

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property: Yapple Park Historic District

historic name _____
other names/site number _____

2. Location: Roughly bounded by 3rd and 7th Avenues and Turney and Minnezona Avenues

street & number _____ not for publication
city or town Phoenix vicinity
state Arizona code AZ county Maricopa code 013

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
___ national ___ statewide ___ local

Signature of certifying official Date

Title State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:
___ entered in the National Register ___ determined eligible for the National Register
___ determined not eligible for the National Register ___ removed from the National Register
___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only **one** box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public – Local
<input type="checkbox"/>	public – State
<input type="checkbox"/>	public – Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
93	17	buildings
		district
		site
		structure
		object
93	17	Total

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

Number of contributing resources previously listed in the National Register

Residential Subdivisions and Architecture in
Central Phoenix, 1870-1963

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

EDUCATION/Daycare Center

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS: Bungalow/Craftsman

LATE 19TH AND EARLY 20TH CENTURY

REVIVALS: Tudor/English Cottage; Southwest

MODERN MOVEMENT: Moderne

MODERN MOVEMENT: Ranch Style

Materials

(Enter categories from instructions)

foundation: Concrete

walls: Brick

Stucco

Wood

roof: Asphalt

other: Adobe

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

See Continuation Sheet

Narrative Description

See Continuation Sheet

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Period of Significance (justification)

See Continuation Sheet

Criteria Considerations (explanation, if necessary)

See Continuation Sheet

Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Architecture

Period of Significance

1924-1957

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation

Undefined

Architect/Builder

T.H. Evans, builder

Paul Burroway, designer/builder

W. M. Rasmussen, builder

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

See Continuation Sheet

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

See Continuation Sheet

Developmental history/additional historic context information (if appropriate)

See Continuation Sheet

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

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67 has been Requested)
 previously listed in the National Register
 previously determined eligible by the National Register designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Approx. 30 acres
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>12 S</u> Zone	<u>399544.2 m</u> Easting	<u>3707558.5 m</u> Northing	3	<u>12 S</u> Zone	<u>399851 m</u> Easting	<u>3707276.5 m</u> Northing
2	<u>12 S</u> Zone	<u>399848.8 m</u> Easting	<u>399848.8 m</u> Northing	4	<u>12 S</u> Zone	<u>399511.2 m</u> Easting	<u>3707281.9 m</u> Northing

Verbal Boundary Description (describe the boundaries of the property)

See Continuation Sheet

Boundary Justification (explain why the boundaries were selected)

See Continuation Sheet

11. Form Prepared By

name/title Terri Myers, Historian; Kristen Brown, Architectural Historian; and Karen Thompson, Associate Historian
organization Preservation Central, Inc. date June 19, 2009
street & number 823 Harris Avenue telephone (512) 478-0898
city or town Austin state Texas zip code 78705
e-mail terrimyers@preservationcentral.com

Additional Documentation

Submit the following items with the completed form:

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

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

See Continuation Sheet

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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SUMMARY PARAGRAPH

The Yaple Park Historic District is a suburban neighborhood located approximately three miles north of downtown Phoenix, immediately south of the Grand Canal. Yaple Park has a roughly rectangular boundary that includes sections of Minnezona, Campbell, Roma, and Turney Avenues between 3rd and 7th Avenues. The district corresponds to the Yaple Park subdivision platted in 1929, with the exception of the west-facing lots along 7th Avenue, which are not included in the district boundary. The Yaple Park Historic District is approximately 30 acres in size and contains 110 resources, all of which are residential in nature—107 single-family houses, two multi-unit dwellings, and a daycare center. Of the resources, 93 (85%) are considered contributing, and 17 (15%) are noncontributing. Most of the resources in the district are modest houses built between 1931 and 1949. A wide range of styles is represented, including several period revival styles and many Transitional Ranch houses. The boundaries of the National Register district correspond to the boundaries of a Phoenix local historic district of the same name.

NARRATIVE DESCRIPTION

Yaple Park Historic District is situated between 3rd and 7th Avenues, and between the Grand Canal and Turney Avenue. It is almost rectangular in shape, but has an angled northern boundary that corresponds to the alignment of the canal. Its western boundary is located a short distance east of 7th Avenue, at an alley that runs behind the lots facing 7th. West of the district is a commercial strip along 7th Avenue. East of the district, across 3rd Avenue, is neighborhood similar to Yaple Park. South of Yaple Park on the south side of Turney Avenue, are several apartment buildings, and further south is a postwar residential neighborhood. On the north boundary of Yaple Park is the Grand Canal, and just north of that is the Pierson Place Historic District, listed in the Phoenix Historic Property Register.

The streets in Yaple Park are laid out in a grid pattern, with four east-west streets and two north-south streets creating six residential blocks, and the diagonal canal creating a small wedge-shaped block at the top of the district. The lots face the east-west streets. On the southern boundary of the district is Turney Avenue, a straight road wide enough for on-street parking. Only the lots on the north side of Turney are included in the district. The south side of Turney is a separate, later subdivision. One block north of Turney is Roma Avenue, which is similar in width to Turney. Roma is curved in its 500 block, at the western side of the district, but is straight at its eastern end, in the 300 block. One block north of Roma is Campbell Avenue, a straight two-lane road. The northernmost street in the district is Minnezona Avenue, a narrow street that runs parallel to the Grand Canal for the 500/600 block, and then continues in a straight line to the east in the 300 block. The Grand Canal runs in a southwesterly diagonal line from east to west. The canal itself is not in the district, but its southern bank serves as the district boundary. Alleys were located in the center of each block. However, most of them have been abandoned in this neighborhood, leaving an 8' public utility easement at the rear of each property. Only the 300 block of Roma and Campbell Avenues retains its alley.

The streetscapes in Yaple Park are uniform, despite the many architectural styles found in the district. Setbacks, massing, and landscaping are fairly consistent district-wide and contribute to the coherent appearance. The streets are flat, and approximately 25 feet wide, enough to permit on-street parking. They

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are paved in asphalt, and curb types vary. Turney Avenue has rolled concrete curbs. The 300 block of Roma has rolled concrete curbs, while the 500 block has squared curbing. Campbell and Minnezona Avenues do not have curbs. Both 3rd and 5th Avenues have squared concrete curbs. The average lot size in the district is 50 feet wide by 125 feet deep. Some minor variation in lot size and shape is found, such as at the curve in Roma Avenue and in the wedge-shaped section between Minnezona Avenue and the Grand Canal. In a few cases, houses sit on double lots, or have easements that encompass a portion of the adjacent lot. Most of the houses in Yaple Park are similarly sized. There are three two-story houses in the district, one historic and two non-historic. The remaining 107 houses are one-story in height, and appear similarly massed when viewed from the street. A setback of approximately 40 feet is consistent from street to street. Distances between houses are largely consistent, as well. There are very few fences or walls in the front yards, which creates a feeling of openness. The neighborhood is adjacent to the Grand Canal and features an urban irrigation system with shallow ditches along the streets. As a result, mature landscaping is a key element in the neighborhood. The majority of lots in the district have front lawns, with hedges, vines, low flower beds, and mature palm, orange, eucalyptus, pine, and pepper trees. A few lots are xeriscaped, with low water use native plants and crushed gravel. Most lots have straight concrete driveways which lead either to attached garages or garages in the rear. Some original two-track driveways remain, although the majority of driveways have been infilled with concrete or replaced. A small number of driveways have been widened. Non-historic streetlights are located primarily along 3rd and 5th Avenues, but a small number are found on the east-west streets. Cylindrical standpipes are located on a few street corners in the district, above the current location of irrigation laterals. Sublaterals, or swales, can be seen along the edge of streets at lot boundaries in a few places.

