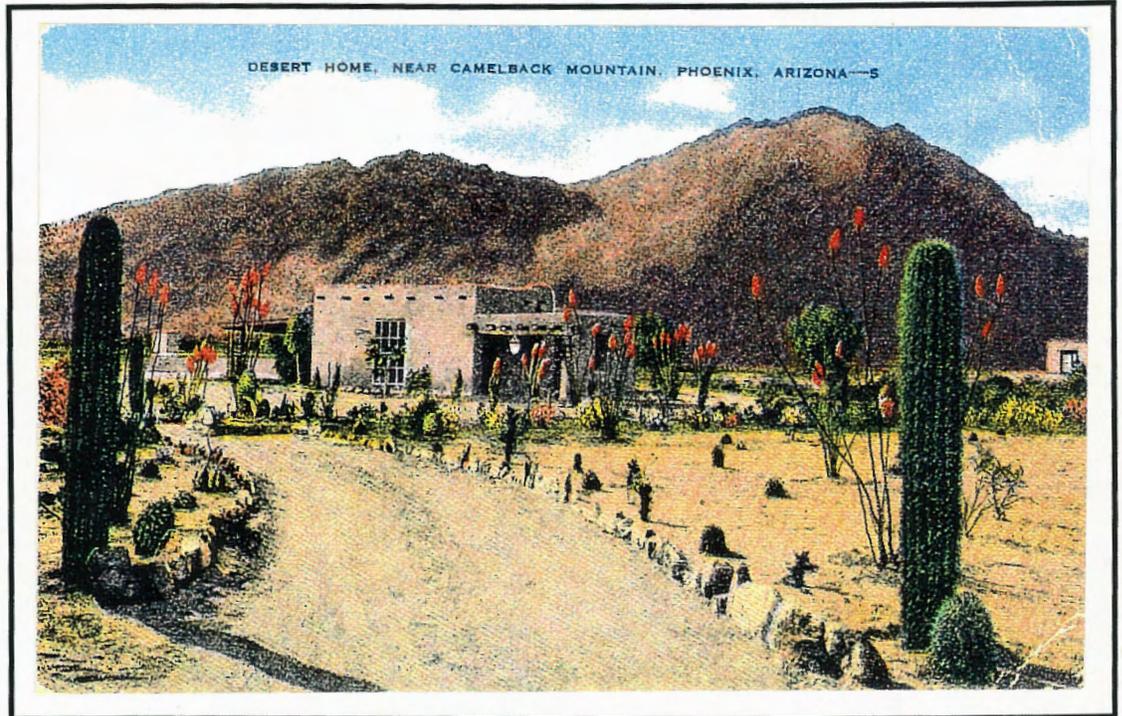


# ARCADIA HISTORIC RESIDENTIAL PROPERTY SURVEY

Phoenix, Arizona



**PREPARED FOR:**  
City of Phoenix  
Neighborhood Services Department  
Historic Preservation Section  
1242 North Central Avenue  
Phoenix, Arizona 85004

**PREPARED BY:**  
Woodward Architectural Group  
398 South Mill Avenue, Suite 202  
Tempe, Arizona 85281

**SEPTEMBER 1993**

# ARCADIA HISTORIC RESIDENTIAL PROPERTY SURVEY

Phoenix, Arizona

## PROJECT STAFF:

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SEPTEMBER 1993

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# **SUMMARY**

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In August 1993, the City of Phoenix Historic Preservation Office contracted with the Woodward Architectural Group to conduct Phase III of the Phoenix: Rural and Estate Architectural Survey. The Woodward Architectural Group complete Phase I of this project in August 1991. Phase I entailed identifying and documenting early farmsteads, ranches and their associated structures, as well as rural estate development associated with late nineteenth and early twentieth century agricultural development in Phoenix. The geographic area for Phase I included the 422 square miles within the present city limits of Phoenix.

In Phase I, 158 rural agricultural properties were identified and inventoried. A "Historic Property Inventory Form" was completed for each building. These forms were included as part of a report submitted to the City of Phoenix Planning Department entitled Phoenix: Rural and Estate Architecture Survey in August 1991.

The purpose of Phase II, completed in June 1993 by the Woodward Architectural Group, was to update 40 of the 158 Historic Property Inventory Forms generated in Phase I. The 40 properties were located within the North Central Avenue Corridor of Phoenix. This task was to be accomplished by conducting historic research designed to uncover site specific information (i.e. original owner, architect/contractor, and date of construction) on the previously identified properties. This research included reading and indexing the Development Section of the Sunday editions of the Arizona Republic from 1925 to 1940, in addition to utilizing Phoenix City Directories, historic land ownership maps, and Maricopa County Tax Assessment Rolls and Deed Books. Phase II resulted in the submission of the North Central Corridor Historic Building Survey to the City of Phoenix Planning Department.

The intention of Phase III of this project was to further utilize the vast amount of historic research generated in Phase II. To that end, 20 additional inventory forms, representing rural estate properties in the Arcadia District of Phoenix, were chosen to be updated. For the purposes of this survey, Arcadia was defined by the boundaries set forth in the original 1919 Arcadia plat. Generally, these boundaries are defined by Lafayette Boulevard to the south, Rockridge Road to the north, 44th Street to the west, and Scottsdale Road to the east. However, portions of the 1919 Arcadia plat, specifically that area east of Invergordon Road, are presenting within the city limits of the City of Scottsdale, and therefore not included in this survey. Twenty buildings, documented on inventory forms, along with related historic context information, are presented in this report. It is recommended that all 20 of those buildings are potentially eligible for listing on the National Register of Historic Places and the Phoenix Historic Property Register.

The Arcadia District was targeted in Phase III for two reasons. First, Arcadia represents one of the best collections of rural estate residences constructed after the completion of the Roosevelt Dam in Phoenix and the Salt River Valley. Second, a significant amount of the historic newspaper documentation generated in Phase II was associated with buildings in Arcadia.

It should be noted that the 20 buildings documented in this report do not represent the entirety of the historic rural estate properties located in Arcadia. A complete list of these resources, as documented in Phase I of this project, is also included in this report.

# **HISTORICAL OVERVIEW**

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## **AGRICULTURE AND RURAL DEVELOPMENT IN THE CENTRAL SALT RIVER VALLEY, 1867-1942**

The history of the development of rural lands surrounding the historic urban area of Phoenix can be divided into two major periods, each with its own distinct land use patterns. The two periods are distinguished by the most important event in local agricultural history: the completion of the Bureau of Reclamation's Roosevelt Dam in 1911.

The period of the Salt River Valley's history that preceded the construction of the dam was characterized by initial canal building for irrigation with water from the Salt River, and the settlement and homesteading of the irrigated lands. The development and eventual consolidation of the canal systems occurred during the 1880s and 1890s. With the hope of having access to an ample and reliable water supply from the new canal systems, a great deal of land speculation and promotion occurred in the Salt River Valley in the mid to late 1890s. These ventures revolved around the development of citrus groves and other agricultural products on large (20 acres or more) lots or tracts. However, the canal systems failed to solve the Salt River Valley's water problem. Consequently, because of the unpredictability of adequate water for irrigation, the majority of these undertakings experienced only modest commercial agricultural success. Additionally, during this pre-reclamation era, land ownership patterns included a disproportionately high number of large tracts of land controlled by a few land owners.

The construction of Roosevelt Dam brought "vital stability to the water supply" and hence, growth to the Salt River Valley. The "water question" had, by the mid-1890s, become the ire of most Valley farmers. A stable, predictable system of irrigation was seen as the only long term solution to the local agricultural economic crisis. The passage of the National Reclamation Act of 1902 was a significant event, one which was due in large measure to the lobbying efforts of Salt River Valley farmers. The Act established the Reclamation Service and authorized the agency to implement and finance reclamation projects in the west, including the construction of dams and storage reservoirs. Users of reclamation project irrigation systems were required to form cooperative associations to manage the system and pay for improvements financed by the federal government. By the end of 1902, the Salt River Valley Water Users Association had been formed, and in March 1903, federal legislation authorizing the construction of Roosevelt Dam had been passed. The answer to the water problems that had plagued Valley farmers for nearly forty years had been realized. Work on construction of the dam began in 1906, signaling the beginning of a new "Reclamation Era" in the Salt River Valley.

The dedication of the dam in 1911 was symbolic of the Valley's emergence as a formidable agricultural center in the state. The time also marked the beginning of the first significant population and development boom in the Valley's history. The period after the Roosevelt Dam was built was characterized by a steady, controlled system of irrigation, overseen by a water users association, and guided by the laws and regulations under the jurisdiction of the Bureau of Reclamation. The transformation that occurred after 1911 not only greatly improved commercial agriculture, but also altered land ownership patterns. The most noticeable effect that the Salt River Valley Reclamation Project had on the development of rural areas was the steady and substantial increase in smaller farmsteads as the larger tracts were broken up and sold to accommodate increased immigration, and to satisfy federal laws.

## **Rural Estate Development in the Central Salt River Valley, 1920 to 1940**

With the implementation of the Salt River Valley Reclamation Project, development of irrigable lands in the suburbs of Phoenix as large, rural homesites became a viable alternative land use. Single, independent construction efforts by some wealthy landowners was not uncommon. They built large estate homes on their own land or sold portions of their property to others for similar purposes. An alternative, and more ambitious concept, was the development of large tracts of land, specifically for the purpose of creating upper class, rural estate suburbs. The concept involved assembling sizeable real estate, from several owners, then surveying, platting, and marketing the subdivision. Because assembling the necessary real estate in the Valley's relatively mature agricultural environment was difficult, only one such subdivision emerged in the central Salt River Valley: the Arcadia Subdivision.

### **Arcadia**

The part of Phoenix commonly referred to as Arcadia encompasses the area north of the Arizona Canal and south of Camelback Mountain between 44th Street and Scottsdale Road. However, the first tract of land platted within this land area was not the original Arcadia development, but rather a development called Citrus Homes. First recorded in June 1915 by L.E. Froman, Citrus Homes was bounded by Camelback Road and Lafayette Boulevard to the north, 56th Street to the east, and the Arizona Canal to the south. The Citrus Homes development contained 25 lots which ran from north to south with the southern boundary of each lot bordering on the Arizona Canal.

Located directly north and northeast of the Citrus Homes development was the original Arcadia development first recorded in December 1919. Developed by the Jordan, Grace, and Phelps Land Company and the Charles Keafer firm, Arcadia was bounded by Lafayette Boulevard to the south, Scottsdale Road to the east, approximately Rockridge Road to the north, and 44th Street to the east. The physical layout of the plat was divided into two distinct sections. First, the area east of 56th Street was divided into 23 blocks with each block further divided into 4 lots of approximately ten acres. Second, the area west of 56th Street was divided into 18 blocks with the majority of the blocks further divided into 8 lots of approximately five acres. One distinct feature of this plat was the designation of Block L, located north of Camelback Road and west of 56th Street, as the Arcadia Townsite.

By dividing the Arcadia Tract into relatively large five to ten acre lots and mandating that no home could be constructed for less than \$5000, the developers were clearly attempting to attract the more affluent homeowner who wanted to live in a rural setting. In effect, these large lots were designed to be sold as small citrus orchards. To this end, Arcadia's developers including Seymour Jordan, Robert Grace, and Charles Keafer highlighted the area's agricultural potential and hoped that "the purchasers of this land will engage in the growing of citrus fruits."

In order to successfully develop citrus groves in Arcadia, however, there had to be a stable water source from which the orchards could be irrigated. While Arcadia was located near the Arizona Canal, because of the slope of the land only the lots south of Camelback Road benefited from this water source. Therefore, the developers lead by Seymour Jordan, formed the Arcadia Water Company in 1919. This organization constructed several large pumping plants in Paradise Valley capable of supplying 2100 acres with water. In order to transport

In All the World There's Only One

# ARCADIA

"Where Frost  
Never Comes"



A Beautiful Homeland Nestling in the Protecting Shadow  
of Camelback Mountain



Once a Dream of Far-Sighted Men—Now a Reality!

