:

None

Site No: 56 Survey Area: Miracle Mile

Address: 1721 E. McDowell Rd.

PHOTO INFORMATION

Date: **12/25/2019**

View **Southeast**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View: **Southwest**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View **Southwest**
(looking towards)



PROPERTY IDENTIFICATIONSite No. 57 Survey Area Miracle MileHistoric Name(s): Leased CommercialAddress: 1741 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-14-085BTownship: 2N Range: 3E Section: 34 Quarter: _____ Acreage: _____Block: _____ Lot: _____ Plat (Addition) Governor Hunt Tract Platted in 1946UTM reference: Zone: 12 Easting: 403017 Northing: 3703382

USGS 7.5' Quadrangle Map _____

Latitude _____ Longitude _____ Datum if other than WGS84: _____

ARCHITECT: UNKNOWN not determined known Source: _____BUILDER UNKNOWN not determined known Source: _____CONST. DATE: 1950/51 known estimate, source: Building Permit**STRUCTURAL CONDITION** GOOD (well maintained; no serious problems apparent) FAIR (some problems apparent) _____ POOR (major prob.; imminent threat): _____ RUIN / Uninhabitable / DEMOLISHED**USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, six suites with entries facing McDowell, early addition to rear (south) had three small suites with en

Sources:

PHOTO INFORMATION

Date of Photo:

12/25/2019

View Direction (looking towards):

Southwest

Site No. 57 Survey Area Miracle Mile

Historic Name(s): Leased Commercial

Address: 1741 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Most storefront replaced or infilled with painted panels or CMU; small early addition to rear.

Permits: Change glass front to masonry & add interior nonbearing partitions (1964) for 1741; build Masonry store building to side street (1950) for 1747; 35x38 addition to rear of store (1951); remove glass & replace w/ slump block (1975) for 1749.

SETTING

Describe the natural and/or built environment around the property::

Corner lot in commercial streetscape, has head-in parking off McDowell Rd.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Composition

Foundation Not visible

Windows/Doors: Aluminum storefront, original and replacement, original wood single-light doors, aluminum replacement door

Walls (Sheathing): Ashlar stone on piers, column and bulkheads and planters; brick, stucco

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Recessed angled storefront entries, ashlar stone finished piers framing each suite, corner suite has column. Each pier has vertical sides, and a front face that angles outward (away from the building) from the bottom to the top approx. 2 feet. These piers/column appear to support the awning.

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 57 Survey Area Miracle Mile

Historic Name(s): Leased Commercial

Address: 1741 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

No permits were found related to the original construction. However, one of the earliest tenants in this store building was Kiamy's Shoes which opened in 1743 in March 1951. The name changed to Cooper's Children's Shoes in 1954 and the business remained there to c. 1966. A wig stylist was there briefly and then Dial Finance Company opened in June 1969 and remained there to c. 1972.

A neighborhood office for Central Arizona Light & Power Company opened in July 1951 at 1741 E. McDowell and were there to c. 1955. Charming Children shop moved from 1710 E. McDowell to this address in June 1956. It closed c.1964.

Corn Belt Meats opened in 1745 c. 1952 followed by the Wisconsin House of Cheese which opened c. 1953 and was there until c. 1955. Mulmed's Men's Wear moved from 1712 E. McDowell into 1745 E. McDowell in June 1956. Mulmed's closed in October 1959 and Jennifer's Casual Corner opened c. 1960. This may have been an expansion since one of the Jennifer shops had been in 1749 E. McDowell since c.1951. This business remained in operation at 1749 to c.1963. It was then occupied by Arizona Shirt makers to c.1967 and followed by John's Uniforms in c.1968 through c.1998.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Storefront Commercial, Organic influence

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet, parapet stepped up at corners of building

Describe other character-defining features of its massing, size, and scale::

Rect. plan w/ storefront entries facing McDowell Rd., largest suite at corner has angled corner storefront w/ column, other storefronts are angled, framed by stone faced piers/bulkheads, angled (stepped) metal awning wraps building above storefront.

Outbuildings:

None

Site No: 57 Survey Area: Miracle Mile

Address: 1741 E. McDowell Rd.