Ninety-one percent of the houses in the district are from the historic period, with 100 houses dating from 1924 to 1957. There are two houses in the district from the 1920s—one from 1924 that predates the subdivision and the other from 1929. Nine houses were built between 1931 and 1936. Sixty houses were built between 1937 and 1941, and 24 more were constructed between 1942 and 1950. Six houses were constructed between 1952 and 1960. There are eight non-historic houses dating from the 1970s and later. Two of the district resources are multi-unit dwellings, both located on Roma Avenue. One of these is a historic Ranch style 4-unit dwelling from 1954. One is a non-historic Contemporary style building from 1973. The daycare center was constructed in 1973.

The historic resources in the district display a remarkable diversity of styles; however, the great majority of houses are Transitional Ranches. Several revival styles and other historic styles are represented in Yaple Park, but in small number. Of the 110 resources in the district, 75 (68%) are Transitional Ranch in style. Two-thirds of the Transitional Ranches have gabled roofs, and one-third of these houses have hipped roofs. The majority of the Transitional Ranch houses are brick, although stucco is also found. There are seven simple Ranch houses, most of them gabled, and there are also two Spanish Colonial Revival Ranch houses and one French Provincial Ranch house. The Transitional Ranch houses tend to be smaller, with a short side-gabled volume and a short gabled ell, or with centrally-massed hipped volumes and a short hipped ell. The Ranch houses in the district are slightly larger and have more elongated footprints and linear floor plans. Some of the Transitional Ranch and Ranch houses have integral, attached garages or carports that further elongate their façades, but many of the houses have detached garages in the rear near the alley. In general, detached garages match the house, with similar roof forms and construction materials. There are 17 houses in the

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district that can be said to have a period revival style or other historic style. Six are gabled English Cottages, one is a side-gabled Cape Cod Revival, and one is a two-story Craftsman with a cross-gabled roof. Three of the houses are Southwest Style, and one is a Pueblo Revival. Two are Monterey Revival, although one of these is not historic. The district also contains two Art Moderne houses and one International Style house. In general, these revival styles and other styles have matching detached garages in the rear.

Construction materials and decorative details vary slightly throughout the neighborhood, but present a coherent appearance. Approximately 56 percent of the total resources have masonry construction, with brick, painted brick, or painted block exterior walls. Approximately 32 percent of the resources have stucco exteriors. A small number of these were not stucco originally. Three of the houses are sided in wood, and two of the houses have a combination of brick and wood. Two of the houses are stone, and one is adobe. Three of the houses have had replacement vinyl or aluminum siding. By far the common roofing material is asphalt shingle, and some of the houses feature tiled ridgelines. Clay tile and concrete tile roofs are also found. A small number of houses have built-up flat roofs. The majority of windows in the district are steel casement, but wood casement and wood double hung are also found. A few houses have replacement aluminum or vinyl sash, and others have replacement glass in their original casement sash. Most of the houses have large window openings, including fixed and operable sash picture windows in various configurations. Various decorative window types are found, including projecting bay, bulls-eye, glass block, and fixed picture, although not in great numbers. Most of the houses in the district are Transitional Ranches and so are simple in design, with modest details but no revival style ornamentation. Commonly found ornamental details include exposed rafter ends, brick sills, window shutters, and scalloped wood in the gable ends. A small number of houses have contrasting wainscoting wherein the wainscot brick has a different brick size or bond than the walls. Chimneys are found on many houses.

Most of the houses have porches or stoop roofs of various sizes and configurations. Many of the porches are long and shallow, located under cornice overhangs along the front façade, and are found both with and without porch supports. Others are flat- or shed-roofed corner porches located at the junction of eaves. Some porches are simply shed-roofed hoods extending from the roof edge. In a few instances there are more substantial inset or attached porches, and there are also several houses without porches. Several houses have carports, either inset or attached. Porch and carport supports are most commonly iron or 4x4 wood posts, although brick piers are found.

As stated, 107 of the 110 resources in Yaple Park are single-family houses. The great majority of these are Transitional Ranch houses that lack specific revival detail or other overt ornamentation. The Transitional Ranch style is, as the name implies, a transitional form that contains elements of the bungalow house type and the Ranch house. Transitional Ranches are smaller than ranch houses, with more centralized plans and simpler fenestration. They are often, but not always, earlier than Ranch houses. Ranch houses tend to have longer, more linear plans and a more horizontal emphasis. There are 75 Transitional Ranch houses and seven Ranch houses in Yaple Park. Both gabled and hipped versions of these house types are found in the district.

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Two-thirds of the Transitional Ranch houses in Yaple Park are gabled. Most of these have a side-gabled main volume and a front-gabled ell, although other configurations are found. A good example of a gabled Transitional Ranch house is *321 W. Minnezona Avenue*, which is a gabled house with a front-gabled ell. It is stucco and has casement windows, wood gable ends with scalloped edges, and exposed rafters on its shallow porch. Another cross-gabled example is *334 W. Roma Avenue*, which is an exposed brick house with casement windows and a small porch. It features a brick projecting bay window on its ell and a large exterior chimney. The house at *312 W. Turney Avenue* is an example of a side-gabled house without an ell. It is a stucco house with a partial-width front porch and wood double hung windows. The district's only adobe house, *613 W. Roma Avenue*, is also a cross-gabled Transitional Ranch. One-third of the Transitional Ranch houses in the district have hipped roofs in various configurations. An example of a hipped roof with a hipped ell can be found at *619 W. Minnezona Avenue*, which is a painted brick house with casement windows, tiled roof ridges, and a small stoop roof. The house at *345 W. Roma Avenue* has a hipped roof with a gabled ell. It is a stucco house with a corner casement window and a small stoop roof. A less common roof type is the single hip. An example is *309 W. Campbell Avenue*, which has a single hipped roof with an inset corner porch.

There are eight Ranch houses in Yaple Park. Four simple Ranch houses in Yaple Park contribute to the district. They are: *516 W. Campbell Avenue*, an early side-gabled example with exposed red brick and casement windows; *306 W. Roma Avenue*, an early hipped example with exposed brick, shutters, and a hipped ell; *340 W. Roma Avenue*, an altered side-gabled house with a full-façade porch and exterior chimney; and *4555 N. 5th Avenue*, a board and batten house with scalloped fascia boards and a hipped ell containing a carport. One of the two Spanish Colonial Revival Ranch houses is *310 W. Campbell Avenue*, a painted brick flat and cross-gabled house with a Spanish tile roof. It has wood casement windows and an arched wing wall. The other Spanish Colonial Revival Ranch is *313 W. Campbell Avenue*, a stucco house with a corner casement window, shed-roofed stoop roof, and tile roof overhangs. There is one French Provincial Ranch house, *318 W. Roma Avenue*, a painted brick house with multiple intersecting hip roofs, a corner casement, and a wide exterior chimney. Additionally, one of the multi-unit dwellings, *534 W. Roma Avenue*, is Ranch in style, with a linear plan, hipped roof, and casement windows.