You Can Pick Fine Oranges, Grape fruit, Lemons, Peas, Tomatoes, and Blossoming Roses in Arcadia TODAY

Arcadia is located near and north of Phoenix, Arizona, in the heart of the citrus and vegetable belt of the state. The soil is rich and fertile, and the climate is just what is needed for the production of all the fruits and vegetables of the tropics. The weather is just what is needed for the production of all the fruits and vegetables of the tropics.

Arcadia is a beautiful and fertile valley, and the soil is rich and fertile. The climate is just what is needed for the production of all the fruits and vegetables of the tropics. The weather is just what is needed for the production of all the fruits and vegetables of the tropics.

Over Quarter Million Dollars in  
Is Spent by Groups of Active  
Business Men on Town Just  
Brought to Arcadia

A town of 1000 people in Arcadia has just been established for a group of active business men and women of Arizona. This town is to be built on the high hills of Arcadia, and will be a beautiful and fertile valley. The weather is just what is needed for the production of all the fruits and vegetables of the tropics.

Arcadia is the home of the citrus and vegetable belt of the state. The soil is rich and fertile, and the climate is just what is needed for the production of all the fruits and vegetables of the tropics. The weather is just what is needed for the production of all the fruits and vegetables of the tropics.

Arcadia is a beautiful and fertile valley, and the soil is rich and fertile. The climate is just what is needed for the production of all the fruits and vegetables of the tropics. The weather is just what is needed for the production of all the fruits and vegetables of the tropics.

**Little To Camelback**  
The weather is just what is needed for the production of all the fruits and vegetables of the tropics. The weather is just what is needed for the production of all the fruits and vegetables of the tropics.

Please Send Information about Arcadia—the climate, soil, location and how an orchard or vineyard can be purchased.

Name: .....

Address: .....

City and State: .....

Clip and mail this coupon to Geo. W. Brown, Agent, 200 Fifth Street, Phoenix, Arizona.

Clip This Coupon and Mail Today!

GEO. W. BROWN, Agent



By the mid-1920s, Arcadia was being promoted nationally as an viable rural estate community as illustrated by this advertisement in the December 28, 1924, Midwinter Resource Edition of The Arizona Republican.

this water throughout the Arcadia development, an underground irrigation system was planned. By 1924, construction crews had laid fifteen miles of underground concrete pipe in the area.

However, the original financing for the Arcadia plat had fallen through by the mid-1920s resulting in much of the area being refinanced and replatted by a variety of different owners between 1926 and 1931. These subdivisions included Arcadia Estates (1926), Arcadia Replatted (1926), Glencoe Highlands (1928), Alta Hacienda (1929), and Hacienda Allenada (1930). Although Arcadia was no longer under single ownership, for the most part the new developers still promoted "Arcadia" as a community for affluent people looking for a rural, estate atmosphere. Not only did lot size remain relatively large, ranging from 4 to 10 acres, but minimum cost restrictions for the construction of houses increased. Additionally, the agricultural potential of the area, particularly the cultivation of citrus groves continued to be a priority.

Arcadia Estates, recorded and platted in March, 1926, by the Phoenix Title and Trust Company, was a subdivision of Block L of the 1919 Arcadia Plat which at that time was designated as the Arcadia Townsite. Arcadia Estates was bounded by 54th Street to the west and 56th Street to the east and Camelback Road to the south. It is located in portion of the SE1/4 of the NE1/4 of Section 20, T2N, R4E. A landscape gardener designed the replat of Arcadia Estates, designing the lots to conform with the contour of the hilly land on which it was situated. Additionally, in an effort to create a "high class residential district," requirements for construction in Arcadia Estates included that a dwelling cost a minimum of \$10,000.

The western half of the original Arcadia Plat was replatted and recorded in July, 1926, as the Arcadia Replat by the Phoenix Title and Trust Company. The area included in this replat was bounded by Lafayette Blvd. to the south, 56th Street to the east, and 40th Street to the west excluding Block J of the 1919 Arcadia Plat. The northern boundary of the Arcadia Replat included Camelback Road between 40th Street to approximately 44th Street and extended north of Camelback Road to included the S1/2 of the SW1/4 of Section 17, T2N, R4E. The area north of Camelback Road which was included in the Arcadia Replat was divided into blocks, but not lots. The Arcadia Replat south of Camelback Road was divided into ten blocks of eight lots, ranging in size from 4 to 6 acres.

There existed several stated requirements concerning house construction in the Arcadia Replat. First, the cost of building a house had to exceed \$10,000. This was an increase from a minimum outlay of \$5000 in the 1919 Arcadia Plat. This cost requirement was implemented in order to attract only the most wealthy investors and thereby create an exclusive community. A second requirement for construction concerned wood buildings. All wood buildings had to be stained or painted immediately upon construction. Additionally, in an effort to establish continuity of appearance among houses, all new houses were required to "conform and harmonize with the type and exterior design of neighboring buildings within Arcadia Replatted."

Bounded by 56th Street to the west and Camelback Road to the south, Glencoe Highlands was located in the SE1/4 of the NW1/4, Section 21, T2N, R4E. Duncan MacDonald recorded this plat of twenty-four lots in June, 1928.

Alta Hacienda was located in the SW1/4 of the NW1/4 of Section 21, T2N, R4E. Recorded in 1929, Alta Hacienda featured eighteen lots. Charles C. Bradbury owned all but four of these lots. The ownership of the remaining four lots was divided between George W. Mickle, President and Chairman of the Board of the Phoenix Title and Trust Company and Horace G. Newhall. Restrictions on construction included a minimum cost requirement for each house of \$10,000 and that all wooden buildings needed to be stained upon completion.

Recorded by Charles C. Bradbury, a local Phoenix physician, in April, 1930, Hacienda Allenada was bounded by Camelback Road to the north and 56th Street to the west and Exeter Blvd. to the south and included the N1/2 and SW1/4 of the NW1/4 and the SW1/4 of Section 21, T2N, R4E. Hacienda Allenada featured fifteen lots of varying sizes. Like in the Arcadia Replat, it was required that a new house cost a minimum of \$10,000.



# ARCADIA HISTORIC BUILDING SURVEY

## Inventory List

<u>Inventory #</u>	<u>Previous Inventory #</u>	<u>Name</u>	<u>Address</u>	<u>Date of Construction</u>
A-1	633	Henry J. Coerver/ Chris G. Simpson House	5019 Arcadia Drive	1932
A-2	638	William R. Ketchum House	5837 Exeter Blvd.	Ca. 1928
A-3	636	Thomas Clements House	4642 N. 56th Street	1927
A-4	650	Horace G. Newhall House	5750 E. Camelback Road	1929
A-5	651	Floyd/Barton House	5716 E. Camelback Road	1929
A-6	652	Mrs. William Patterson House (Casa Manana)	5710 E. Camelback Road	1935
A-7	653	Burrige D. Butler House (Casa Davenel)	4614 N. Alta Hacienda	Ca. 1931
A-8	649	Thomas Clements Spec House	4556 N. 56th Street	1927
A-9	656	Lynn Lockhart House	4815 E. Exeter Blvd.	1926/1928
A-10	657	Cyril R. Gilbert House	5105 E. Exeter Blvd.	Ca. 1930
A-11	659	W.G. McBride House	5299 E. Exeter Blvd.	Ca. 1931
A-12	660	Carroll Marston House	5830 E. Calle De Media	Ca. 1935
A-13	----	Elizabeth and Annette Jacobs House	5829 Jean Avenue	1938
A-14	666	Charles H. Pratt House	4979 E. Camelback Road	Ca. 1930
A-15	667	Henry J. Coerver/ Charles Suhr House	5005 E. Camelback Road	1919
A-16	668	Wayne Thornburg/ Charles Keafer House	4925 E. Camelback Road	Ca. 1930
A-17	637	Bradbury/Mickle/ Douglas House	4649 N. 56th Street	Ca. 1926
A-18	670	Dr. Charles Bradbury House	5725 E. Camelback Road	1930
A-19	671	Rudolf Lamfrom House	6221 E. Camelback Road	Ca. 1929
A-20	----	Jarvis Hunt House/ Arcadia Lodge	5630-38 E. Camelback Road	1931

# ARCADIA HISTORIC BUILDING SURVEY

## Additional Inventoried Properties

Listed below are historic properties located within the boundaries of the Arcadia Subdivision that were identified in Phase I of the Phoenix: Rural and Estate Survey, but whose forms were not updated in this report.

<u>Inventory #</u> <u>Previous Survey</u>	<u>Address</u>
557	4437 Arlington
558	5517 North Camelback Drive
640	6231 Exeter Blvd.
654	5622 East Camelback Road
655	4515 North Alta Hacienda
658	5133 East Exeter Blvd.
661	6241 East Calle De Nortes
662	4510 North Alta Hacienda
663	4642 North Alta Hacienda
664	4551 North Alta Hacienda
665	4646-4650 North Alta Hacienda
669	5195 -5149 East Camelback Road

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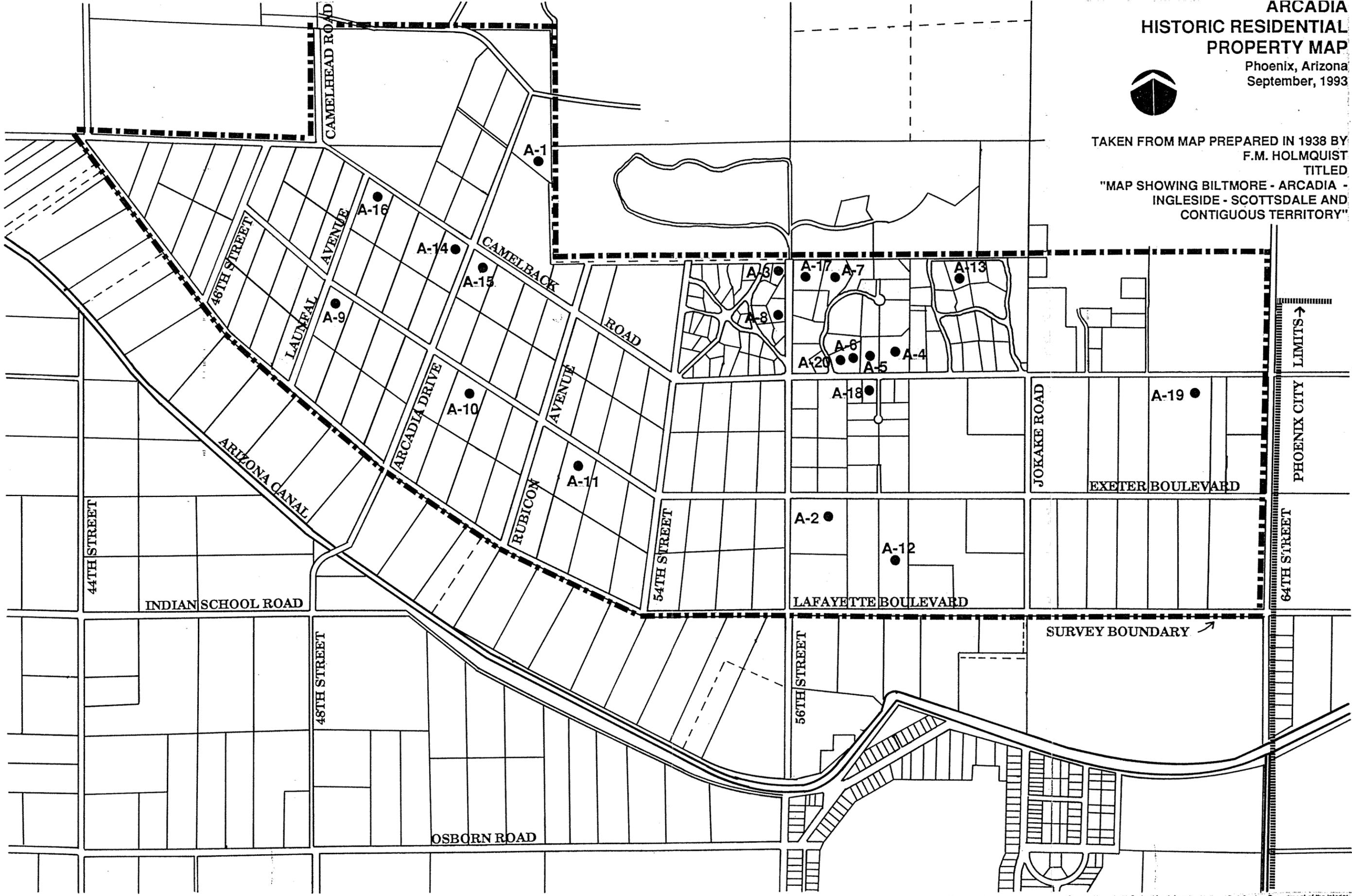
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**ARCADIA  
HISTORIC RESIDENTIAL  
PROPERTY MAP**  
Phoenix, Arizona  
September, 1993