PHOTO INFORMATION

Date: **12/25/2019**

View **Southeast**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View: **Southeast**
(looking towards)



PHOTO INFORMATION

Date: **1/5/2020**

View **South**
(looking towards)



PROPERTY IDENTIFICATIONSite No. 58 Survey Area Miracle MileHistoric Name(s): Sparkle Dry Cleaners & LaundryAddress: 1811 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-13-151Township: 1N Range: 3E Section: 3 Quarter: Acreage: Block: Lot: 1 Plat (Addition) Ryan's Pet Supply Platted in 2000UTM reference: Zone: 12 Easting: 403093 Northing: 3703347USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER Cannie Construction not determined known Source: Building PermitCONST. DATE: 1955 known estimate, source: Building Permit**STRUCTURAL CONDITION** **GOOD (well maintained; no serious problems apparent)** **FAIR (some problems apparent)** **POOR (major prob.; imminent threat):** **RUIN / Uninhabitable / DEMOLISHED****USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:Uses: Originally bank on corner with drive-thru porte-cochere. commercial building to east had two suites with entries fSources: **PHOTO INFORMATION**

Date of Photo:

1/5/2020

View Direction (looking towards):

Southeast

Site No. 58 Survey Area Miracle Mile

Historic Name(s): Sparkle Dry Cleaners & Laundry

Address: 1811 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Very large addition to east of commercial building, parking reconfigured, signage added

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape with parking off McDowell Rd., landscaped setback on N. 18th St.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Composition

Foundation Concrete

Windows/Doors: Aluminum storefront on corner bank and commercial building/None on warehouse

Walls (Sheathing): Brick with scored plaster on commercial façade/warehouse is painted CMU

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Bank has corner storefront, decorative brick details on west façade, cantilevered porte-cochere roof, scored plaster on commercial building

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 58 Survey Area Miracle Mile

Historic Name(s): Sparkle Dry Cleaners & Laundry

Address: 1811 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A permit was issued for a masonry store building in 1955 which was valued at \$18,000. The address given was for 1809-1815 E. McDowell and the legal description was Lots 5 & 6 of Block 1 of Bostrom Place. This replat of Lots 5 & 6, Block 1 of Bostrom Place was approved by the Phoenix City Council in March 2001.

The first building was 1801 E. McDowell, which was occupied by Sparkle Dry Cleaners & Laundry through 1970.

The initial occupant for 1809 E. McDowell was Hi-Fi Sound System which opened c. 1956 and was at that address to c.1970.

The initial occupant for 1811 E. McDowell was Thrift Liquors which opened c.1956 and occupied the site to c.1970.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Organic

NO Style

Stories: 1 Basement

Roof Form: Flat with and without parapet

Describe other character-defining features of its massing, size, and scale::

Original bank has two rectangular spaces linked by porte-cochere, commercial building to east had symmetrical façade with two suites, angled storefront entries, scored plaster above storefront

Outbuildings:

None

Site No: 58 Survey Area: Miracle Mile

Address: 1811 E. McDowell Rd.

PHOTO INFORMATION

Date: **12/25/2019**

View **Southeast**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View: **Southeast**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View **Southwest**
(looking towards)



PROPERTY IDENTIFICATIONSite No. 59 Survey Area Miracle Mile

Historic Name(s): _____

Address: 1823 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-13-005ATownship: 1N Range: 3E Section: 3 Quarter: _____ Acreage: _____Block: 1 Lot: 4 Plat (Addition) Bostrom Place Platted in 1922UTM reference: Zone: 12 Easting: 403141 Northing: 3703378

USGS 7.5' Quadrangle Map _____

Latitude _____ Longitude _____ Datum if other than WGS84: _____

ARCHITECT: UNKNOWN not determined known Source: _____BUILDER Alexander Building Co (2009) not determined known Source: Building PermitCONST. DATE: 1953, 2009 known estimate, source: Board of Adjustment RecordsSTRUCTURAL CONDITION **GOOD** (well maintained; no serious problems apparent) **FAIR** (some problems apparent) _____ **POOR** (major prob.; imminent threat): _____ **RUIN / Uninhabitable / DEMOLISHED**USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Originally retail, now professional office

Sources:

PHOTO INFORMATION

Date of Photo:

1/5/2020

View Direction (looking towards):

Southeast

Site No. 59 Survey Area Miracle Mile

Historic Name(s):

Address: 1823 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: from original site:

DESIGN Describe alterations from the original design, including dates::

Extensive alterations, original building configuration unknown.

Permit: Remodel from store to medical office, 2009.

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape, building setback from ROW for landscaped area, paved parking lot to west of building

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Composition

Foundation Concrete

Windows/Doors: Aluminum storefront windows and door

Walls (Sheathing): Stucco

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

none

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed:
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 2020

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 59 Survey Area Miracle Mile

Historic Name(s):

Address: 1823 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

Based on Board of Adjustment records, this lot was originally numbered 1821 E. McDowell. Approval was given to build a new store building in 1953. The building was extended in 1956. No permits were found for work based on these approvals.