The presence of Period Revivals and other historic styles adds diversity to Yaple Park. There are three Southwest Style houses in the district, such as *615 W. Minnezona Avenue*. Built in 1924, it predates the subdivision. It is a flat-roofed stucco house with a parapet with square canales, steel or wood casement windows, and an arched entry porch with a tiled shed roof. There are two Monterey Revival houses in the district, one of which, *515 W. Roma Avenue*, is historic. It has a flat-roofed rear portion and a cross-gabled, tiled front portion. It has stuccoed walls and casement windows. The other Monterey Revival house, *325 W. Campbell Avenue*, is not historic. There is one Pueblo Revival house in the district, *337 W. Roma Avenue*. It is a stuccoed, flat-roofed house with a parapet, a low patio wall, double-hung wood windows, and decorative *vigas*. There are six English Cottage style houses in the district, four on Campbell Avenue and two on Roma Avenue. Steeply pitched cross-gabled roofs are the primary characteristic of these houses, and brick, stucco, and stone examples are found. For example, the house at *302 W. Roma Avenue* is a painted brick, cross-gabled English Cottage style house with casement windows, *353 W. Campbell Avenue* is a cross-gabled stucco example with an arched entry porch, and *357 W. Campbell Avenue* is a cross-gabled stone house with a prominent chimney, projecting bay window, and arched entry porch. The district contains one Cape Cod

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Revival house, *502 W. Campbell Avenue*, a wood-sided, side-gabled house with 4/4 wood double hung windows, decorative shutters, and dormer windows. There is one Craftsman style house in the district, *502 W. Turney Avenue*. Built in 1929, it is one of the earliest houses in the neighborhood. It is a cross-gabled brick house with a historic period, frame second story. It has brick segmental arch window openings, an arched porch, a porte-cochere, and wood casement windows. There is one bungalow in the district that lacks a specific architectural style—*340 W. Campbell Avenue*, a front-gabled bungalow with stucco walls, wood casement windows, and a corner inset porch. Finally, there are two modern style buildings in the district—two Art Moderne houses and one International Style house. One of the Moderne houses is *505 W. Roma Avenue*, a flat-roofed stucco house with a flat awning-style stoop roof, a corner casement window, and stringcourse bands at cornice level. The other Moderne house is *330 W. Minnezona Avenue*, a flat-roofed stucco house with a prominent round corner ell, a smaller second curved volume, ribbon windows, and a curved window awning. The International Style house is *333 W. Minnezona Avenue*, a painted brick flat-roofed house with three rectangular volumes, a corner casement window, a flat awning-style stoop roof, and a stepped cornice detail. The one garage apartment found in the district is a circa 1940 two-story frame garage with an upper story apartment and several alterations.

Yaple Park contains eight non-historic resources. Three are simple front-gabled stucco examples from 1980, a 2-story version with multiple building volumes from 1998, and a hip-roofed stucco house from circa 2005. There is a 2-story structure built in 1981 with a flat roof, stained vertical wood siding, massive banks of windows, and curved volumes. There is also a 1973 multi-unit dwelling with high-vaulted shed roofs. One of the non-historic houses in Yaple Park, *325 W. Campbell Avenue*, is Monterey Revival in style. It was completed 9/23/2005 and has stucco walls, a prominent exterior chimney, and a cross-gabled tiled roof. Finally, there is one house, *518 W. Roma Avenue*, which was under construction at the time of the 2008 survey.

Of the 110 resources in the district, 17 (15%) are considered noncontributing. The eight non-historic houses previously mentioned are considered noncontributing due to their age. The remaining six noncontributing resources are considered so due to varying alterations. The house at *318 W. Campbell Avenue* has been stuccoed, and *324 W. Campbell Avenue* has had its entry altered. At *302 W. Minnezona Avenue*, the windows have been replaced and the walls stuccoed. Siding was replaced on both *315 W. Minnezona Avenue* and *315 W. Roma Avenue*. Alterations at *515 W. Minnezona Avenue* include stucco and replacement windows.

Yaple Park Historic District, which corresponds to a Phoenix local historic district of the same name, is a well-preserved residential neighborhood in central Phoenix. Of the 110 resources in the district, 93 (85%) are considered contributing, and 17 (15%) are noncontributing. All of the resources are residential in nature, and all but three of them are single family houses. Most of the resources in the district are modest houses built between approximately 1931 and 1949. This development pattern resulted in coherent streetscapes and a strong sense of history. Although Yaple Park contains primarily Transitional Ranch houses, a wide range of styles is represented, including several various period revival styles and other historic styles.

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INVENTORY OF RESOURCES

Address	Construction Date	Style	Contributing Status	Reason Noncontributing
4555 N. 5 th Ave.	1957	Ranch	Contributing	
304 W. Campbell Ave.	1938	Transitional Ranch	Contributing	
305 W. Campbell Ave.	1937	Transitional Ranch	Noncontributing	Alterations
307 W. Campbell Ave.	1939	Transitional Ranch	Contributing	
308 W. Campbell Ave.	1939	Transitional Ranch	Contributing	
309 W. Campbell Ave.	1952	Transitional Ranch	Contributing	
310 W. Campbell Ave.	1939	Spanish Colonial Ranch	Contributing	
311 W. Campbell Ave.	1939	Transitional Ranch	Contributing	
313 W. Campbell Ave.	1941	Spanish Colonial Ranch	Contributing	
318 W. Campbell Ave.	1960	Ranch	Noncontributing	Age
324 W. Campbell Ave.	1940	Transitional Ranch	Noncontributing	Alterations
325 W. Campbell Ave.	2008	Monterey Ranch	Noncontributing	Age
328 W. Campbell Ave.	1945	Transitional Ranch	Contributing	
332 W. Campbell Ave.	1939	Transitional Ranch	Contributing	
333 W. Campbell Ave.	1947	Transitional Ranch	Contributing	
336 W. Campbell Ave.	1939	Transitional Ranch	Contributing	
340 W. Campbell Ave.	1931	Late Bungalow	Contributing	
342 W. Campbell Ave.	1980	Unclassified	Noncontributing	Age
346 W. Campbell Ave.	1980	Unclassified	Noncontributing	Age
349 W. Campbell Ave.	1937	English Cottage	Contributing	
353 W. Campbell Ave.	1938	English Cottage	Contributing	
357 W. Campbell Ave.	1939	English Cottage	Contributing	
501 W. Campbell Ave.	1938	English Cottage	Contributing	
502 W. Campbell Ave.	1938	Cape Cod Revival	Contributing	
506 W. Campbell Ave.	1939	Transitional Ranch	Contributing	
507 W. Campbell Ave.	1934	Transitional Ranch	Contributing	
510 W. Campbell Ave.	1932	Transitional Ranch	Contributing	
513 W. Campbell Ave.	1981	Unclassified	Noncontributing	Age
515 W. Campbell Ave.	1946	Transitional Ranch	Contributing	
516 W. Campbell Ave.	1949	Ranch	Contributing	
622 W. Campbell Ave.	1945	Transitional Ranch	Contributing	
623 W. Campbell Ave.	1944	Transitional Ranch	Contributing	
624 W. Campbell Ave.	1934	Southwest	Contributing	
625 W. Campbell Ave.	1943	Transitional Ranch	Contributing	
626 W. Campbell Ave.	1973	Unclassified	Noncontributing	Age
301 W. Minnezona Ave.	1942	Transitional Ranch	Contributing	
302 W. Minnezona Ave.	1944	Transitional Ranch	Noncontributing	Alterations