TAKEN FROM MAP PREPARED IN 1938 BY  
F.M. HOLMQUIST  
TITLED  
"MAP SHOWING BILTMORE - ARCADIA -  
INGLESIDE - SCOTTSDALE AND  
CONTIGUOUS TERRITORY"



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# ARCADIA HISTORIC BUILDING SURVEY

10  
6/10/05  
6105

<b>IDENTIFICATION</b>	COUNTY: Maricopa SURVEY SITE: A-1
HISTORIC NAME: Henry J. Coerver / Chris Simpson House	USGS QUAD:
ADDRESS: 5019 Arcadia Drive	T 2N R 4E S 20 NW 1/4
CITY/TOWN: Phoenix	UTM N/A
TAX PARCEL NUMBER:	BUILDING TYPE: House
OWNER:	STYLE: Monterey Revival
OWNER ADDRESS:	CONSTRUCTION DATE: 1932
HISTORIC USE: Residential	ARCHITECT/BUILDER: C.W. Timmons, Contr.
PRESENT USE: Residential	INTEGRITY: Unaltered
<b>DESCRIPTION</b>	CONDITION: Good
STORIES: 2B DIMENSIONS: L 60 W 35	WINDOWS: Wood, casement, 8 lite/leaf
STRUCTURAL MATERIAL: CMU?	DOORS/ENTRY: Off-center, wood panel
FOUNDATION: Concrete	PORCHES: Arcaded veranda with balcony above
WALL SHEATHING: Stucco	STOREFRONTS: N/A
ROOF TYPE: Gable	NOTABLE INTERIOR: Unknown
ROOF SHEATHING: Clay Tile	OUTBUILDINGS: Garage/Guest House
EAVE TREATMENT: Exposed rafters	ALTERATIONS:
APPLIED ORNAMENT: Decorative tile surrounds and cornice molding; Focal window @ south facade of west wing	

**SKETCH MAP**

Photo  
AZ Republic  
11/22/36  
sec. 1 p. 5



PHOTO VIEW: North  
 PHOTOGRAPHER: Woodward  
 DATE: 1991 / 1993

**ADDITIONAL DESCRIPTION / ANALYSIS:**

**SIGNIFICANCE:**  ARCHITECTURE  COMMUNITY PLANNING AND DEVELOPMENT

**HISTORIC ASSOCIATIONS:**

SUBDIVISION DEVELOPMENT:

An excellent example of the rejuvenation of large estate development in Arcadia during the late 1920s and early 1930s.

ARCHITECTURE:

An excellent illustration of the Monterey Revival Style in a large format. The style was popular locally between 1925 and 1940. Style characteristics used in this house include a long 2 story facade with one story ell and a low pitch gable clay tile roof. Other characteristics include a second story balcony and small paned casement windows.

BACKGROUND:

Built in 1932 as a residence for Henry J. Coerver. This house represents the second house built by Coerver in Arcadia. The first is located at 5005 East Camelback Road (A-15). Builder C.W. Timmons constructed the house from plans drawn by Coerver. A native of Cape Girardeau, Missouri, Coerver moved to Phoenix 1921 after a successful banking career in both Missouri and Colorado. Upon arriving in Phoenix, he joined the staff at the Phoenix National Bank and became an important developer and resident of the Arcadia District. In the mid-1930s, Coerver was appointed President of the First National Bank of Arizona. In March 1938, Coerver sold the house to Chris G. Simpson of Chicago. Simpson, a magazine publishers representative, occupied the house at least through the early 1940s.

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Holmquist, F.N. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1938.

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Phoenix City Directories, 1930-1950.

**LISTING ON OTHER SURVEYS:** Woodward Architectural Group. Phoenix Rural and Estate Survey. City of Phoenix Planning Department, 1991.

**NATIONAL REGISTER STATUS:**  LISTED  NOT LISTED

**COMMENTS / DEVELOPMENT PLANS / THREATS:**

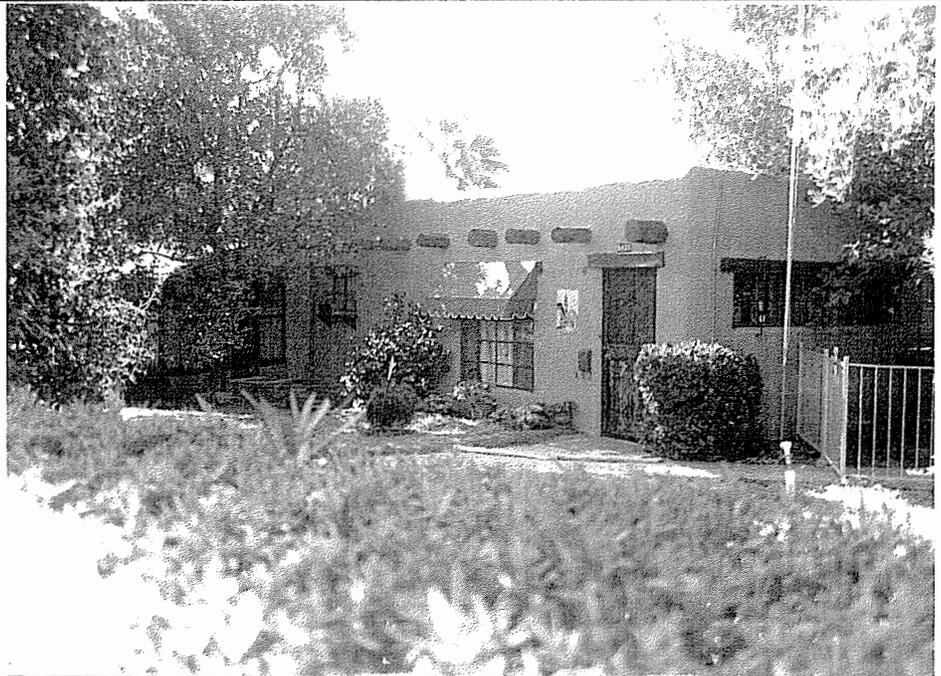
RECOMMENDED ELIGIBLE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES.

**SURVEYOR:** Woodward / Osmon **SURVEY DATE:** 1991/1993 **DATE FORM COMPLETED:** September 1993

# ARCADIA HISTORIC BUILDING SURVEY

<b><u>IDENTIFICATION</u></b>	COUNTY: Maricopa SURVEY SITE: A-2
HISTORIC NAME: William R. Ketchum House	USGS QUAD:
ADDRESS: 5837 E. Exeter Blvd.	T 2N R 4E S 21 SW 1/4
CITY/TOWN: Phoenix	UTM N/A
TAX PARCEL NUMBER: 172-43-026	BUILDING TYPE: House
OWNER: Robert Larson	STYLE: Pueblo Revival
OWNER ADDRESS: 5837 East Exeter Blvd. Phoenix, Arizona 85018	CONSTRUCTION DATE: Ca. 1928
HISTORIC USE: Residential	ARCHITECT/BUILDER: Unknown
PRESENT USE: Residential	INTEGRITY: Altered, additions
	CONDITION: Good
<b><u>DESCRIPTION</u></b>	WINDOWS: Casement, steel, 4 & 8 lite /leaf
STORIES: 1 DIMENSIONS: L 35 W 50	DOORS/ENTRY: Offset, wood
STRUCTURAL MATERIAL: Adobe	PORCHES: Concrete deck
FOUNDATION: Concrete	STOREFRONTS: N/A
WALL SHEATHING: Stucco	NOTABLE INTERIOR: Unknown
ROOF TYPE: Flat	OUTBUILDINGS: Garage
ROOF SHEATHING: Unknown	ALTERATIONS: Additions
EAVE TREATMENT: Parapet with vigas	
APPLIED ORNAMENT: Wood lintels at door and windows; Painted ceramic tile inset in stucco by entry	

**SKETCH MAP**



**PHOTO VIEW:** Southeast

**PHOTOGRAPHER:** Woodward

**DATE:** 1991 / 1993

**ADDITIONAL DESCRIPTION / ANALYSIS:**

**SIGNIFICANCE:**  ARCHITECTURE  COMMUNITY PLANNING AND DEVELOPMENT

**HISTORIC ASSOCIATIONS:**

SUBDIVISION DEVELOPMENT:

This house is a good example of the rejuvenation of residential construction in the Arcadia District during the late 1920s local economic boom. Associated with the development of Arcadia as a "citrus grove" residential area.

ARCHITECTURE:

An excellent example of a Pueblo Revival Style house. The style was popular locally from the mid 1920s to the late 1930s. It is also an excellent example of the use of adobe in residential construction. Style characteristics include the flat roof with rounded parapets, exposed vigas, and heavy timber lintels.

BACKGROUND:

Built about 1928 as a residence for William R. and Edna Ketchum. William Ketchum, who was born in San Francisco, moved to Arizona in 1908 and the Phoenix area in 1921. A World War I veteran and a graduate of the University of Arizona, Ketchum was engaged in the insurance business for most of his professional life. In 1937 he was a salesman for the Occidental Life Insurance Company. Beginning in about 1940, Ketchum began to grow citrus on his property. He had patented a citrus juicer. Ketchum owned and occupied this house until his death in 1954.

**BIBLIOGRAPHY / SOURCES:**

Arizona Republic, 27 October 1954, 10:4.

Holmquist and Maddock. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1929.

Holmquist, F.N. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1938.

Maricopa County Highway Maps, 1937.

Phoenix City Directories, 1930-1950.

**LISTING ON OTHER SURVEYS:** Woodward Architectural Group. Phoenix Rural and Estate Survey. City of Phoenix Planning Department, 1991.

**NATIONAL REGISTER STATUS:**  LISTED  NOT LISTED

**COMMENTS / DEVELOPMENT PLANS / THREATS:**

RECOMMENDED ELIGIBLE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES.

**SURVEYOR:** Woodward / Osmon **SURVEY DATE:** 1991/1993 **DATE FORM COMPLETED:** September 1993

# ARCADIA HISTORIC BUILDING SURVEY

<b><u>IDENTIFICATION</u></b>	COUNTY: Maricopa SURVEY SITE: A-3
HISTORIC NAME: Thomas Clements House	USGS QUAD:
ADDRESS: 4642 N. 56th Street	T 2N R 4E S 20 NE1/4
CITY/TOWN: Phoenix	UTM N/A
TAX PARCEL NUMBER: 172-23-038/040	BUILDING TYPE: House
OWNER: Virginia Ullman	STYLE: Pueblo Revival
OWNER ADDRESS: 4246 North 56th Street Phoenix, Arizona 85018	CONSTRUCTION DATE: 1927
HISTORIC USE: Residential	ARCHITECT/BUILDER: H.H. Green, Arch.
PRESENT USE: Residential	INTEGRITY: Altered/Minor
<b><u>DESCRIPTION</u></b>	CONDITION: Good
STORIES: 1 DIMENSIONS: L40 W 45	WINDOWS: Wood, casement, 8 & 12 lite/leaf
STRUCTURAL MATERIAL: Adobe	DOORS/ENTRY: Wood panel, round arched
FOUNDATION: Concrete	PORCHES: Arched vestibule
WALL SHEATHING: Stucco	STOREFRONTS: N/A
ROOF TYPE: Flat	NOTABLE INTERIOR: Unknown
ROOF SHEATHING: Unknown	OUTBUILDINGS: N/A
EAVE TREATMENT: Stepped parapet	ALTERATIONS:
APPLIED ORNAMENT:	

**SKETCH MAP**



**PHOTO VIEW:** Southwest

**PHOTOGRAPHER:** Woodward

**DATE:** 1991 / 1993

**ADDITIONAL DESCRIPTION / ANALYSIS:**

**SIGNIFICANCE:**  ARCHITECTURE  COMMUNITY PLANNING AND DEVELOPMENT

**HISTORIC ASSOCIATIONS:**

SUBDIVISION DEVELOPMENT:

Associated with the early development of Arcadia Estates (1926), a resubdivision of Block L of the 1919 Arcadia Plat, which was originally designated to be the location of the Arcadia Townsite. Represents a good example of residential construction in the Arcadia District during the late 1920s economic boom.