No newspaper ads were found for this address. Newspaper ads were found for 1821 E. McDowell beginning in 1981.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Storefront Commercial, International influence

NO Style

Stories: 1 **Basement**

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale::

Rectangular plan with symmetrical entry façade facing McDowell Rd., recessed entry storefront windows/door

Outbuildings:

None

Site No: 59 Survey Area: Miracle Mile

Address: 1823 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/5/2020**

View **Southwest**

(looking towards)



PHOTO INFORMATION

Date:

View:

(looking towards)

PHOTO INFORMATION

Date:

View

(looking towards)

PROPERTY IDENTIFICATIONSite No. 60 Survey Area Miracle MileHistoric Name(s): Family DollarAddress: 1831 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-13-152Township: 1N Range: 3E Section: 3 Quarter: Acreage: Block: Lot: 1 Plat (Addition) Family Dollar Store Platted in 2002UTM reference: Zone: 12 Easting: 403165 Northing: 3703353USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER K-Bar Construction not determined known Source: Building PermitCONST. DATE: 2003 known estimate, source: Building PermitSTRUCTURAL CONDITION **GOOD (well maintained; no serious problems apparent)** **FAIR (some problems apparent)** **POOR (major prob.; imminent threat):** **RUIN / Uninhabitable / DEMOLISHED**USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Dollar Store

Sources:

PHOTO INFORMATION

Date of Photo:

12/25/2019

View Direction (looking towards):

Southwest

Site No. 60 Survey Area Miracle Mile

Historic Name(s): Family Dollar

Address: 1831 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

None

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape, building setback to accommodate paved parking lot off McDowell, delivery drive to east of building, landscaped setback, screen wall at parking lot

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) CMU

Roof: Composition

Foundation Concrete

Windows/Doors: Aluminum storefront

Walls (Sheathing): Painted CMU and stucco

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

None

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: Outside period of significance

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date::

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 60 Survey Area Miracle Mile

Historic Name(s): Family Dollar

Address: 1831 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

This subdivision was originally Lot 3 and the W ½ of Lot 2, Block 1, Bostrom Place, the re-plat, to Family Dollar Store, was approved by the Phoenix City Council in January 2003.

A permit was issued for construction of a 10,000 sq ft prefab metal building retail store with associated parking on a currently undeveloped parcel in 2003.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: None

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale.:

Rectangular plan, storefront entry centered on façade facing McDowell, decorative front parapet with signage

Outbuildings:

PROPERTY IDENTIFICATIONSite No. 61 Survey Area Miracle MileHistoric Name(s): Lanser GiftsAddress: 1837 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-13-002Township: 1N Range: 3E Section: 3 Quarter: Acreage: Block: 1 Lot: 2 Plat (Addition) Bostrom Place Platted in 1922UTM reference: Zone: 12 Easting: 403200 Northing: 3703386USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER UNKNOWN not determined known Source: CONST. DATE: 1948 known estimate, source: Building PermitSTRUCTURAL CONDITION **GOOD** (well maintained; no serious problems apparent) **FAIR** (some problems apparent) **POOR** (major prob.; imminent threat): **RUIN / Uninhabitable / DEMOLISHED**USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Retail, with multiple early additions, now a hair salonSources: PHOTO INFORMATION

Date of Photo:

1/5/2020

View Direction (looking towards):

Southeast

Site No. 61 Survey Area Miracle Mile

Historic Name(s): Lanser Gifts

Address: 1837 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Multiple early addition, restuccoed, cornice added

Permits: Brick add to bldg (1951); masonry storage bldg (1952); Masonry add to store building (1954)

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape, building setback from public ROW by landscaped area, paved parking adjacent to east of building

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry with frame additions

Roof: Composition

Foundation Not visible

Windows/Doors: Aluminum windows and door on entry façade

Walls (Sheathing): Stucco

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

None

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY LOSS**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date::

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 61 Survey Area Miracle Mile

Historic Name(s): Lanser Gifts

Address: 1837 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A permit was issued for a concrete block 500' bus building for gift shop in 1948 valued at \$2500. The legal description is the N ½ of the E 50' of Lot 2.

The initial tenant of this building was Lanser Gifts in 1948 and then was renamed East 'n West Shop. Richard N Lanser had the building constructed. The Lanser's retired c.1962 and closed the business. It was home to two print shops from c. 1963 through c.1970.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: None

NO Style

Stories: 1 **Basement**

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale.:

Rectangular L-shaped plan, front entry façade has aluminum windows and entry door, stuccoed with cornice cap on parapet

Outbuildings:

None

Site No: 61 Survey Area: Miracle Mile

Address: 1837 E. McDowell Rd.