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Address	Construction Date	Style	Contributing Status	Reason Noncontributing
306 W. Minnezona Ave.	1950	Transitional Ranch	Noncontributing	Alterations
309 W. Minnezona Ave.	1931	Transitional Ranch	Contributing	
315 W. Minnezona Ave.	1944	Transitional Ranch	Noncontributing	Alterations
319 W. Minnezona Ave.	1939	Transitional Ranch	Contributing	
320 W. Minnezona Ave.	1954	Transitional Ranch	Contributing	
321 W. Minnezona Ave.	1939	Transitional Ranch	Contributing	
324 W. Minnezona Ave.	1998	Ranch	Noncontributing	Age
329 W. Minnezona Ave.	1939	Transitional Ranch	Contributing	
330 W. Minnezona Ave.	1946	Art Moderne	Contributing	
333 W. Minnezona Ave.	1931	International	Contributing	
337 W. Minnezona Ave.	1931	Transitional Ranch	Contributing	
341 W. Minnezona Ave.	1939	Transitional Ranch	Contributing	
501 W. Minnezona Ave.	1938	Transitional Ranch	Contributing	
505 W. Minnezona Ave.	1954	Transitional Ranch	Contributing	
509 W. Minnezona Ave.	1946	Transitional Ranch	Contributing	
515 W. Minnezona Ave.	1949	Transitional Ranch	Noncontributing	Alterations
615 W. Minnezona Ave.	1924	Southwest	Contributing	
619 W. Minnezona Ave.	1939	Transitional Ranch	Contributing	
623 W. Minnezona Ave.	1939	Transitional Ranch	Contributing	
302 W. Roma Ave.	1938	English Cottage	Contributing	
303 W. Roma Ave.	1938	Minimal Traditional	Contributing	
306 W. Roma Ave.	1942	Ranch	Contributing	
307 W. Roma Ave.	1938	Transitional Ranch	Contributing	
310 W. Roma Ave.	1941	Transitional Ranch	Contributing	
311 W. Roma Ave.	1938	English Cottage	Contributing	
315 W. Roma Ave.	1937	Transitional Ranch	Noncontributing	Alterations
318 W. Roma Ave.	1939	French Provincial Ranch	Contributing	
320 W. Roma Ave.	1939	Transitional Ranch	Contributing	
326 W. Roma Ave.	1941	Transitional Ranch	Contributing	
330 W. Roma Ave.	1941	Transitional Ranch	Contributing	
334 W. Roma Ave.	1937	Transitional Ranch	Contributing	
337 W. Roma Ave.	1938	Pueblo Revival	Contributing	
340 W. Roma Ave.	1949	Ranch	Contributing	
341 W. Roma Ave.	1939	Transitional Ranch	Contributing	
345 W. Roma Ave.	1940	Transitional Ranch	Contributing	
347 W. Roma Ave.	1942	Transitional Ranch	Contributing	
351 W. Roma Ave.	1940	Transitional Ranch	Contributing	
355 W. Roma Ave.	1939	Transitional Ranch	Contributing	
356 W. Roma Ave.	1935	Southwest	Contributing	
502 W. Roma Ave.	1942	Transitional Ranch	Contributing	
505 W. Roma Ave.	1938	Art Moderne	Contributing	
508 W. Roma Ave.	1939	Transitional Ranch	Contributing	

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Address	Construction Date	Style	Contributing Status	Reason Noncontributing
511 W. Roma Ave.	1942	Transitional Ranch	Contributing	
512 W. Roma Ave.	1939	Transitional Ranch	Contributing	
515 W. Roma Ave.	1938	Monterey Ranch	Contributing	
516 W. Roma Ave.	1940	Transitional Ranch	Contributing	
518 W. Roma Ave.	2008	Under construction	Noncontributing	Age
519 W. Roma Ave.	1940	Transitional Ranch	Contributing	
523 W. Roma Ave.	1938	Transitional Ranch	Contributing	
524 W. Roma Ave.	1939	Transitional Ranch	Contributing	
526 W. Roma Ave.	2005	Unclassified	Noncontributing	Age
528 W. Roma Ave.	1945	Transitional Ranch	Contributing	
529 W. Roma Ave.	1973	Unclassified	Noncontributing	Age
534 W. Roma Ave.	1954	Ranch	Contributing	
613 W. Roma Ave.	1934	Transitional Ranch	Contributing	
302 W. Turney Ave.	1938	Transitional Ranch	Contributing	
304 W. Turney Ave.	1940	Transitional Ranch	Contributing	
312 W. Turney Ave.	1938	Transitional Ranch	Contributing	
322 W. Turney Ave.	1939	Transitional Ranch	Contributing	
326 W. Turney Ave.	1938	Transitional Ranch	Contributing	
330 W. Turney Ave.	1938	Transitional Ranch	Contributing	
344 W. Turney Ave.	1938	Transitional Ranch	Contributing	
348 W. Turney Ave.	1939	Transitional Ranch	Contributing	
498 W. Turney Ave.	1939	Transitional Ranch	Contributing	
502 W. Turney Ave.	1929	Craftsman	Contributing	
508 W. Turney Ave.	1945	Transitional Ranch	Contributing	
510 W. Turney Ave.	1939	Transitional Ranch	Contributing	
514 W. Turney Ave.	1939	Transitional Ranch	Contributing	
518 W. Turney Ave.	1946	Transitional Ranch	Contributing	
522 W. Turney Ave.	1946	Transitional Ranch	Contributing	
534 W. Turney Ave.	1939	Transitional Ranch	Contributing	
536 W. Turney Ave.	1948	Transitional Ranch	Contributing	
602 W. Turney Ave.	1939	Transitional Ranch	Contributing	