ARCHITECTURE:

A good example of the Pueblo Revival Style, which was popular from the mid 1920s to the late 1930s. It is also a good example of the use of adobe in residential construction. Style characteristics used in the house include irregular wall planes, arched entry, a flat roof with parapets, and wood casement windows.

BACKGROUND:

Built in 1927 as a residence for Mr. and Mrs. Thomas Clements. Local architect H.H. Green designed the house. It may have been constructed by Robert T. Evans. Born in Rochester, Minnesota, in 1865, Clements moved to Phoenix in 1927. From 1905 to 1917 Clements worked for the Woods Electric Company of Chicago. Before moving to Phoenix, he was Vice President of the Akron, Ohio, based Firestone Tire and Rubber Company. In 1927, Clements became business partners with fellow Arcadia resident George W. Mickle (A-13) when they bought control of the Phoenix Title and Trust Company. Clements died in June 1943.

**BIBLIOGRAPHY / SOURCES:**

Arizona Republic, 28 August 1927, 2:1.

Holmquist and Maddock. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1929.

Holmquist, F.N. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1938.

Maricopa County Highway Maps, 1937.

Phoenix Evening Gazette, 4 June 1943, 14:7; and 24 May 1956, 1:1.

**LISTING ON OTHER SURVEYS:** Woodward Architectural Group. Phoenix Rural and Estate Survey. City of Phoenix Planning Department, 1991.

**NATIONAL REGISTER STATUS:**  LISTED  NOT LISTED

**COMMENTS / DEVELOPMENT PLANS / THREATS:**

RECOMMENDED ELIGIBLE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES.

**SURVEYOR:** Woodward / Osmon **SURVEY DATE:** 1991/1993 **DATE FORM COMPLETED:** September 1993

# ARCADIA HISTORIC BUILDING SURVEY

<b><u>IDENTIFICATION</u></b>	COUNTY: Maricopa    SURVEY SITE: A-4
HISTORIC NAME: Horace G. Newhall House	USGS QUAD:
ADDRESS: 5750 E. Camelback Road	T 2N    R 4E    S 21    NW 1/4
CITY/TOWN: Phoenix	UTM N/A
TAX PARCEL NUMBER: 172-24-018C	BUILDING TYPE: House
OWNER: Edward K. Newhall etal	STYLE: Monterey Revival
OWNER ADDRESS:	CONSTRUCTION DATE: 1929
1007 West Jefferson Street	ARCHITECT/BUILDER: R. T. Evans, Builder
Phoenix, Arizona 85007	INTEGRITY: Unaltered
HISTORIC USE: Residential	CONDITION: Good
PRESENT USE: Residential	WINDOWS: Wood, casement, 16 lite/leaf
<b><u>DESCRIPTION</u></b>	DOORS/ENTRY: Round arch, batten
STORIES: 2    DIMENSIONS: L 30    W 30	PORCHES: Concrete stoop/Balcony
STRUCTURAL MATERIAL: Adobe	STOREFRONTS: N/A
FOUNDATION: Concrete	NOTABLE INTERIOR: Unknown
WALL SHEATHING: Stucco	OUTBUILDINGS: Guest House, built by Tommy Tomlinson as designed by Lucille Newhall.
ROOF TYPE: Flat/Gable	ALTERATIONS:
ROOF SHEATHING: Unknown	
EAVE TREATMENT: Parapet with clay tile coping	
APPLIED ORNAMENT: Wrought iron balcony at facade	

**SKETCH MAP**



**PHOTO VIEW:** North

**PHOTOGRAPHER:** Woodward

**DATE:** 1991 / 1993

**ADDITIONAL DESCRIPTION / ANALYSIS:**

**SIGNIFICANCE:**  ARCHITECTURE  COMMUNITY PLANNING AND DEVELOPMENT

**HISTORIC ASSOCIATIONS:**

SUBDIVISION DEVELOPMENT:

Associated with the early development of Alta Hacienda (1929), a resubdivision of Block 1 of the original 1919 Arcadia Plat. The house is an excellent illustration of residential construction in the Arcadia District during the late 1920s and early 1930s.

ARCHITECTURE:

An excellent example of a large Monterey Revival Style residence. The style was popular in the 1920s and 1930s. Style characteristics used in this design include a rectangular one and two story plan, flat and gabled roofs, and a second story balcony.

BACKGROUND:

Built as a residence for Horace Greer Newhall in ca. 1929. Born in Galena, Ohio, Newhall moved to Arizona from Chicago in 1921. In Chicago, he was employed as Vice President of Hatley Brothers, a meat and provisions company, as well as a member of the Chicago Board of Trade and the Union League Club. In the 1930s, Newhall served as President of the Arcadia Water Company. The house was constructed by prominent local builder Robert T. Evans as designed by Newhall's wife, Lucille Newhall.

**BIBLIOGRAPHY / SOURCES:** Arizona Republic, 25 May 1964, 10:3.

Holmquist and Maddock. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1929.

Holmquist, F.N. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1938.

Oral Interview with Edward Newhall, Family home since 1929 and Current Owner, 1993.

Phoenix City Directories, 1930-1942.

**LISTING ON OTHER SURVEYS:** Woodward Architectural Group. Phoenix Rural and Estate Survey. City of Phoenix Planning Department, 1991.

**NATIONAL REGISTER STATUS:**  LISTED  NOT LISTED

**COMMENTS / DEVELOPMENT PLANS / THREATS:**

RECOMMENDED ELIGIBLE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES.

**SURVEYOR:** Woodward / Osmon **SURVEY DATE:** 1991/1993 **DATE FORM COMPLETED:** September 1993



**ADDITIONAL DESCRIPTION / ANALYSIS:**

**SIGNIFICANCE:**  ARCHITECTURE  COMMUNITY PLANNING AND DEVELOPMENT

**HISTORIC ASSOCIATIONS:**

SUBDIVISION DEVELOPMENT:

Associated with the early development of the Alta Hacienda (1929), a resubdivision of Block 1 of the original 1919 Arcadia Plat. The house is an excellent illustration of residential construction in the Arcadia District during the early 1930s.

ARCHITECTURE:

An excellent example of the Pueblo Revival Style which was popular from the mid 1920s to the late 1930s. It is also an excellent example of the use of adobe in residential construction. Style characteristics include the irregular massing, flat roof with parapets, and small window openings. Additional stylistic elements can be seen in the shed roofed veranda and painted ceramic tile embedded in the wall.

BACKGROUND:

Built as a residence for Mrs. Floyd in 1929. Prominent local builder Robert T. Evans constructed the house. Floyd occupied the house for only a short period. Later owned and occupied by Bruce Barton, an advertising executive, author, and congressman from New York.

**BIBLIOGRAPHY / SOURCES:**

Holmquist and Maddock. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1929.

Holmquist, F.N. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1938.

Maricopa County Highway Maps, 1937.

Oral Interview with Edward Newhall. Lifelong neighbor. (Family home since 1929 located at 5750 East Camelback Road), 1993.

**LISTING ON OTHER SURVEYS:** Woodward Architectural Group. Phoenix Rural and Estate Survey. City of Phoenix Planning Department, 1991.

**NATIONAL REGISTER STATUS:**  LISTED  NOT LISTED

**COMMENTS / DEVELOPMENT PLANS / THREATS:**

RECOMMENDED ELIGIBLE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES.

**SURVEYOR:** Woodward / Osmon **SURVEY DATE:** 1991/1993 **DATE FORM COMPLETED:** September 1993

# ARCADIA HISTORIC BUILDING SURVEY

<b><u>IDENTIFICATION</u></b> Mrs. William Patterson House	<b>COUNTY:</b> Maricopa <b>SURVEY SITE:</b> A-6
<b>HISTORIC NAME:</b> (Casa Manana)	<b>USGS QUAD:</b>
<b>ADDRESS:</b> 5710 E. Camelback Road	<b>T</b> 2N <b>R</b> 4E <b>S</b> 21 <b>NW</b> 1/4
<b>CITY/TOWN:</b> Phoenix	<b>UTM</b> N/A
<b>TAX PARCEL NUMBER:</b> 172-24-016A	<b>BUILDING TYPE:</b> House
<b>OWNER:</b> Stacy Hamm	<b>STYLE:</b> Monterey Revival
<b>OWNER ADDRESS:</b>	<b>CONSTRUCTION DATE:</b> 1935
P.O. Box 15948	<b>ARCHITECT/BUILDER:</b> Jarvis Hunt, Arch.
Phoenix, Arizona 85060	<b>INTEGRITY:</b> Unaltered
<b>HISTORIC USE:</b> Residential	<b>CONDITION:</b> Good
<b>PRESENT USE:</b> Residential	<b>WINDOWS:</b> Casement, wood
<b><u>DESCRIPTION</u></b>	<b>DOORS/ENTRY:</b> Off-center, wood
<b>STORIES:</b> 2 <b>DIMENSIONS:</b> L 30 W 45	<b>PORCHES:</b> Entry porch; offset gable roofed side porch
<b>STRUCTURAL MATERIAL:</b> Brick/Adobe	<b>STOREFRONTS:</b> N/A
<b>FOUNDATION:</b> Concrete	<b>NOTABLE INTERIOR:</b> Unknown
<b>WALL SHEATHING:</b> Stucco	<b>OUTBUILDINGS:</b> N/A
<b>ROOF TYPE:</b> Intersecting gable	<b>ALTERATIONS:</b> Recent stucco
<b>ROOF SHEATHING:</b> Clay Tile	
<b>EAVE TREATMENT:</b> Exposed rafters	
<b>APPLIED ORNAMENT:</b> Wood balcony over entry; decorative cupola; 2nd story bay window at facade	

## SKETCH MAP



**PHOTO VIEW:** Northwest

**PHOTOGRAPHER:** Woodward

**DATE:** 1991 / 1993

**ADDITIONAL DESCRIPTION / ANALYSIS:**

**SIGNIFICANCE:**  ARCHITECTURE  COMMUNITY PLANNING AND DEVELOPMENT

**HISTORIC ASSOCIATIONS:**

**SUBDIVISION DEVELOPMENT:**

Associated with the early development of Alta Hacienda (1929), a resubdivision of Block 1 of the original 1919 Arcadia Plat. The house is an excellent illustration of residential construction in the Arcadia District during the early 1930s.

**ARCHITECTURE:**

A very good example of the Monterey Revival Style. The style was popular in the local area during the 1920s and 1930s. Style characteristics include a long "L" shaped plan with one and two story sections and a low pitched clay tiled gable roof. Other elements are evident in the second story balcony and focal window at the ell. The house was designed by Jarvis Hunt, a prominent Chicago architect from 1893 to 1927. His greatest achievements in architecture were the Kansas City Union Station and the Great Lakes Naval Training station.

**BACKGROUND:**

Built as a residence for Mrs. William Patterson, of Bar Harbor, Maine in 1935 by her brother, well known Chicago architect, Jarvis Hunt. The house was located on the same lot in the Alta Hacienda subdivision as Hunt's own residence, constructed in 1930-1931 (A-20).