PHOTO INFORMATION

Date: **12/25/2019**

View **Southwest**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View: **Southeast**
(looking towards)



PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 62 Survey Area Miracle MileHistoric Name(s): Valley National Bank Branch 10Address: 1845 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-13-001Township: 1N Range: 3E Section: 3 Quarter: Acreage: Block: 1 Lot: 1 Plat (Addition) Bostrom Place Platted in 1922UTM reference: Zone: 12 Easting: 403228 Northing: 3703371USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: Weaver & Drover not determined known Source: Building PermitBUILDER Mardian Construction not determined known Source: Building PermitCONST. DATE: 1956 known estimate, source: Building Permit**STRUCTURAL CONDITION** **GOOD (well maintained; no serious problems apparent)** **FAIR (some problems apparent)** **POOR (major prob.; imminent threat):** **RUIN / Uninhabitable / DEMOLISHED****USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:Uses: Bank with drive-thru teller, now City owned Senior CenterSources: **PHOTO INFORMATION**

Date of Photo:

12/25/2019

View Direction (looking towards):

Southwest

Site No. 62 Survey Area Miracle Mile

Historic Name(s): Valley National Bank Branch 10

Address: 1845 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site:

DESIGN Describe alterations from the original design, including dates::
Minimal, banking equipment removed from drive-thru porte-cochere

SETTING

Describe the natural and/or built environment around the property::

Corner lot on commercial strip, building set back from public ROW for landscaped areas, large asphalt paved paving lot to rear (south) of building, drive-thru off McDowell

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Composition, metal on drive-thru port-cochere

Foundation Concrete

Windows/Doors: Aluminum storefront windows and doors, steel doors, fixed security teller window

Walls (Sheathing): Roman brick, stacked cylindrical concrete tubes in east façade screen walls, stone

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Roman brick, stacked cylindrical concrete tubes in east façade screen walls, stone facing on teller/vault space has ashlar field with random insets of larger stones set flush to the wall surface, metal awnings and cornice, concrete planters below storefronts on north and east facades

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date::

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 62 Survey Area Miracle Mile

Historic Name(s): Valley National Bank Branch 10

Address: 1845 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A permit was issued using 1841 E. McDowell as the address for a masonry bank building in 1956. This tenth branch of Valley National Bank was valued at \$194,000 on the permit.

It continued operations as a bank through the mid-1990s and opened as a city of Phoenix Senior Center in the late 1990s.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: International Style

NO Style

Stories: Basement

Roof Form: Flat with parapets

Describe other character-defining features of its massing, size, and scale.:

Irregular plan with intersecting rectangular spaces, relating to original uses. Lobby space faces corner of McDowell and N. 19th St. North (entry) façade is dominated by full-height storefront, full-height storefront on east is shaded by masonry panels

Outbuildings:

None

Site No: 62 Survey Area: Miracle Mile

Address: 1845 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/5/2020**

View **Southeast**
(looking towards)



PHOTO INFORMATION

Date: **1/5/2020**

View: **Northwest**
(looking towards)



PHOTO INFORMATION

Date: **1/5/2020**

View **Northeast**
(looking towards)



PROPERTY IDENTIFICATIONSite No. 63 Survey Area Miracle MileHistoric Name(s): Wright Davis ResidenceAddress: 1901 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-13-138ATownship: 1N Range: 3E Section: 3 Quarter: Acreage: Block: 1 Lot: 21 Plat (Addition) Wright Davis Tract Platted in 1938UTM reference: Zone: 12 Easting: 403271 Northing: 3703383USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER Wright Davis not determined known Source: Building PermitCONST. DATE: 1939 known estimate, source: Building PermitSTRUCTURAL CONDITION GOOD (well maintained; no serious problems apparent) FAIR (some problems apparent) POOR (major prob.; imminent threat): RUIN / Uninhabitable / DEMOLISHEDUSES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Residential, transitioned to commercial/office use c. 1948, now restaurantSources: PHOTO INFORMATION

Date of Photo:

12/25/2019

View Direction (looking towards):

Southeast

Site No. 63 Survey Area Miracle Mile

Historic Name(s): Wright Davis Residence

Address: 1901 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

The configuration of the original residence is unknown. Has had extensive remodels/additions, dates unknown. No permits found for additions or alterations

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape with paved parking adjacent to south, building set back from McDowell Rd. ROW

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Frame

Roof: Composition

Foundation Not visible

Windows/Doors: Fixed aluminum

Walls (Sheathing): Stucco

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

None

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY LOSS**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date::

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 63 Survey Area Miracle Mile

Historic Name(s): Wright Davis Residence

Address: 1901 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A permit was issued in 1939 for a brick residence and garage which was valued at \$5200. Wright Davis was the builder/owner.