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STATEMENT OF SIGNIFICANCE SUMMARY PARAGRAPH

The Yaple Park Historic District is an *FHA-Influenced Subdivision (1935-1942)* that is significant under three historic contexts developed in the Multiple Property Documentation Form (MPDF) "Historic Residential Subdivision Development in Phoenix, 1912-1963." It relates to *Context 1: Trends and Patterns of Residential Subdivision Development in Phoenix, 1912-1963*, as a good example of historic development trends in Phoenix, including the conversion of farm land into residential subdivisions which allowed the city to expand from its original limits in the early to mid-20th century. It is also associated with *Context 2: the Progression of Residential Architecture Styles, Building Materials and Construction Practices in Central Phoenix Neighborhoods, 1912-1963*, as the district contains examples of major domestic architectural styles from the 1930s through the 1950s. Finally, Yaple Park's development is associated with *Context 3: Influence of Federal, State and Local Housing and Planning Policies on Phoenix Domestic Architecture and Subdivision Planning, 1934-1960*, as FHA-insured loans allowed families who would not otherwise qualify for a mortgage build or buy their own houses in Yaple Park. Today, the district is filled with early- to mid-century residential properties that share common size, massing, setback, building materials, and architectural styles. The district possesses a high degree of integrity; 93 (85 %) of its 110 properties are considered to be contributing elements of the district and only 17 (15%) are assessed as noncontributing. As a result, the district conveys a strong sense of Phoenix's historic physical development. For these reasons, the Yaple Park Historic District is nominated to the National Register of Historic Places under Criterion A, Community Planning and Development, and Criterion C, Architecture, both at the local level of significance.

NARRATIVE STATEMENT OF SIGNIFICANCE

The Yaple Park Historic District is significant as a largely intact, moderately-sized *FHA-Influenced Subdivision (1935-1955)* in Phoenix. Although the subdivision was platted in 1929, it saw only slight development before construction came to a standstill with the Great Depression. The advent of Federal Housing Authority (FHA) loan guarantees starting in 1935, however, re-invigorated development in this and other recently platted subdivisions like Country Club Park, North Encanto, and Woodlea. The FHA drove residential construction from 1937 through 1942, when some 60 houses were completed in Yaple Park. After a brief slowdown during World War II, construction resumed when returning veterans were offered Veterans Administration (VA) loans to build houses. Mandatory construction guidelines for houses built with FHA and VA funds, ensured that Yaple Park and its contemporaries were safe, sturdy, and efficient. Yaple Park's building stock strongly reflects the effects of these federal programs on residential subdivision development.

Today, Yaple Park is a suburban neighborhood of 110 domestic properties, most of which date to the historic period. The district vividly illustrates prevailing development patterns, architectural trends, and governmental influence on residential subdivisions in Phoenix during the early- to mid-20th century. Because the district was developed in multiple phases and exhibits a variety of architectural types, it is also a good showcase for the evolution of domestic architectural trends from the late-1920s, through the Great Depression, to the postwar boom years of the 1950s.

Contexts

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The Yaple Park Historic District relates to three contexts discussed in the Multiple Property nomination "Historic Residential Subdivision Development in Phoenix, 1912-1963." It clearly illustrates *Context 1: Trends and Patterns of Residential Subdivision Development in Phoenix from 1912-1963*, which discusses the predominant land subdivision practices in Phoenix from its early expansion beyond its original city limits through the tremendous building boom that followed World War II. Yaple Park also relates to *Context 2: The Progression of Residential Architectural Styles, Building Materials and Construction Practices in Central Phoenix Neighborhoods from 1912-1963*, as it contains many good examples of mid-century residential architecture from Period Revival styles including Tudor, Southwest, and English Cottage, to later Early and Transitional Ranch styles. Finally, Yaple Park's significance is based on *Historic Context 3: Influence of Federal, State and Local Housing and Planning Policies on Phoenix Domestic Architecture and Subdivision Planning, 1934-1960*, as FHA-insured loans allowed families of moderate means to qualify for home loans. The role of the FHA in the district is evident in the many houses built according to federal guidelines in a short period of time after a period of stagnation.

The Yaple Park Historic District is nominated to the National Register of Historic Places under Criterion A (Community Planning and Development) and Criterion C (Architecture) both at the local level of significance. These criteria are further discussed below:

Criterion A: Community Planning and Development

The Yaple Park Historic District meets Criterion A for Community Planning and Development because it reflects important trends in Phoenix's residential development during the early to mid-20th century. It is a good example of the type of small- to moderate-sized subdivisions undertaken by developers who purchased cheap agricultural land beyond the city limits, filed plats with basic amenities, and enticed new home buyers with the prospect of low taxes and a country lifestyle. Ultimately, most of these subdivisions were annexed by the city of Phoenix where they became part of the urban fabric. Yaple Park vividly represents this pattern from its conversion as a farm to its subdivision as a semi-rural retreat from the bustle of city life, and its eventual annexation by the city of Phoenix in 1949 (*The Arizona Republic*, January 29, 1949: 9).

Yaple Park also meets Criterion A because it illustrates the role of federal programs such as the Federal Housing Administration (FHA) and Veterans Administration (VA) in financing and building new homes in Phoenix. Developer Floyd Medlock, in particular, advertised FHA-insured loans for his projects in Yaple Park, thereby re-invigorating construction in the neighborhood after years of stagnation brought on by the Great Depression. After World War II, GI loans financed further construction in Yaple Park, thus substantially completing the district. Yaple Park is characterized by the many small houses built to federal standards from the 1930s through the 1950s.

Criterion C

The Yaple Park Historic District is nominated under Criterion C, for its architectural merit. It is as a residential enclave of largely single-family houses with mature trees and vegetation that retains its original subdivision layout, historic streetscapes, and domestic architecture to an excellent degree. The district features a variety

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of domestic types, materials and styles reflecting historic architectural fashions dating from the late 1920s through the 1950s. Earlier houses exhibit Period Revival styles such as Tudor, Southwest, and English Cottage. Later houses reflect the influence of the Ranch Style and good examples of Early and Transitional Ranch Style houses abound. Several noteworthy designs stand out in the neighborhood; among them are the 1934 Bourquist adobe house (613 W. Roma Avenue), the 1938 Romley Art Moderne house (505 W. Roma Avenue), the eclectic, two-story 1929-1931 Craftsman influenced Roe house and the English cottages built in 1938 by T. H. Evans. The variety of housing styles in Yaple Park adds an eclectic flair to the district. The district retains its original architectural fabric and integrity to a large degree; 93 of its 110 properties (85%) contribute to the historic character of the district while only 17 resources (15%) detract from it. Today, Yaple Park is a central city neighborhood distinguished from busy streets and commercial development by its historic homes and idyllic streetscapes.

DEVELOPMENTAL HISTORY/ADDITIONAL HISTORIC CONTEXT INFORMATION

Introduction

The Yaple Park Historic District lies in north central Phoenix and follows the original 1929 Yaple Park subdivision plat (See "Yaple Park Plat Map", 1929 in Additional Items); it is bounded by Minnezona Avenue to the north, Turney Avenue to the south, Seventh Avenue to the west, and Third Avenue to the east. Its northern border, Minnezona, abuts the Grand Canal, an integral part of the region's irrigation system.