**BIBLIOGRAPHY / SOURCES:**

Arizona Republic, 24 February 1935, 7:3-7.

Holmquist and Maddock. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1929.

Holmquist, F.N. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1938.

Maricopa County Highway Maps, 1937.

New York Time, 17 June 1941, 21:5.

**LISTING ON OTHER SURVEYS:** Woodward Architectural Group. Phoenix Rural and Estate Survey. City of Phoenix Planning Department, 1991.

**NATIONAL REGISTER STATUS:**  LISTED  NOT LISTED

**COMMENTS / DEVELOPMENT PLANS / THREATS:**

RECOMMENDED ELIGIBLE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES.

**SURVEYOR:** Woodward / Osmon **SURVEY DATE:** 1991/1993 **DATE FORM COMPLETED:** September 1993

# ARCADIA HISTORIC BUILDING SURVEY

<b><u>IDENTIFICATION</u></b> Burridge D. Butler House	COUNTY: Maricopa SURVEY SITE: A-7
HISTORIC NAME: (Casa Davenel)	USGS QUAD:
ADDRESS: 4614 N. Alta Hacienda	T 2N R 4E S 21 NW 1/4
CITY/TOWN: Phoenix	UTM N/A
TAX PARCEL NUMBER: 172-24-005	BUILDING TYPE: House
OWNER: Valleda P. Stoneham	STYLE: Pueblo Revival
OWNER ADDRESS:	CONSTRUCTION DATE: Ca. 1931
P.O. Box 1239	ARCHITECT/BUILDER: Unknown
Scottsdale, Arizona 85252	INTEGRITY: Unaltered
HISTORIC USE: Residential	CONDITION: Good
PRESENT USE: Residential	WINDOWS: Casement, wood
<b><u>DESCRIPTION</u></b>	DOORS/ENTRY: Wood, recessed
STORIES: 1 & 2 DIMENSIONS: L 45 W 40	PORCHES: Shed roof with clay tile and exposed rafters veranda
STRUCTURAL MATERIAL: Adobe	STOREFRONTS: N/A
FOUNDATION: Concrete	NOTABLE INTERIOR: Unknown
WALL SHEATHING: Stucco	OUTBUILDINGS: N/A
ROOF TYPE: Flat	ALTERATIONS:
ROOF SHEATHING: Unknown	
EAVE TREATMENT: Parapet	
APPLIED ORNAMENT: Peeled log lintels; exposed vigas	

**SKETCH MAP**



**PHOTO VIEW:** North

**PHOTOGRAPHER:** Woodward

**DATE:** 1991 / 1993

**ADDITIONAL DESCRIPTION / ANALYSIS:**

**SIGNIFICANCE:**  ARCHITECTURE  COMMUNITY PLANNING AND DEVELOPMENT

**HISTORIC ASSOCIATIONS:**

SUBDIVISION DEVELOPMENT:

Associated with the early development of Alta Hacienda (1929), a resubdivision of Block 1 of the original 1919 Arcadia Plat. The house is an excellent illustration of residential construction in the Arcadia District during the early 1930s.

ARCHITECTURE:

An excellent example of a Pueblo Revival Style residence. The style was popular in the 1920s and 1930s. It is also an excellent example of the use of adobe in residential construction. Style characteristics include irregular massing, rough stucco, flat roof with parapets, peeled log lintels, vigas, and low walls.

BACKGROUND: Built as a residence for Burrige D. Butler, a well known newspaper publisher and radio station owner, about 1931. Butler purchased three lots in Alta Hacienda from Charles Bradbury in March 1930 (lots 3, 4, and 6), soon after moving to Phoenix from Chicago. Born in Louisville, Kentucky, and a graduate of Blackburn University, Butler founded newspapers in St. Paul and Omaha, and since 1909 owned the Prairie Farmer, a farm paper with over 500,000 circulation. He continued his successful business career in Arizona by first purchasing Phoenix radio station KOY in 1937. About 1940 Butler pioneered intrastate network broadcasting in Arizona establishing a 3 station chain including stations in Phoenix, Tucson, and Douglas-Bisbee. He was also active nationally in the Boy Scouts of America. Butler owned and occupied the house from the time of its construction until his death in 1948.

**BIBLIOGRAPHY / SOURCES:**

Holmquist and Maddock. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1929.

Holmquist, F.N. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1938.

Maricopa County Highway Maps, 1937.

New York Times, 31 March 1948, 26:2.

Phoenix Gazette, 30 March 1948, 1:2.

**LISTING ON OTHER SURVEYS:** Woodward Architectural Group. Phoenix Rural and Estate Survey. City of Phoenix Planning Department, 1991.

**NATIONAL REGISTER STATUS:**  LISTED  NOT LISTED

**COMMENTS / DEVELOPMENT PLANS / THREATS:**

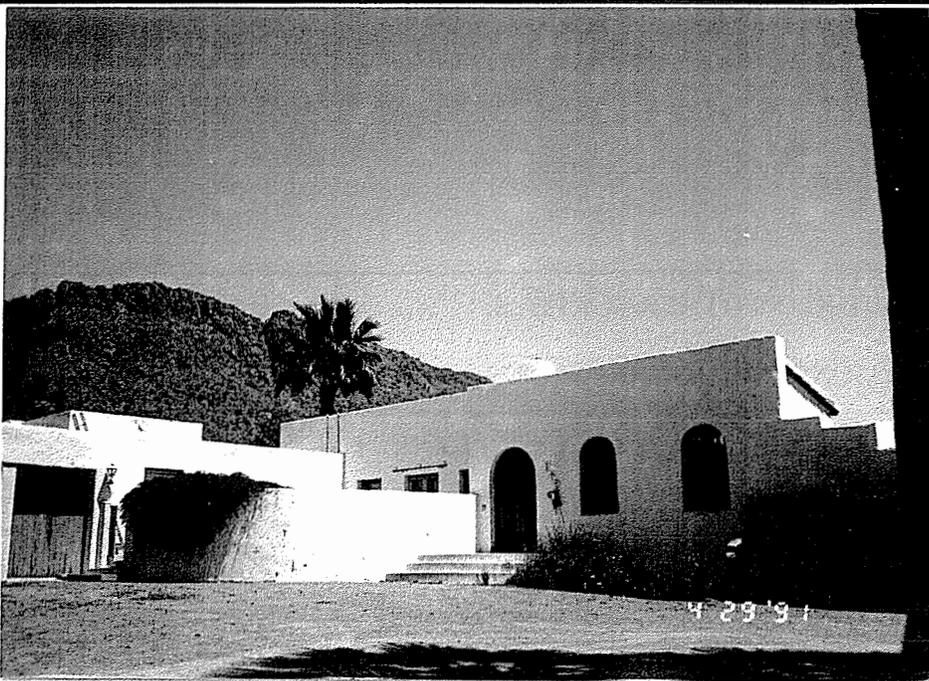
RECOMMENDED ELIGIBLE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES.

**SURVEYOR:** Woodward / Osmon **SURVEY DATE:** 1991/1993 **DATE FORM COMPLETED:** September 1993

# ARCADIA HISTORIC BUILDING SURVEY

<b><u>IDENTIFICATION</u></b>	COUNTY: Maricopa SURVEY SITE: A-8
HISTORIC NAME: Thomas Clements Speculation House	USGS QUAD:
ADDRESS: 4556 N. 56th Street	T 2N R 4E S 20 NE1/4
CITY/TOWN: Phoenix	UTM N/A
TAX PARCEL NUMBER: 172-23-042/044	BUILDING TYPE: House
OWNER: James and Connie Binns	STYLE: Pueblo Revival
OWNER ADDRESS: 4556 N. 56th Street Phoenix, Arizona	CONSTRUCTION DATE: 1927
HISTORIC USE: Residential	ARCHITECT/BUILDER: H.H. Green, Arch.
PRESENT USE: Residential	INTEGRITY: Restored
<b><u>DESCRIPTION</u></b>	CONDITION: Good
STORIES: 1 DIMENSIONS: L40 W 45	WINDOWS: Wood, double hung, 1/1
STRUCTURAL MATERIAL: Adobe	DOORS/ENTRY: Wood
FOUNDATION: Concrete	PORCHES: Courtyard
WALL SHEATHING: Stucco	STOREFRONTS: N/A
ROOF TYPE: Flat / Shed	NOTABLE INTERIOR: Unknown
ROOF SHEATHING: Unknown / Clay Tile	OUTBUILDINGS: N/A
EAVE TREATMENT: Parapet	ALTERATIONS: Recently restored and remodelled
APPLIED ORNAMENT: Wood grill at arched opening at courtyard	

**SKETCH MAP**



**PHOTO VIEW:** Northeast

**PHOTOGRAPHER:** Woodward

**DATE:** 1991 / 1993

**ADDITIONAL DESCRIPTION / ANALYSIS:**

**SIGNIFICANCE:**  ARCHITECTURE  COMMUNITY PLANNING AND DEVELOPMENT

**HISTORIC ASSOCIATIONS:**

SUBDIVISION DEVELOPMENT:

Associated with the early development of Arcadia Estates (1926), a resubdivision of Block L of the 1919 Arcadia Plat, which was originally designated to be the location of the Arcadia Townsite. Represents a good example of residential construction in the Arcadia District during the late 1920s economic boom.

ARCHITECTURE:

A good example of the Pueblo Revival Style, which was popular from the mid 1920s to the late 1930s. It also represents a good example of the use of adobe in residential construction.

BACKGROUND:

Built in 1927, possibly on speculation by Mr. and Mrs. Thomas Clements. Local architect H.H. Green designed the house. The Clements occupied the house at 4642 N. 56th Street (A-3).

**BIBLIOGRAPHY / SOURCES:**

Arizona Republic, 28 August 1927, 2:1.

Holmquist and Maddock. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1929.

Holmquist, F.N. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1938.

Maricopa County Highway Maps, 1937.

**LISTING ON OTHER SURVEYS:** Woodward Architectural Group. Phoenix Rural and Estate Survey. City of Phoenix Planning Department, 1991.

**NATIONAL REGISTER STATUS:**  LISTED  NOT LISTED

**COMMENTS / DEVELOPMENT PLANS / THREATS:**

RECOMMENDED ELIGIBLE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES.

**SURVEYOR:** Woodward / Osmon **SURVEY DATE:** 1991/1993 **DATE FORM COMPLETED:** September 1993

# ARCADIA HISTORIC BUILDING SURVEY

<b><u>IDENTIFICATION</u></b>	COUNTY: Maricopa SURVEY SITE: A-9
HISTORIC NAME: Lynn Lockhart House	USGS QUAD:
ADDRESS: 4815 E. Exeter Blvd.	T 2N R 4E S 20 NW 1/4
CITY/TOWN: Phoenix	UTM N/A
TAX PARCEL NUMBER: 172-35-004G	BUILDING TYPE: House
OWNER: Steven and Camilla Strasser	STYLE: Monterey Revival
OWNER ADDRESS: 4815 East Exeter Blvd. Phoenix, Arizona 85018	CONSTRUCTION DATE: 1926 / 1928
HISTORIC USE: Residential	ARCHITECT/BUILDER: Lescher and Mahoney, Arch. J.W. Tucker, Cont.
PRESENT USE: Residential	INTEGRITY: Altered, addition
<b><u>DESCRIPTION</u></b>	CONDITION: Good
STORIES: 2 DIMENSIONS: L 50 W 50	WINDOWS: Fixed, wood / Casement, wood
STRUCTURAL MATERIAL: Brick	DOORS/ENTRY: Central, wood
FOUNDATION: Concrete	PORCHES: N/A
WALL SHEATHING: Brick, painted	STOREFRONTS: N/A
ROOF TYPE: Gable	NOTABLE INTERIOR: Unknown
ROOF SHEATHING: Clay tile	OUTBUILDINGS: Guest house
EAVE TREATMENT: Exposed rafters	ALTERATIONS: Addition to west including garage
APPLIED ORNAMENT: Parasol roof @ bay window	

**SKETCH MAP**



PHOTO VIEW: South

PHOTOGRAPHER: Woodward

DATE: 1991 / 1993

**ADDITIONAL DESCRIPTION / ANALYSIS:**

**SIGNIFICANCE:**  ARCHITECTURE  COMMUNITY PLANNING AND DEVELOPMENT

**HISTORIC ASSOCIATIONS:**

SUBDIVISION DEVELOPMENT:

An excellent example of the rejuvenation of large estate development in Arcadia during the late 1920s and early 1930s.