Although no permits seem to be available, there have been numerous additions to this building over the years. By c. 1948/49, the building went from being residential to business. H.S. McCluskey had an office at 1901 from c.1951 through c.1963. The Universal Stamp Shop opened at 1901 E. McDowell c. 1967 and continued through c.1970. The couple that owned the business lived in the rear of the shop.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: None

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale.:

Irregular plan with multiple additions/alterations, punched windows, applied stuccoed details, fabric "mansard" awning

Outbuildings:

None

Site No: 63 Survey Area: Miracle Mile

Address: 1901 E. McDowell Rd.

PHOTO INFORMATION

Date: **12/25/2019**

View **South**
(looking towards)



PHOTO INFORMATION

Date:

View:
(looking towards)

PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 64 Survey Area Miracle MileHistoric Name(s): Leased CommercialAddress: 1909 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-13-133ATownship: 1N Range: 3E Section: 3 Quarter: Acreage: Block: 1 Lot: 17 Plat (Addition) Weight Davis Tract Platted in 1938UTM reference: Zone: 12 Easting: 403293 Northing: 3703375USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER UNKNOWN not determined known Source: CONST. DATE: 1957 known estimate, source: Demo permit/newspaper**STRUCTURAL CONDITION** **GOOD (well maintained; no serious problems apparent)** **FAIR (some problems apparent)** **POOR (major prob.; imminent threat):** **RUIN / Uninhabitable / DEMOLISHED****USES / FUNCTIONS** Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, three suites, now vacantSources: **PHOTO INFORMATION**

Date of Photo:

1/5/2020

View Direction (looking towards):

Southeast

Site No. 64 Survey Area Miracle Mile

Historic Name(s): Leased Commercial

Address: 1909 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

All the storefront windows and doors have been replaced. Patches of the ashlar stone have been painted to cover graffiti.

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape with paved head-in parking off McDowell Rd.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry

Roof: Composition

Foundation Not visible

Windows/Doors: Aluminum storefront windows and doors, not original

Walls (Sheathing): Ashlar stone below metal awning, scored plaster above

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Ashlar stone facing, scored plaster, cantilevered metal awning

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date::

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 64 Survey Area Miracle Mile

Historic Name(s): Leased Commercial

Address: 1909 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

The brick residence which had been on this site was demolished in 1957. No other permits were located related to construction or remodels. Addresses used for this building include 1909 and 1911 E. McDowell.

It appears from the newspaper ads that the initial tenants opened in December 1957.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Storefront Commercial

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale.:

Rectangular plan, three suites, of equal size, with storefront entries facing McDowell Rd. Storefronts are framed by ashlar stone faced rectangular piers, bulkheads and headers. Scored plaster finish on front façade above cantilevered metal awing.

Outbuildings:

None

Site No: 64 Survey Area: Miracle Mile

Address: 1909 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/5/2020**

View **Southwest**
(looking towards)



PHOTO INFORMATION

Date:

View:
(looking towards)

PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 65 Survey Area Miracle MileHistoric Name(s): Van Campen RealtyAddress: 1915 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-13-131Township: 1N Range: 3E Section: 3 Quarter: Acreage: Block: 1 Lot: 15 Plat (Addition) Wright Davis Tract Platted in 1938UTM reference: Zone: 12 Easting: 403310 Northing: 3703384USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER UNKNOWN not determined known Source: CONST. DATE: 1953 known estimate, source: Building PermitSTRUCTURAL CONDITION GOOD (well maintained; no serious problems apparent) FAIR (some problems apparent) POOR (major prob.; imminent threat): RUIN / Uninhabitable / DEMOLISHEDUSES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Commercial, now restaurant

Sources:

PHOTO INFORMATION

Date of Photo:

1/5/2020

View Direction (looking towards):

Southwest

Site No. 65 Survey Area Miracle Mile

Historic Name(s): Van Campen Realty

Address: 1915 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site:

DESIGN Describe alterations from the original design, including dates::

Original building has been remodeled extensively; awning removed, addition to front, shade structure added in front, storefronts altered

Permit: masonry & framing addition (1960)

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape with paved parking adjacent, building set back from McDowell Rd. ROW

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry with added frame elements

Roof: Composition

Foundation Not visible

Windows/Doors: Aluminum storefront windows and doors

Walls (Sheathing): Stucco

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

None

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY LOSS**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date::

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 65 Survey Area Miracle Mile

Historic Name(s): Van Campen Realty

Address: 1915 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A permit was issued for a masonry store building in 1953 and valued at \$4500.