Like many early subdivisions, Yaple Park originated as an irrigated farm on the outskirts of the city. As Phoenix's population grew in the early 20th century, land owners sought to capitalize on the trend by platting their acreage into residential subdivisions. Yaple Park was platted in 1929 and ten houses were built before 1935, when construction ground to a halt during the Great Depression. In 1937, however, Phoenix developer Floyd Medlock purchased lots in Yaple Park and began an intensive campaign to attract buyers with the use of newly available Federal Housing Authority (FHA) loans. Federal financing spurred a building boom that resulted in the construction of 60 new homes in Yaple Park between 1937 and 1941. Although construction stalled during World War II, the remaining lots were developed during the tremendous building boom that occurred after the war and through the 1950s with the aid of FHA and Veterans Administration (VA) loans

Construction Phases

Yaple Park was developed in three distinct building campaigns that reflect different eras in Phoenix's residential subdivision in the early- to- mid-20th century. The initial phase consisted of the Yaple farm and associated resources, such as the ca. 1900 Yaple house, a tenant house, and barns, greening rooms for citrus fruit, sheds and other agricultural features. The Yaple House and agricultural resources are gone but a ca. 1924 tenant house at 615 W. Minnezona Avenue survives from this first era. The second phase is associated with the 1929 Coggins Title Company subdivision of Yaple Park which laid out Turney, Roma, Campbell, and Minnezona avenues. Ten houses were built between 1929 and 1935 when the Great Depression dampened development throughout the country. The third and most productive phase began in 1937, when Phoenix developer Floyd Medlock began purchasing lots in Yaple Park. With newly available Federal Housing Administration (FHA) loans, he helped prospective buyers become homeowners in the tract. Within three years, Medlock oversaw the construction of 59 new homes, most purchased with FHA financing. The

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remaining lots, also backed by federal financing plans, were developed after World War II in the 1940s and 1950s.

First Phase: 1899-1929

Yaple Park, like many early mid-century subdivisions, was carved out of farmland on the outskirts of Phoenix. James M. and Sue Ross Yaple moved to the Phoenix area in the late 1800s and in 1899, they purchased two adjacent farm tracts fronting onto the Grand Canal, in present north Phoenix. The two parcels were later subdivided as Yaple Park and now comprise the Yaple Park Historic District. Soon after they purchased the land, the couple built a houseⁱ on Seventh Avenue, near the canal. At the time, the farm was out in the country, well beyond the Phoenix city limits.

The Yaples engaged in several occupations; they bought and sold property and farmed their home tract with water from the Grand Canal, an early pioneer canal in the Salt River Valley. Under irrigation, the farm produced grain crops and citrus fruit. Agricultural outbuildings such as barns, sheds, and greening rooms for citrus, likely were constructed on the land. In 1924, a second house was built for a *zanjero* who oversaw Yaple's irrigation system. Built in a Southwest style, the house at 615 W. Minnezona Avenue is the only surviving resource from this first development period.

Second Phase: 1929-1937

Mr. Yaple died in 1911 but his wife, Sue, maintained the farm for another eighteen years before negotiating a development deal with the Coggins Title Company in 1929. The company had every expectation of success; L.W. Coggins, its president, had considerable experience in Arizona real estate ventures. His thirteen years as manager, and then sole owner, of one of the state's largest title companies – Phoenix Title & Trust – undoubtedly helped him in his successful mayoral bid in 1906. Coggins was re-elected for a second term and under his leadership, Phoenix established a municipal water works, initiated a major sidewalk program, eliminated the city's debt and balanced its budget. In 1923, Coggins started the Coggins Title Company with his son, Ralph. The company flourished in the Phoenix building boom of the 1920s and Yaple Park was expected to be yet another accomplishment to their credit.

The Coggins Title Company filed the Yaple Park subdivision map with the Maricopa County Recorder's office on April 22, 1929. The subdivision covered the Yaple's two farm tracts which were tucked between Third and Seventh Avenues, just south of Grand Canal. It consisted of six long blocks with between 21 and 24 lots, most of which fronted onto the east-west streets: Turney, Roma, Campbell and Minnezona Avenues. The northernmost street, Minnezona, generally followed the alignment of the Grand Canal which formed the subdivision's northern boundary. The Yaple House and *zanjero* house remained on their lots near the Grand Canal; the Yaple House fronted onto Seventh Avenue and the *zanjero* house faced Minnezona and the canal.

The Coggins' hired Gammon and Gammon to promote the subdivision and on August 11, 1929, the advertising firm reported that two homes had been completed and three more were under construction. Two months later, the stock market crash and ensuing depression all but halted construction in the development. Only ten

ⁱ The Yaple House no longer stands.

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homes were built between 1929 and 1935. Those that were completed adopted popular styles of the day including the Southwest Style, English Cottage, and Transitional Ranch, a harbinger of the many Ranch style variations that would appear in the late 1930s and through the postwar period.

Third Phase: 1937-1960

Development in Yaple Park had ground to a standstill before a young developer, Floyd Medlock, began purchasing lots in the subdivision in 1937. Medlock was a cotton broker and developer and in his early twenties, served as the youngest member of the Phoenix Board of Realtors. By the time he started buying lots in Yaple Park he had already successfully developed two other subdivisions. He followed the trend of buying inexpensive farm land "out in the boondocks" far beyond the city limits and developing it into suburban residential tracts (Arline, *Phoenix Gazette* 1985: A). His first venture, Medlock Place, was carved out of a 25-acre cotton field and divided it into 46 lots along both sides of Colter Street between Central and Third avenues. The following year, Medlock purchased 20 acres of land at the northwest corner of Camelback and Central, adjacent to Medlock Place. He called the new subdivision South Medlock Place and dedicated the main streets for commercial development, reserving Pasadena and Medlock streets, for residential construction.

Medlock placed minimum price restrictions on his subdivisions to assure prospective buyers that the neighborhoods would be "high-class" developments. He worked through the 1920s and 1930s to sell lots in his early subdivisions. Even during the Great Depression, Medlock avidly promoted his remaining 42 lots by advertising Medlock Place (Listed in the National Register June 2006) and South Medlock Place as having "a complete network of paved streets, water and disposal systems, electrical and telephone service and dotted with more than 5,000 trees" (Arline, *Phoenix Gazette* 1985: A).

In 1937, Medlock turned his attention to Yaple Park. On November 7, 1937, he launched an advertising campaign in the *Arizona Republic* announcing the "opening" of Yaple Park (See "Advertisements for Yaple Park" in the *Arizona Republic* November 7, 1937 in Additional Items). Of course, subdivision development in Yaple Park had started in 1929, with ten homes built by 1935, but the Depression had brought construction to a standstill and Medlock seized the opportunity to turn things around. The economy may have played a role in Medlock's promotion of Yaple Park, as well; he offered "affordable" houses to "average Americans." This theme was reiterated by builder W.M. Rasmussen who placed an ad to accompany Medlock's and described Yaple Park as "priced for average Americans to afford...these beautiful homes are your answer to better, happier, more economical living!" To reach these "average Americans," Medlock noted the availability of the new Federal Housing Authority (FHA) financing for the Yaple Park development. Such loans were intended for Medlock's ideal demographic. Lots sold at prices ranging between \$400 and \$550, with \$100 down payment and only \$15 per month (Arline, *Phoenix Gazette* 1985: A). The Coggins Title Insurance and Trust Company continued to issue titles for the property (*The Arizona Republic*, November 7, 1937: 6).