ARCHITECTURE:

A good example of the Monterey Revival Style, which was popular in the area during the late 1920s and 1930s. Characteristic elements include a long two-story facade with a low pitched clay tiled hip roof, brick walls painted to simulate white washing, and small paned window openings.

BACKGROUND:

Built as a residence for Lynn Lockhart in 1926. Lockhart built a \$21,000 addition to the residence in 1928. The prominent Arizona architectural firm of Lescher and Mahoney were the architects for both the original house construction in 1926 and the 1928 addition. Contractor J.W. Tucker built the 1928 addition. A native of Dardanelle, Arkansas, Lockhart moved to Arizona in 1920. In the mid-1920s, Lockhart was employed as district manager for the Rio Grande Oil Company. In the 1930s, he served for six years as chairman of the Arizona Game and Fish Commission and later served on the Arizona Industrial Commission. Lockhart owned the house at least through 1938.

**BIBLIOGRAPHY / SOURCES:**

Arizona Republic, 4 April 1926, 2:1; 14 October 1928, 3:1; and 30 July 1968, 3:4.

Holmquist and Maddock. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1929.

Holmquist, F.N. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1938.

Maricopa County Highway Maps, 1937.

Phoenix City Directories, 1930-1942.

**LISTING ON OTHER SURVEYS:** Woodward Architectural Group. Phoenix Rural and Estate Survey. City of Phoenix Planning Department, 1991.

**NATIONAL REGISTER STATUS:**  LISTED  NOT LISTED

**COMMENTS / DEVELOPMENT PLANS / THREATS:**

RECOMMENDED ELIGIBLE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES.

**SURVEYOR:** Woodward / Osmon **SURVEY DATE:** 1991/1993 **DATE FORM COMPLETED:** September 1993

# ARCADIA HISTORIC BUILDING SURVEY

<b><u>IDENTIFICATION</u></b>	COUNTY: Maricopa SURVEY SITE: A-10
HISTORIC NAME: Cyril S. Gilbert House	USGS QUAD:
ADDRESS: 5105 E. Exeter Blvd.	T 2N R 4E S 20 SW 1/4
CITY/TOWN: Phoenix	UTM N/A
TAX PARCEL NUMBER: 172-34-053	BUILDING TYPE: House
OWNER: Robert B. Bailey, Jr.	STYLE: Spanish Colonial Revival
OWNER ADDRESS: 5105 East Exeter Blvd. Phoenix, Arizona 85018	CONSTRUCTION DATE: Ca. 1930
HISTORIC USE: Residential	ARCHITECT/BUILDER: Unknown
PRESENT USE: Residential	INTEGRITY: Altered, windows
<b><u>DESCRIPTION</u></b>	CONDITION: Good
STORIES: 2 DIMENSIONS: L 30 W 55	WINDOWS: Arched
STRUCTURAL MATERIAL: Brick	DOORS/ENTRY: Offset, recessed, wood, arched
FOUNDATION: Concrete	PORCHES: Concrete deck
WALL SHEATHING: Stucco	STOREFRONTS: N/A
ROOF TYPE: Gable	NOTABLE INTERIOR: Unknown
ROOF SHEATHING: Clay tile	OUTBUILDINGS: N/A
EAVE TREATMENT: Cornice molding	ALTERATIONS: Window sash replaced
APPLIED ORNAMENT: Iron balcony over entry	

**SKETCH MAP**



PHOTO VIEW: Southeast  
 PHOTOGRAPHER: Woodward  
 DATE: 1991 / 1993

**ADDITIONAL DESCRIPTION / ANALYSIS:**

**SIGNIFICANCE:**  ARCHITECTURE  COMMUNITY PLANNING AND DEVELOPMENT

**HISTORIC ASSOCIATIONS:**

SUBDIVISION DEVELOPMENT:

A excellent example of the rejuvenation of large estate development in Arcadia during the late 1920s and early 1930s.

ARCHITECTURE:

A very good example of a Spanish Colonial Revival Style residence, which was popular in the 1920s and 1930s. Stylistic elements include a long facade on a rectangular plan with combinations of low pitch gabled, shed, and flat roofs with red tiles on the gabled sections. Other elements used on the house include arched window openings and iron balcony.

BACKGROUND:

Built about 1930 as a residence for prominent local businessman Cyril S. Gilbert. A native of Liverpool, England, Gilbert immigrated to Phoenix in 1897. Prior to moving to the United States, Gilbert attended both the Warbrick College and the Merchant Taylor School and worked as an apprentice at a wool brokerage firm. In 1899 Gilbert and Charles H. Pratt became partners and founded the Pratt-Gilbert Company Wholesale Hardware, a successful hardware business in Phoenix. Pratt also resided in Arcadia in his house at 4979 East Camelback Road (A-14). In 1932 Gilbert bought out Pratt's share of the business. Gilbert owned and occupied the house from the time of its construction until his death in 1957.

**BIBLIOGRAPHY / SOURCES:**

Arizona Republic, 30 July 1957, 5:1-2.

Holmquist and Maddock. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1929.

Holmquist, F.N. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1938.

Maricopa County Highway Maps, 1937.

Phoenix City Directories, 1930-1950.

**LISTING ON OTHER SURVEYS:** Woodward Architectural Group. Phoenix Rural and Estate Survey. City of Phoenix Planning Department, 1991.

**NATIONAL REGISTER STATUS:**  LISTED  NOT LISTED

**COMMENTS / DEVELOPMENT PLANS / THREATS:**

RECOMMENDED ELIGIBLE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES.

**SURVEYOR:** Woodward / Osmon **SURVEY DATE:** 1991/1993 **DATE FORM COMPLETED:** September 1993

# ARCADIA HISTORIC BUILDING SURVEY

<b><u>IDENTIFICATION</u></b>		<b>COUNTY:</b> Maricopa	<b>SURVEY SITE:</b> A-11
<b>HISTORIC NAME:</b> W.G. McBride House		<b>USGS QUAD:</b>	
<b>ADDRESS:</b> 5299 E. Exeter Blvd.		T 2N	R 4E S 20 SE 1/4
<b>CITY/TOWN:</b> Phoenix		<b>UTM:</b> N/A	
<b>TAX PARCEL NUMBER:</b> 172-40-033		<b>BUILDING TYPE:</b> House	
<b>OWNER:</b> Timothy & Louise Westfall		<b>STYLE:</b> Spanish Colonial Revival	
<b>OWNER ADDRESS:</b> 5299 East Exeter Blvd. Phoenix, Arizona 85018		<b>CONSTRUCTION DATE:</b> Ca. 1931	
<b>HISTORIC USE:</b> Residential		<b>ARCHITECT/BUILDER:</b> Unknown	
<b>PRESENT USE:</b> Residential		<b>INTEGRITY:</b> Unaltered	
<b><u>DESCRIPTION</u></b>		<b>CONDITION:</b> Good	
<b>STORIES:</b> 1	<b>DIMENSIONS:</b> L 35 W 55	<b>WINDOWS:</b> Casement, wood, 4/leaf and 6/leaf; French, wood	
<b>STRUCTURAL MATERIAL:</b> Brick ?		<b>DOORS/ENTRY:</b> Central, wood, recessed	
<b>FOUNDATION:</b> Concrete		<b>PORCHES:</b> Recessed portico with quoins	
<b>WALL SHEATHING:</b> Stucco		<b>STOREFRONTS:</b> N/A	
<b>ROOF TYPE:</b> Gable		<b>NOTABLE INTERIOR:</b> Unknown	
<b>ROOF SHEATHING:</b> Clay tile		<b>OUTBUILDINGS:</b> Unknown	
<b>EAVE TREATMENT:</b> Stuccoed coving, original		<b>ALTERATIONS:</b>	
<b>APPLIED ORNAMENT:</b> Brick parasol canopies @ windows and corbelled sills.			

## SKETCH MAP



**PHOTO VIEW:** Southwest

**PHOTOGRAPHER:** Woodward

**DATE:** 1991 / 1993

**ADDITIONAL DESCRIPTION / ANALYSIS:**

**SIGNIFICANCE:**  ARCHITECTURE  COMMUNITY PLANNING AND DEVELOPMENT

**HISTORIC ASSOCIATIONS:**

SUBDIVISION DEVELOPMENT:

A good illustration of the continued large estate development in the Arcadia District in the 1930s.

ARCHITECTURE:

A very good example of a Spanish Colonial Revival Style house. The style was popular during the 1920s and 1930s. Stylistic elements used in this house include an elongated and asymmetrical facade and a roughly rectangular plan, intersecting low pitched clay tiled gable roofs, and small portico - like entry porch. The quoins at the arched entry are also a characteristic of the Spanish Colonial Revival style.

BACKGROUND:

Probably built by W.G. McBride of Globe, Arizona, in the early 1930s. McBride purchased lots 3, 4, and 7 of Block B, of the Arcadia Subdivision, on which this house is situated, from the Phoenix Title and Trust Company in December, 1930. McBride continued to own the property at least until 1938.

**BIBLIOGRAPHY / SOURCES:**

Holmquist and Maddock. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1929.

Holmquist, F.N. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1938.

Maricopa County Highway Maps, 1937.

**LISTING ON OTHER SURVEYS:** Woodward Architectural Group. Phoenix Rural and Estate Survey. City of Phoenix Planning Department, 1991.

**NATIONAL REGISTER STATUS:**  LISTED  NOT LISTED

**COMMENTS / DEVELOPMENT PLANS / THREATS:**

RECOMMENDED ELIGIBLE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES.

**SURVEYOR:** Woodward / Osmon **SURVEY DATE:** 1991/1993 **DATE FORM COMPLETED:** September 1993

# ARCADIA HISTORIC BUILDING SURVEY

<b><u>IDENTIFICATION</u></b>	<b>COUNTY:</b> Maricopa <b>SURVEY SITE:</b> A-12
<b>HISTORIC NAME:</b> Carroll Marston House	<b>USGS QUAD:</b>
<b>ADDRESS:</b> 5830 E. Calle De Media	T 2N R 4E S21 SW1/4
<b>CITY/TOWN:</b> Phoenix	<b>UTM:</b> N/A
<b>TAX PARCEL NUMBER:</b> 172-43-025	<b>BUILDING TYPE:</b> House
<b>OWNER:</b> Robert Brono and Frances Haynes	<b>STYLE:</b> Pueblo Revival
<b>OWNER ADDRESS:</b> 5830 East Cale De Media Phoenix, Arizona 85018	<b>CONSTRUCTION DATE:</b> Ca. 1935
<b>HISTORIC USE:</b> Residential	<b>ARCHITECT/BUILDER:</b> Unknown
<b>PRESENT USE:</b> Residential	<b>INTEGRITY:</b> Altered, garage addition
<b><u>DESCRIPTION</u></b>	<b>CONDITION:</b> Good
<b>STORIES:</b> 1 1/2 <b>DIMENSIONS:</b> L 55 W 45	<b>WINDOWS:</b> Casement, wood / Arched, wood
<b>STRUCTURAL MATERIAL:</b> Brick	<b>DOORS/ENTRY:</b> Off-center, wood
<b>FOUNDATION:</b> Concrete	<b>PORCHES:</b> Entry porch
<b>WALL SHEATHING:</b> Stucco	<b>STOREFRONTS:</b> N/A
<b>ROOF TYPE:</b> Flat / Shed	<b>NOTABLE INTERIOR:</b> Unknown
<b>ROOF SHEATHING:</b> Built-up / Clay tile	<b>OUTBUILDINGS:</b> Unknown
<b>EAVE TREATMENT:</b> Parapet / Exposed rafters	<b>ALTERATIONS:</b> Garage
<b>APPLIED ORNAMENT:</b> Decorative canales	

## SKETCH MAP



**PHOTO VIEW:** North

**PHOTOGRAPHER:** Woodward

**DATE:** 1991 / 1993

**ADDITIONAL DESCRIPTION / ANALYSIS:**

**SIGNIFICANCE:**  ARCHITECTURE  COMMUNITY PLANNING AND DEVELOPMENT

**HISTORIC ASSOCIATIONS:**

SUBDIVISION DEVELOPMENT:

A good example of the rejuvenation of residential construction in the Arcadia Subdivision in the 1930s.