Van Campen Realty appears to have opened at this address in October 1953 and sharing the space was Wayside Florists which opened in February 1954. Both businesses continued to occupy the building to c.1970.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Storefront Commercial (remodeled)

NO Style

Stories: 1 Basement

Roof Form: Flat

Describe other character-defining features of its massing, size, and scale::

Intersecting rectangular forms of various heights, non-original, part of renovation for current use, stuccoed walls, covered front patio

Outbuildings:

None

Site No: 65 Survey Area: Miracle Mile

Address: 1915 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/5/2020**

View **Southeast**
(looking towards)



PHOTO INFORMATION

Date: **1/5/2020**

View: **Southeast**
(looking towards)



PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 66 Survey Area Miracle MileHistoric Name(s): Ann Lantz Dress CompanyAddress: 1919 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-13-129Township: 1N Range: 3E Section: 3 Quarter: _____ Acreage: _____Block: 1 Lot: 13 Plat (Addition) Wright Davis Tract Platted in 1938UTM reference: Zone: 12 Easting: 403326 Northing: 3703376

USGS 7.5' Quadrangle Map _____

Latitude _____ Longitude _____ Datum if other than WGS84: _____

ARCHITECT: UNKNOWN not determined known Source: _____BUILDER UNKNOWN not determined known Source: _____CONST. DATE: 1956 known estimate, source: Building PermitSTRUCTURAL CONDITION

- GOOD (well maintained; no serious problems apparent)
- FAIR (some problems apparent) One window opening covered with plywood
- POOR (major prob.; imminent threat): _____
- RUIN / Uninhabitable / DEMOLISHED

USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Originally two commercial suites, now used for retail and a restaurant

Sources:

PHOTO INFORMATION

Date of Photo:

12/25/2019

View Direction (looking towards):

South

Site No. 66 Survey Area Miracle Mile

Historic Name(s): Ann Lantz Dress Company

Address: 1919 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Original storefront windows and door remain on east suite, window openings partly infilled on west suite with brick and smaller storefront windows, one door infilled, dates unknown

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape, asphalt parking/access lanes surrounding buildings, head-in parking off McDowell Rd.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry, brick with stacked bond roman brick on front façade

Roof: Composition

Foundation Not visible

Windows/Doors: Aluminum storefront windows and door on east suite, replacement aluminum windows on west suite

Walls (Sheathing): Exposed stacked roman brick, infill brick, painted brick above cantilevered awning

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Stacked bond roman brick and pilasters, angled storefront, metal awning with horizontal banding

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date::

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 66 Survey Area Miracle Mile

Historic Name(s): Ann Lantz Dress Company

Address: 1919 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A permit was issued for a masonry store building in March 1956 for address 1917 E. McDowell which was valued at \$15,000. The legal description for the permit is the same as for the 1919 E. McDowell address.

The initial tenant appears to be Ann Lantz Dress Company which was opened in June 1956 based on a newspaper ad. The city directories indicate that the first business in 1917 E. McDowell was Prudential Premium Company of Arizona. Lantz Dress Company remained to c.1960 and Prudential Premium to c.1961. Universal Microfilm occupied 1919 from c.1962 to c.1964 followed by Watkins Products Extract from c.1966 to c.1970. 1917 was primarily vacant from c.1963 to c.1967 when a beauty salon opened.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Storefront Commercial

NO Style

Stories: 1 Basement

Roof Form: Flat with parapet

Describe other character-defining features of its massing, size, and scale.:

Rectangular plan with storefront on street-facing façade, cantilevered metal awning with horizontal banding, stacked bond roman brick pilasters and bulkheads, angled storefront, painted brick above awning

Outbuildings:

None

Site No: 66 Survey Area: Miracle Mile

Address: 1919 E. McDowell Rd.