Medlock's initial promotion extolled the virtues of suburban life in Yaple Park such as mountain views, cooler summer temperatures, and irrigation. He acknowledged that the subdivision was about two miles north of the Phoenix city limits, but that paved streets on either side of the neighborhood would allow the businessman to live in a pleasant suburb yet be within a few minutes drive of his office. His opening day ad also noted that the

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development had “rigid building restrictions” that would “insure each home owner absolute protection on his investment.” An article in the same issue of the *Arizona Republic* noted that these restrictions were the “evolution of tried and tested covenants” and were supported by the Federal Housing Administration. Both frame and masonry houses were allowed, but frame houses had to be larger in size to maintain equivalent values. The article went on to note that the restrictions in Yapple Park were intended to result in a desirable subdivision appearance and would allow a homeowner to protect his rights without infringing on others (*The Arizona Republic*, November 7, 1937: 6).

Like many early 20th century developers, Medlock generally sold lots to individuals who then hired contractors to build their homes. His subdivision restrictions assured quality control for building size, type, setback, materials, etc. but style was largely left to the individual homeowners. The district already featured a number of different Period Revival styles. As a result, the district features a variety of residential styles spanning the mid-1920s through the 1950s. Medlock also approved the “Modernistic” Romley house at 505 Roma Avenue (See “Modernistic Home Attracts Attention” from the *Arizona Republic*, April 24, 1938, in Additional Items). However, variations on the Ranch style prevail as most of the houses were built during the late 1930s and in the postwar era when the style enjoyed its greatest popularity. Use of Federal Housing Authority loans affected building designs and methods as they encouraged efficient floorplans, ceiling heights, and materials. Medlock’s venture was highly successful in light of the depressed economy. A total of 56 houses (51%) were built in Yapple Park between 1937 and 1940. The accomplishment was due both to Medlock’s enthusiastic promotion and attention and to the newly available FHA loans that made home ownership possible for working and middle class families.

As advertised, most of the early homeowners in Yapple Park were indeed families of modest means who managed to buy their own homes. One of the first, J. P. Roe (502 W. Turney Avenue) was a postal carrier in 1934. By 1940, when the subdivision was more than half-way built out, occupants included office managers (L. B. Smith, 304 W. Campbell Avenue; Ray Gilbert (302 W. Roma Avenue), building contractors like R. T. Moore (310 W. Campbell Avenue), bookkeepers and clerks (Al Gorman, W. 321 Minnezona Avenue; L. A. Roberts, 510 W. Turney Avenue), mechanics W. T. Carpenter (615 W. Minnezona Avenue and J. M. Romley (505 W. Roma Avenue), and a handful of professionals (D. D. Felshaw, principal Fowler School, 309 W. Minnezona Avenue) (Phoenix city directory, 1940).

Restrictions on nonessential construction during World War II again stymied the completion of Yapple Park. Although some houses were constructed during the war, the district was finally built out in the postwar period. Many were built in 1946, right after the war (Phoenix city directory, 1946), although a few vacant lots remained at the end of the 1950s. From the start of World War II in 1941, through the postwar period ending in 1960, thirty-four homes were constructed in Yapple Park.

In the immediate postwar period, the neighborhood continued to be largely owner-occupied but with a different range of occupations. In 1946, several salesmen (F. A. Yost, 321 W. Minnezona Avenue; I. E. Super, 333 W. Minnezona Avenue) lived in the district. An accountant (Thomas Clark Jr., 344 W. Turney Avenue), a lawyer (Nathaniel Rubinkam, 351 W. Roma Avenue), and a nursery school operation (Elsie Morely, 625 W. Campbell Avenue), lived in the neighborhood. Interestingly, the assistant business manager (E. G. Shaver, 304 W.

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Campbell Avenue) for Del Webb Construction Co., poised to be one of the largest tract developers in Phoenix, and the state director of the FHA (R. O. Barrett, 356 W. Roma Avenue) which made many of the homes in the district possible, both owned homes in Yaple Park.

By the late 1940s, Phoenix had grown out to encompass Yaple Park and residents in the quiet suburban tract began to feel commercial development pressures, especially along Seventh Avenue. In 1949, Yaple Park residents requested annexation by the city of Phoenix because they hoped the city would impose restrictions on commercial building in the otherwise residential area. Yaple Park's deed restrictions had previously been declared invalid by a court of law. Corwin Mocine, city planning director, was quoted in the *Arizona Republic* as saying "This is an example of the weakness of deed restrictions in accomplishing the orderly growth of residential areas" He went on to explain that city regulated zoning was required to control commercial growth ("Yaple Park Area Seeks Annexation by Phoenix," *The Arizona Republic*, January 29, 1949). Despite the loss of Seventh Avenue to commercial development, the remainder of Yaple Park remains entirely residential.

Conclusion

The Yaple Park Historic District represents an important era in Phoenix's development as surrounding farmland was platted for residential subdivisions in the early- to mid-20th century. Although it was subdivided in 1929, the district wasn't significantly developed until after FHA mortgage guarantees were made available to home buyers in 1935. Starting in 1937, FHA-backed loans inspired rapid development and influenced home-building practices and materials in the district. Today, the district displays a variety of architectural styles, ranging from Period Revivals to Early/Transitional Ranch, that reflect the spectrum of Phoenix's middle-class mid-century developments.

Because Yaple Park retains its original architectural fabric to a high degree, it conveys a strong sense of history and is therefore nominated under Criterion A, as a good example of Phoenix development patterns associated with *Historic Context 1: Trends and Patterns of Residential Subdivision Development in Phoenix, 1912-1963*. The district also displays a good variety of early/mid-20th century residential architectural styles and is therefore associated with *Historic Context 2: The Progression of Residential Architectural Styles, Building Materials and Construction Practices in Central Phoenix Neighborhoods, 1912-1963* and is nominated under Criterion C for its architecture. Yaple Park's popularity was due in large part to the availability of FHA loans, enabling many people to purchase homes. Because of this, Yaple Park's significance is also based on *Historic Context 3: Influence of Federal, State and Local Housing and Planning Policies on Phoenix Domestic Architecture and Subdivision Planning, 1934-1960* and is nominated under Criterion A for this association. It is nominated at the local level of significance for all criteria.

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VERBAL BOUNDARY DESCRIPTION

Entire Yapple Park (MCR 21-07) subdivision except:

Lots 17, 19, 20 & 21, Block 6;

Lots 19, 20, 21, 22, 23 & 24, Block 3; and

Lots 19, 20, 21 & 22, Block2.

BOUNDARY JUSTIFICATION

The Yapple Park National Register boundaries generally correspond to the boundaries of the original 1929 Yapple Park subdivision and to those of the Phoenix Historic District. Commercial properties on 7th Avenue are excluded because they reflect a change in use from the original residential character of the district. In addition, most are non-historic and/or have been severely altered since 1955, the end of the Period of Significance.