ARCHITECTURE:

A good example of a modest Pueblo Revival Style house. The style was popular from the mid 1920s to the late 1930s. Characteristics include simple massing, flat roofs with parapets, and canales. Other elements include a low walled courtyard and shed roofed porches with clay tiles.

BACKGROUND:

Built about 1935 as a residence for Carroll P. Marston. Born in Machias, Maine, and a World War I veteran, Marston moved to Scottsdale in 1923. Marston was a local farmer and rancher. Marston owned and occupied the house at least through 1942.

**BIBLIOGRAPHY / SOURCES:**

Arizona Republic, 8 May 1957, 40:1.

Holmquist and Maddock. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1929.

Holmquist, F.N. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1938.

Maricopa County Highway Maps, 1937.

Phoenix City Directories, 1936-1942.

**LISTING ON OTHER SURVEYS:** Woodward Architectural Group. Phoenix Rural and Estate Survey. City of Phoenix Planning Department, 1991.

**NATIONAL REGISTER STATUS:**  LISTED  NOT LISTED

**COMMENTS / DEVELOPMENT PLANS / THREATS:**

RECOMMENDED ELIGIBLE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES.

**SURVEYOR:** Woodward / Osmon **SURVEY DATE:** 1991/1993 **DATE FORM COMPLETED:** September 1993

# ARCADIA HISTORIC BUILDING SURVEY

<b><u>IDENTIFICATION</u></b>	COUNTY: Maricopa SURVEY SITE: A-13
HISTORIC NAME: Elizabeth and Annette Jacobs House	USGS QUAD:
ADDRESS: 5829 Jean Avenue	T 2N R 4E S 21 NW 1/4
CITY/TOWN: Phoenix	UTM N/A
TAX PARCEL NUMBER:	BUILDING TYPE: House
OWNER:	STYLE: Pueblo Revival
OWNER ADDRESS:	CONSTRUCTION DATE: 1938
HISTORIC USE: Residence	ARCHITECT/BUILDER: Edward C. Morgan, Arch.
PRESENT USE: Residence	INTEGRITY: Unaltered
<b><u>DESCRIPTION</u></b>	CONDITION: Good
STORIES: 1 DIMENSIONS: L40 W 60	WINDOWS: Steel casement, 4/leaf; Steel French
STRUCTURAL MATERIAL: Adobe	DOORS/ENTRY: Off-center, wood
FOUNDATION: Concrete	PORCHES: Concrete decks with low walls
WALL SHEATHING: Stucco	STOREFRONTS: N/A
ROOF TYPE: Flat / Intersecting Gable	NOTABLE INTERIOR: Unknown
ROOF SHEATHING: Unknown / Clay Tile	OUTBUILDINGS: 2 Car Garage, similar style
EAVE TREATMENT: Parapet / Unknown	ALTERATIONS:
APPLIED ORNAMENT: Heavy timber lintels at doors and windows	

**SKETCH MAP**

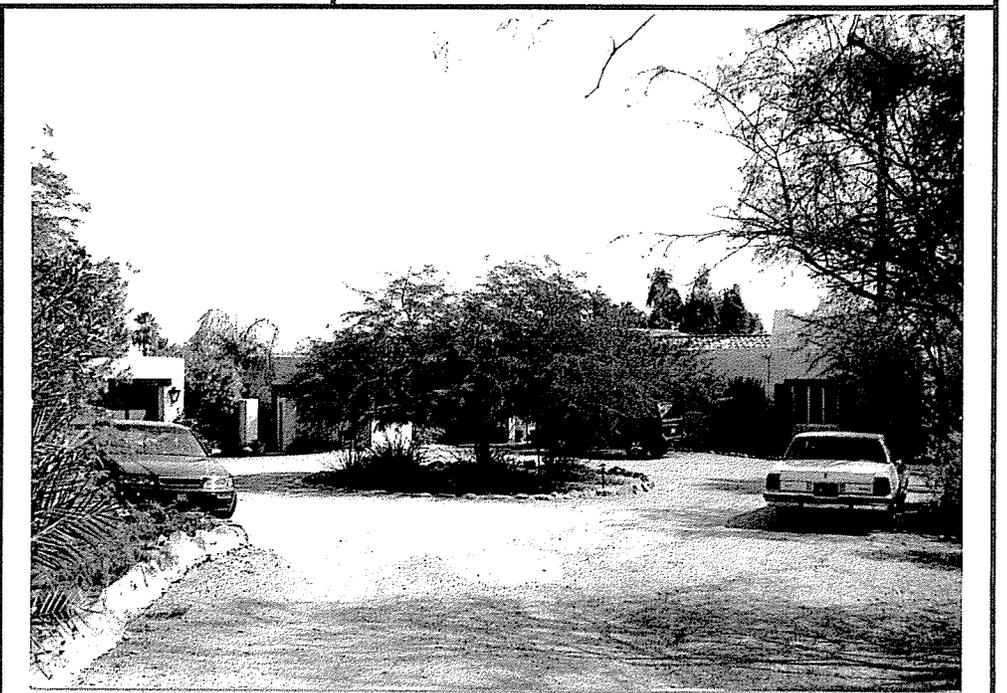


PHOTO VIEW: Northeast  
 PHOTOGRAPHER: Woodward  
 DATE: 1991 / 1993

**ADDITIONAL DESCRIPTION / ANALYSIS:**

**SIGNIFICANCE:**  ARCHITECTURE  COMMUNITY PLANNING AND DEVELOPMENT

**HISTORIC ASSOCIATIONS:**

SUBDIVISION DEVELOPMENT:

A good example of the continued residential development in Arcadia during the 1930s.

ARCHITECTURE:

A very good example of a Spanish Colonial Revival Style residence. The style was popular in the mid 1920s and 1930s. Stylistic elements used in the house include a horizontal, asymmetrical facade, the combined use of flat, parapeted roofs and low pitched clay tiled gable roofs, and small porches. The use of casement and French windows with heavy timber lintels is an unusual detail for this style.

BACKGROUND:

Constructed as a residence for Elizabeth and Annette Jacobs, two sisters from Chicago, in 1938. Architect Edward C. Morgan designed the house.

**BIBLIOGRAPHY / SOURCES:**

Arizona Republic, 14 August 1938, 2:6.

Holmquist and Maddock. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1929.

Holmquist, F.N. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1938.

Maricopa County Highway Maps, 1937.

**LISTING ON OTHER SURVEYS:** Woodward Architectural Group. Phoenix Rural and Estate Survey. City of Phoenix Planning Department, 1991.

**NATIONAL REGISTER STATUS:**  LISTED  NOT LISTED

**COMMENTS / DEVELOPMENT PLANS / THREATS:**

RECOMMENDED ELIGIBLE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES.

**SURVEYOR:** Woodward / Osmon **SURVEY DATE:** 1991/1993 **DATE FORM COMPLETED:** September 1993

# ARCADIA HISTORIC BUILDING SURVEY

<b><u>IDENTIFICATION</u></b>	COUNTY: Maricopa SURVEY SITE: A-14
HISTORIC NAME: Charles H. Pratt House	USGS QUAD:
ADDRESS: 4979 E. Camelback Road	T 2N R 4E S 20 NW 1/4
CITY/TOWN: Phoenix	UTM N/A
TAX PARCEL NUMBER: 172-20-001D	BUILDING TYPE: House
OWNER: Harris Trust Company of Arizona	STYLE: Monterey Revival
OWNER ADDRESS:	
P.O. Box 1846	CONSTRUCTION DATE: Ca. 1930
Scottsdale, Arizona 85252	ARCHITECT/BUILDER: Unknown
HISTORIC USE: Residential	INTEGRITY: Unaltered
PRESENT USE: Residential	CONDITION: Good
<b><u>DESCRIPTION</u></b>	WINDOWS: Casement, wood and steel
STORIES: 2 DIMENSIONS: L 50 W 35	
STRUCTURAL MATERIAL: Brick?	DOORS/ENTRY: Unknown
FOUNDATION: Concrete	PORCHES: Unknown
WALL SHEATHING: Stucco	STOREFRONTS: N/A
ROOF TYPE: Gable	NOTABLE INTERIOR: Unknown
ROOF SHEATHING: Clay tile	OUTBUILDINGS: Pool / Guest house / garage
EAVE TREATMENT: Exposed rafters	ALTERATIONS:
APPLIED ORNAMENT: None	

**SKETCH MAP**



**PHOTO VIEW:** East

**PHOTOGRAPHER:** Woodward

**DATE:** 1991 / 1993

**ADDITIONAL DESCRIPTION / ANALYSIS:**

**SIGNIFICANCE:**  ARCHITECTURE  COMMUNITY PLANNING AND DEVELOPMENT

**HISTORIC ASSOCIATIONS:**

SUBDIVISION DEVELOPMENT:

An excellent example of the rejuvenation of large estate development in Arcadia during the late 1920s and early 1930s. Associated with the development of Arcadia as a "citrus grove" residential area. When originally constructed in about 1930, the house was situated on four lots in Block J of the Arcadia Plat, eight acres of which were plated with 10 year old lemon trees.

ARCHITECTURE:

A large example of a Monterey Revival Style residence. The style was popular in the 1920s and 1930s. The residence displays characteristic stylistic elements including an elongated rectangular plan and a low pitch gable clay tiled roof with exposed rafters. The small paned casement windows and stucco walls are also stylistic traits.

BACKGROUND:

Built as a residence for Charles H. Pratt in about 1930. Pratt had purchased the property from Charles Keafer in May 1927. A native of Beloit, Wisconsin, Pratt founded the Pratt-Gilbert Company Wholesale Hardware in 1899. His partner, Cyril Gilbert, also resided in Arcadia at 5105 East Exeter Blvd. (A-10). Pratt sold his share of the hardware business to Gilbert in 1932. Pratt owned and occupied this house from the time of its construction until his death in 1949.

**BIBLIOGRAPHY / SOURCES:**

Arizona Republic, 15 May 1927, 3:2; and 7 February 1949, 7:3.

Holmquist and Maddock. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1929.

Holmquist, F.N. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1938.

Maricopa County Highway Maps, 1937.

Phoenix City Directories, 1930-1942.

**LISTING ON OTHER SURVEYS:** Woodward Architectural Group. Phoenix Rural and Estate Survey. City of Phoenix Planning Department, 1991.

**NATIONAL REGISTER STATUS:**  LISTED  NOT LISTED

**COMMENTS / DEVELOPMENT PLANS / THREATS:**

RECOMMENDED ELIGIBLE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES.