PHOTO INFORMATION

Date: **12/25/2019**

View **Southeast**
(looking towards)



PHOTO INFORMATION

Date:

View:
(looking towards)

PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 67 Survey Area Miracle MileHistoric Name(s): Dairy QueenAddress: 1921 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-13-127,125Township: 1N Range: 3E Section: 3 Quarter: Acreage: Block: 1 Lot: 9,11 Plat (Addition) Wright Davis Tract Platted in 1938UTM reference: Zone: 12 Easting: 403350 Northing: 3703385USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER : Metro Builders (1966, 1967) not determined known Source: Building PermitCONST. DATE: 1951 known estimate, source: Building PermitSTRUCTURAL CONDITION **GOOD** (well maintained; no serious problems apparent) **FAIR** (some problems apparent) **POOR** (major prob.; imminent threat): **RUIN / Uninhabitable / DEMOLISHED**USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Originally a Dairy Queen, remained in operation until c. 2008 while undergoing multiple rebranding remodels, noSources: PHOTO INFORMATION

Date of Photo:

12/25/2019

View Direction (looking towards):

Southwest

Site No. 67 Survey Area Miracle Mile

Historic Name(s): Dairy Queen

Address: 1921 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Original 1951 Dairy Queen was remodeled repeatedly over the years. Signage changed, slats added over storefront windows; basic form intact

Permits: New interior partitions & interior remodeling (1966); 12'x36' masonry addition to restaurant, side yard (1967) the

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape, building set back from McDowell Road for outdoor dining patio, paved parking/access to east, west and rear of building

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry, CMU

Roof: Pressed metal shakes

Foundation Concrete

Windows/Doors: Aluminum storefront

Walls (Sheathing): Painted CMU

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Mansard roof with patterned tile, pole sign with original panel shapes

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **INTEGRITY CONSIDERED SUFFICIENT**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date::

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 67 Survey Area Miracle Mile

Historic Name(s): Dairy Queen

Address: 1921 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A permit was issued for a masonry store building in 1951 with a value of \$4500. The address given on the permit was 1921-1925 E. McDowell.

Dairy Queen opened at this site c.1951 and remained in operation to c. 2008.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Googie influence

NO Style

Stories: Basement

Roof Form: Flat with decorative mansard at parapet

Describe other character-defining features of its massing, size, and scale.:

Dairy Queen stock plan with pole sign

Outbuildings:

Site No: 67 Survey Area: Miracle Mile

Address: 1921 E. McDowell Rd.

PHOTO INFORMATION

Date: **12/25/2019**

View **Southeast**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View: **Southeast**
(looking towards)



PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 68 Survey Area Miracle MileHistoric Name(s): HouseAddress: 1929 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-13-123Township: 1N Range: 3E Section: 3 Quarter: Acreage: Block: 1 Lot: 7 Plat (Addition) Wright Davis Tract Platted in 1938UTM reference: Zone: 12 Easting: 403373 Northing: 3703382USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER Wright Davis not determined known Source: Building PermitCONST. DATE: c. 1945 known estimate, source: Building PermitSTRUCTURAL CONDITION GOOD (well maintained; no serious problems apparent) FAIR (some problems apparent) POOR (major prob.; imminent threat): RUIN / Uninhabitable / DEMOLISHEDUSES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Originally single-family residential, later commercial. Demolished in 2020.

Sources:

PHOTO INFORMATION

Date of Photo:

1/5/2020

View Direction (looking towards):

Southwest

Site No. 68 Survey Area Miracle Mile

Historic Name(s): House

Address: 1929 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site:

DESIGN Describe alterations from the original design, including dates::

Security bars added to windows

SETTING

Describe the natural and/or built environment around the property::

Commercial strip, residential remnant building set back from McDowell with landscaped front yard, original concrete walkway to sidewalk

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Brick

Roof: Hip with asphalt shingles

Foundation Brick

Windows/Doors: Steel casements

Walls (Sheathing): Stucco

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

Cornice eave moldings, corner windows, corner entry porch, clay tile foundation vents

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **DEMOLISHED**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date::

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 68 Survey Area Miracle Mile

Historic Name(s): House

Address: 1929 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A permit was issued for a brick stucco House and frame stucco garage in 194_ with a value of \$3500. This building was demolished in January 2020.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Minimal Traditional

NO Style

Stories: 1 Basement

Roof Form: Hip

Describe other character-defining features of its massing, size, and scale.:

Outbuildings:

Single-car detached garage at rear of lot

Site No: 68 Survey Area: Miracle Mile

Address: 1929 E. McDowell Rd.