YAPLE PARK HISTORIC DISTRICT



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Name of District: Yaple Park Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Terri Myers
Date Photographed: November 19, 2009
Description of Photograph: View looking east/northeast

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Name of Property: 500 block Campbell Ave.
Name of District: Yaple Park Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Terri Myers
Date Photographed: November 19, 2009
Description of Photograph: View looking east

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Name of Property: 502 W. Turney Ave.
Name of District: Yaple Park Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Terri Myers
Date Photographed: November 19, 2009
Description of Photograph: View looking north

4 of 15

Name of Property: Campbell Ave. at 5th Ave.
Name of District: Yaple Park Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Terri Myers
Date Photographed: November 19, 2009
Description of Photograph: Streetscape; View looking west

5 of 15

Name of Property: 353 W. Campbell Ave.
Name of District: Yaple Park Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Terri Myers

Date Photographed: November 19, 2009

Description of Photograph: English Cottage style house; View looking SW

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property Yaple Park Historic District

County and State Maricopa County, Arizona

Name of multiple property listing (if applicable)
Residential Subdivisions and Architecture in Central
Phoenix, 1870-1963

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Name of Property: 340 W. Campbell Ave.
Name of District: Yaple Park Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Terri Myers
Date Photographed: November 19, 2009
Description of Photograph: View looking north

7 of 15

Name of Property: 325 W. Campbell Ave.
Name of District: Yaple Park Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Terri Myers
Date Photographed: November 19, 2009
Description of Photograph: View looking southeast

8 of 15

Name of Property: 300 block W. Campbell Ave.
Name of District: Yaple Park Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Terri Myers
Date Photographed: November 19, 2009
Description of Photograph: View looking south-southeast

9 of 15

Name of Property: 613 W. Roma Ave.
Name of District: Yaple Park Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Terri Myers
Date Photographed: November 19, 2009
Description of Photograph: View looking southeast

10 of 15

Name of Property: 518 W. Roma Ave.
Name of District: Yaple Park Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Terri Myers
Date Photographed: November 19, 2009

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property Yaple Park Historic District

County and State Maricopa County, Arizona

Name of multiple property listing (if applicable)
Residential Subdivisions and Architecture in Central
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Description of Photograph: View looking northeast

11 of 15

Name of Property: 505 W. Roma Ave.

Name of District: Yaple Park Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Terri Myers

Date Photographed: November 19, 2009

Description of Photograph: View looking southwest

12 of 15

Name of Property: 334 W. Roma Ave.

Name of District: Yaple Park Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Terri Myers

Date Photographed: November 19, 2009

Description of Photograph: View looking northwest

13 of 15

Name of Property: 337 W. Roma Ave.

Name of District: Yaple Park Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Terri Myers

Date Photographed: November 19, 2009

Description of Photograph: View looking southwest

14 of 15

Name of Property: 502 W. Campbell Ave.

Name of District: Yaple Park Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Terri Myers

Date Photographed: November 19, 2009

Description of Photograph: View looking north

15 of 15

Name of Property: 300 block W. Turney Ave., east of 5th Ave.

Name of District: Yaple Park Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Terri Myers

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

National Register of Historic Places Continuation Sheet

Name of Property Yaple Park Historic District

County and State Maricopa County, Arizona

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Date Photographed: November 19, 2009

Description of Photograph: View looking east/northeast at north side of street

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Advertisements for Yaple Park
Arizona Republic, Nov. 7, 1937

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

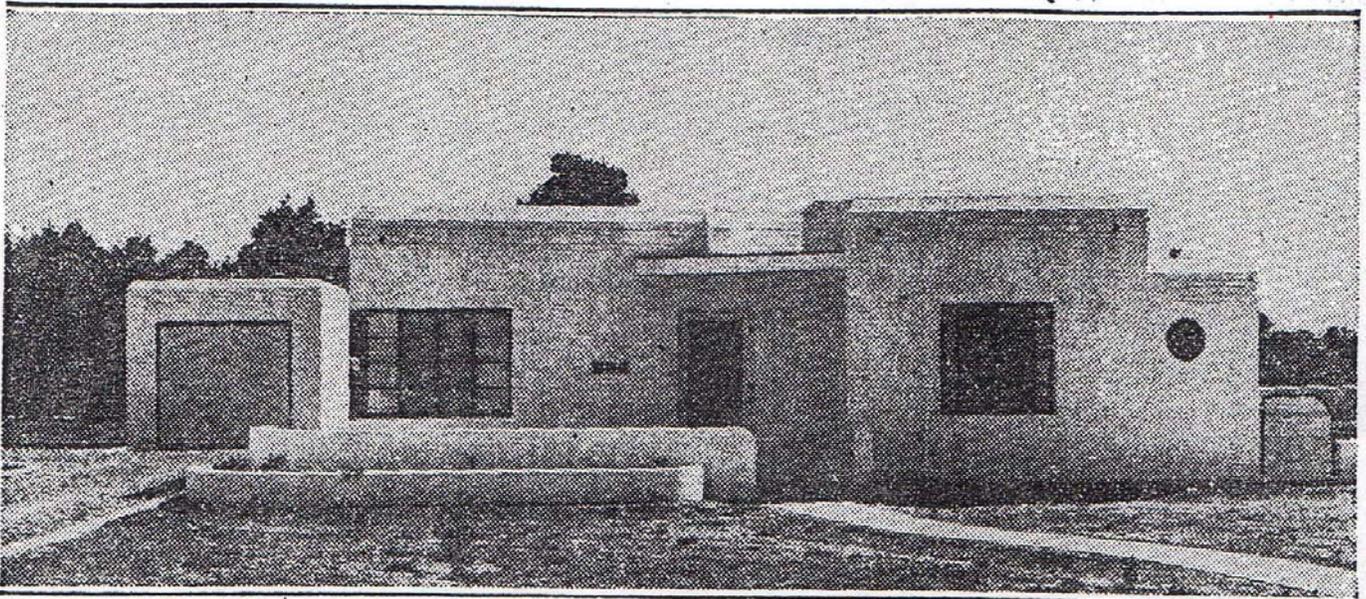
Name of Property Yaple Park Historic District

County and State Maricopa County, Arizona

Name of multiple property listing (if applicable)
Residential Subdivisions and Architecture in Central
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Modernistic Home Attracts Attention



Modernistic in every line, the new home of Mr. and Mrs. Joseph Romley, 505 Roma avenue, in Yaple Park, has attracted attention by the very simplicity of its lines. It has two bedrooms, a tiled bathroom, living room with a diamond-shaped glass block insert in the wall, dining room and breakfast nook at a different floor elevation. A centrally located gas floor heater is provided for winter. The structure is insulated. The street numbers to the left of the door are painted on glass blocks, visible at night if there is a light on in the living room. The home was built by Paul Burroway and sold by Floyd Medlock.

“Modernistic Home Attracts Attention”
Arizona Republic, April 24, 1938