PHOTO INFORMATION

Date: **1/5/2020**

View **Southeast**
(looking towards)



PHOTO INFORMATION

Date:

View:
(looking towards)

PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 69 Survey Area Miracle MileHistoric Name(s): Commercial BuildingAddress: 1933 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-13-121Township: 1N Range: 3E Section: 3 Quarter: Acreage: Block: 1 Lot: 5 Plat (Addition) Wright Davis Tract Platted in 1938UTM reference: Zone: 12 Easting: 403387 Northing: 3703380USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER UNKNOWN not determined known Source: CONST. DATE: c. 1960 known estimate, source: STRUCTURAL CONDITION GOOD (well maintained; no serious problems apparent) FAIR (some problems apparent) POOR (major prob.; imminent threat): RUIN / Uninhabitable / DEMOLISHEDUSES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Originally residential, extensive remodel for transition to commercial c. 1962. Demolished in 2020.Sources: PHOTO INFORMATION

Date of Photo:

12/25/2019

View Direction (looking towards):

Southeast

Site No. 69 Survey Area Miracle Mile

Historic Name(s): Commercial Building

Address: 1933 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site: _____

DESIGN Describe alterations from the original design, including dates::

Storefront replaced, corrugated metal added to parapet, signage added, additions to building

Permits: Interior remodel of masonry residence for retail sales (Jan 1962); 40'x40' masonry warehouse addition (Mar 1962)

SETTING

Describe the natural and/or built environment around the property::

Commercial streetscape, head-in paved parking off McDowell, additional parking to east, no landscaping

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Masonry, CMU

Roof: Composition

Foundation Concrete

Windows/Doors: Aluminum storefront windows and door, non-original

Walls (Sheathing): Stucco, corrugated metal, painted CMU

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

None

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **DEMOLISHED**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date::

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 69 Survey Area Miracle Mile

Historic Name(s): Commercial Building

Address: 1933 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

A permit was issued for a brick residence with no garage in 1945.

This building was demolished in January 2020.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: Storefront Commercial

NO Style

Stories: Basement

Roof Form:

Describe other character-defining features of its massing, size, and scale.:

Outbuildings:

Site No: 69 Survey Area: Miracle Mile

Address: 1933 E. McDowell Rd.

PHOTO INFORMATION

Date: **12/25/2019**

View **Southwest**
(looking towards)



PHOTO INFORMATION

Date:

View:
(looking towards)

PHOTO INFORMATION

Date:

View
(looking towards)

PROPERTY IDENTIFICATIONSite No. 70 Survey Area Miracle MileHistoric Name(s): Gas StationAddress: 1939 E. McDowell Rd.City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 116-13-116BTownship: 1N Range: 3E Section: 3 Quarter: Acreage: Block: 1 Lot: 1 Plat (Addition) Wright Davis Tract Platted in 1938UTM reference: Zone: 12 Easting: 403411 Northing: 3703372USGS 7.5' Quadrangle Map Latitude Longitude Datum if other than WGS84: ARCHITECT: UNKNOWN not determined known Source: BUILDER UNKNOWN not determined known Source: CONST. DATE: c. 1965 known estimate, source: STRUCTURAL CONDITION GOOD (well maintained; no serious problems apparent) FAIR (some problems apparent) POOR (major prob.; imminent threat): RUIN / Uninhabitable / DEMOLISHEDUSES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:Uses: Gas station. Demolished in 2020.Sources: PHOTO INFORMATION

Date of Photo:

12/25/2019

View Direction (looking towards):

Southeast

Site No. 70 Survey Area Miracle Mile

Historic Name(s): Gas Station

Address: 1939 E. McDowell Rd.

SIGNIFICANCE (See Continuation Page)

(A. HISTORIC EVENTS / TRENDS; B. PERSONS; C. ARCHITECTURE)

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site:

DESIGN Describe alterations from the original design, including dates::

Some storefront infilled or replaced, stuccoed, gas pumps removed

SETTING

Describe the natural and/or built environment around the property::

At east end of commercial strip on corner lot, building at rear of lot, surrounded by asphalt paving.

How has the environment changed since the property was constructed?:

MATERIALS

Walls (Structure) Unknown, possibly steel frame

Roof: Flat, composition

Foundation Not visible

Windows/Doors: One steel casement remains on west, replacement aluminum storefront windows and door elsewhere, garage d

Walls (Sheathing): Vertical metal panels, painted

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

None

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed:
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason: **DEMOLISHED**

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date::

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No. 70 Survey Area Miracle Mile

Historic Name(s): Gas Station

Address: 1939 E. McDowell Rd.

SIGNIFICANCE

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

This lot was developed in the 1940s, but the original buildings were demolished. The now demolished (2020) gas station does not appear on the 1959 aerial.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE

Style: International Style

NO Style

Stories: Basement

Roof Form:

Describe other character-defining features of its massing, size, and scale.:

Outbuildings:

Site No: 70 Survey Area: Miracle Mile

Address: 1939 E. McDowell Rd.

PHOTO INFORMATION

Date: **12/25/2019**

View **Southwest**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View: **Southwest**
(looking towards)



PHOTO INFORMATION

Date: **12/25/2019**

View **South**
(looking towards)