**SURVEYOR:** Woodward / Osmon **SURVEY DATE:** 1991/1993 **DATE FORM COMPLETED:** September 1993

# ARCADIA HISTORIC BUILDING SURVEY

<b><u>IDENTIFICATION</u></b>	COUNTY: Maricopa    SURVEY SITE: A-15
HISTORIC NAME: Henry J. Coerver / Charles Suhr House	USGS QUAD:
ADDRESS: 5005 E. Camelback Road	T 2N    R 4E    S 20    NE 1/4
CITY/TOWN: Phoenix	UTM N/A
TAX PARCEL NUMBER: 172-21-003A	BUILDING TYPE: House
OWNER: City of Phoenix	STYLE: Spanish Colonial Revival
OWNER ADDRESS: 251 West Washington Phoenix, Arizona 85003	CONSTRUCTION DATE: 1919/1925/1928
HISTORIC USE: Residential	ARCHITECT/BUILDER: Unknown
PRESENT USE: Art Center	INTEGRITY: Altered, additions
	CONDITION: Good
<b><u>DESCRIPTION</u></b>	WINDOWS: French doors, wood; casement, wood
STORIES: 1    DIMENSIONS: L 55    W 60	DOORS/ENTRY: Off-center, wood
STRUCTURAL MATERIAL: Adobe	PORCHES: Recessed veranda with adobe piers
FOUNDATION: Concrete	STOREFRONTS: N/A
WALL SHEATHING: Stucco	NOTABLE INTERIOR: Unknown
ROOF TYPE: Gable / Flat	OUTBUILDINGS: N/A
ROOF SHEATHING: Clay tile	ALTERATIONS: Historic additions/Restored and used as a museum
EAVE TREATMENT: Exposed rafters	
APPLIED ORNAMENT: None	

**SKETCH MAP**



**PHOTO VIEW:** Southeast

**PHOTOGRAPHER:** Woodward

**DATE:** 1991 / 1993

**ADDITIONAL DESCRIPTION / ANALYSIS:**

**SIGNIFICANCE:**  ARCHITECTURE  COMMUNITY PLANNING AND DEVELOPMENT

**HISTORIC ASSOCIATIONS:**

SUBDIVISION DEVELOPMENT:

An excellent illustration of initial large estate development in the Arcadia District.

ARCHITECTURE:

A very good example of the Spanish Colonial Revival Style which was popular during the 1920s and 1930s. It is also an excellent example of the use of adobe in residential construction. Stylistic elements used in the house include a roughly rectangular plan, clay tiled roofs, recessed veranda, flat roofs with parapets, and tall windows.

BACKGROUND:

Built in 1919, with additions constructed in 1925 and 1928. Owned and occupied in early and mid 1920s by Henry J. Coerver. A professional banker, who from 1935 to 1947 served as President of the First National Bank of Arizona, Coerver was an early developer and resident in the Arcadia District. Coerver occupied this house until 1928 when he sold it to Charles L. Suhr of Pennsylvania. Suhr, President of the Pennzoil Company, owned and occupied the house through 1950.

**BIBLIOGRAPHY / SOURCES:**

Arizona Republic, 25 March 1928, 3:1; and 6 May 1947, 1:2-3.

Holmquist and Maddock. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1929.

Holmquist, F.N. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1938.

Maricopa County Highway Maps, 1937.

Phoenix City Directories, 1930-1950.

**LISTING ON OTHER SURVEYS:** Woodward Architectural Group. Phoenix Rural and Estate Survey. City of Phoenix Planning Department, 1991.

**NATIONAL REGISTER STATUS:**  LISTED  NOT LISTED

**COMMENTS / DEVELOPMENT PLANS / THREATS:**

RECOMMENDED ELIGIBLE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES.

**SURVEYOR:** Woodward / Osmon **SURVEY DATE:** 1991/1993 **DATE FORM COMPLETED:** September 1993

# ARCADIA HISTORIC BUILDING SURVEY

<b>IDENTIFICATION</b> Wayne Thornburg/ <b>HISTORIC NAME:</b> Charles Keafer House	<b>COUNTY:</b> Maricopa <b>SURVEY SITE:</b> A-16
<b>ADDRESS:</b> 4925 E. Camelback Road	<b>USGS QUAD:</b>
<b>CITY/TOWN:</b> Phoenix	T 2N R 4E S 20 NW 1/4
<b>TAX PARCEL NUMBER:</b> 172-20-004	<b>UTM</b> N/A
<b>OWNER:</b> Vada S. Roseberry	<b>BUILDING TYPE:</b> House
<b>OWNER ADDRESS:</b>	<b>STYLE:</b> Pueblo Revival
4925 East Camelback Road	<b>CONSTRUCTION DATE:</b> Ca. 1930
Phoenix, Arizona 85018	<b>ARCHITECT/BUILDER:</b> Unknown
<b>HISTORIC USE:</b> Residential	<b>INTEGRITY:</b> Unaltered
<b>PRESENT USE:</b> Residential	<b>CONDITION:</b> Good
<b>DESCRIPTION</b>	<b>WINDOWS:</b> French doors, wood
<b>STORIES:</b> 1 <b>DIMENSIONS:</b> L60 W 40	<b>DOORS/ENTRY:</b> Off-center, wood
<b>STRUCTURAL MATERIAL:</b> Adobe?	<b>PORCHES:</b> Clay tile shed roofs inset @ building walls
<b>FOUNDATION:</b> Concrete	<b>STOREFRONTS:</b> N/A
<b>WALL SHEATHING:</b> Stucco	<b>NOTABLE INTERIOR:</b> Unknown
<b>ROOF TYPE:</b> Flat	<b>OUTBUILDINGS:</b> Unknown
<b>ROOF SHEATHING:</b> Unknown	<b>ALTERATIONS:</b> Restored
<b>EAVE TREATMENT:</b> Parapet with vigas	
<b>APPLIED ORNAMENT:</b> Heavy timber lintels, vigas	

**SKETCH MAP**



**PHOTO VIEW:** South

**PHOTOGRAPHER:** Woodward

**DATE:** 1991 / 1993

**ADDITIONAL DESCRIPTION / ANALYSIS:**

**SIGNIFICANCE:**  ARCHITECTURE  COMMUNITY PLANNING AND DEVELOPMENT

**HISTORIC ASSOCIATIONS:**

SUBDIVISION DEVELOPMENT:

A good example of the rejuvenation of residential construction in the Arcadia Subdivision in the late 1920s and early 1930s.

ARCHITECTURE:

An excellent example of a Pueblo Revival Style residence. The style was popular from the mid-1920s through the 1930s. It is also an excellent example of the use of adobe in residential construction. Stylistic elements include a low horizontal emphasis and irregular plan. The stuccoed walls, parapeted roofs, exposed vigas, and shed roofed and clay tiled porches are also characteristic elements of the style. The heavy timber lintels and french doors are common stylistic elements.

BACKGROUND:

Probably built in the late 1920s or early 1930s by Wayne Thornburg, who owned the lot on which the house is situated in 1929. By 1938, Charles Keafer owned the property.

**BIBLIOGRAPHY / SOURCES:**

Holmquist and Maddock. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1929.

Holmquist, F.N. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1938.

Maricopa County Highway Maps, 1937.

**LISTING ON OTHER SURVEYS:** Woodward Architectural Group. Phoenix Rural and Estate Survey. City of Phoenix Planning Department, 1991.

**NATIONAL REGISTER STATUS:**  LISTED  NOT LISTED

**COMMENTS / DEVELOPMENT PLANS / THREATS:**

RECOMMENDED ELIGIBLE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES.

**SURVEYOR:** Woodward / Osmon **SURVEY DATE:** 1991/1993 **DATE FORM COMPLETED:** September 1993

# ARCADIA HISTORIC BUILDING SURVEY

<b><u>IDENTIFICATION</u></b>	COUNTY: Maricopa SURVEY SITE: A-17
HISTORIC NAME: Bradbury/Mickle/Douglas House	USGS QUAD:
ADDRESS: 4649 N. 56th Street	T 2N R 4E S 21 NW 1/4
CITY/TOWN: Phoenix	UTM N/A
TAX PARCEL NUMBER: 172-24-004A	BUILDING TYPE: House
OWNER: Blair and Mary Staymates	STYLE: Pueblo Revival
OWNER ADDRESS:	
1940 Sutter Street	CONSTRUCTION DATE: Ca. 1926
San Francisco, California 94115	ARCHITECT/BUILDER: Unknown
HISTORIC USE: Residence	INTEGRITY: Altered/Additions
PRESENT USE: Lodge	CONDITION: Good
<b><u>DESCRIPTION</u></b>	WINDOWS: Aluminum Sliders
STORIES: 1 & 2 DIMENSIONS: L 50 W 70	DOORS/ENTRY: Off-center, late, modified
STRUCTURAL MATERIAL: Brick	
FOUNDATION: Concrete	PORCHES:
WALL SHEATHING: Stucco	STOREFRONTS: N/A
ROOF TYPE: Flat	NOTABLE INTERIOR: Unknown
ROOF SHEATHING: Unknown	OUTBUILDINGS: Garage/Guest Cottages
EAVE TREATMENT: Altered	ALTERATIONS: Additions
APPLIED ORNAMENT:	

**SKETCH MAP**



**PHOTO VIEW:** Northeast

**PHOTOGRAPHER:** Woodward

**DATE:** 1991 / 1993

**ADDITIONAL DESCRIPTION / ANALYSIS:**

**SIGNIFICANCE:**  ARCHITECTURE  COMMUNITY PLANNING AND DEVELOPMENT

**HISTORIC ASSOCIATIONS:**

SUBDIVISION DEVELOPMENT:

Associated with the early development of Alta Hacienda (1929), a resubdivision of Block 1 of the original 1919 Arcadia Plat. The house is an excellent illustration of residential construction in the Arcadia District during the late 1920s and early 1930s.

ARCHITECTURE:

A good example of a large Pueblo Revival Style house. The style was popular in the mid 1920s and 1930s. Stylistic elements used in the house include one and two story sections, irregular massing, and flat parapeted roofs. Other characteristics include flat topped openings, French doors opening to porches, and a slightly recessed entry.

BACKGROUND: Built as a residence for Dr. Charles Bradbury about 1926. Bradbury moved to Phoenix in about 1912 from Brookings, South Dakota. In 1929 he subdivided the Alta Hacienda Subdivision of Arcadia. In June of that same year he sold this house, located on lot 5 of Alta Hacienda, to George W. Mickle. A prominent Phoenix businessman, Mickle organized the Pay'N-Takit store chain in 1915 with D.J. Peter and bought control of the Phoenix Title and Trust Company with Thomas Clements (A-3) in 1927. Mickle owned the house for less than one year selling it to Douglas H. Lawrence of Denver, Colorado, in April, 1930 for a sum of \$25,000. Mickle sold the house because in 1929 he had constructed another house on lot 10 of Alta Hacienda, which is located in the subdivision's northeast corner. The Bradbury/Mickle/Douglas House is now known as the El Oeste Lodge.

**BIBLIOGRAPHY / SOURCES:**

Arizona Republic, 13 April 1930, 3:15-16.

Holmquist and Maddock. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1929.

Holmquist, F.N. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1938.

Maricopa County Highway Maps, 1937.

Phoenix Gazette, 28 August 1952, 10:2-3; and 25 May 1956, 1:1.

**LISTING ON OTHER SURVEYS:** Woodward Architectural Group. Phoenix Rural and Estate Survey. City of Phoenix Planning Department, 1991.

**NATIONAL REGISTER STATUS:**  LISTED  NOT LISTED

**COMMENTS / DEVELOPMENT PLANS / THREATS:**

RECOMMENDED ELIGIBLE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES.

**SURVEYOR:** Woodward / Osmon **SURVEY DATE:** 1991/1993 **DATE FORM COMPLETED:** September 1993



**ADDITIONAL DESCRIPTION / ANALYSIS:**

**SIGNIFICANCE:**  ARCHITECTURE  COMMUNITY PLANNING AND DEVELOPMENT

**HISTORIC ASSOCIATIONS:**

SUBDIVISION DEVELOPMENT:

Associated with the Hacienda Allenda Subdivision of lots 1,2 and 4 of Block 8 in the Arcadia Subdivision. The lots were subdivided in 1930 and this house was the first constructed in the subdivision.

ARCHITECTURE:

A good example of the Pueblo Revival Style. The style was popular from the mid-1920s to the 1930s. Stylistic elements in this house include an irregular, elongated plan with flat roofs and parapets, and stepped back second story. Other typical elements include heavy timber lintels and casement windows.

BACKGROUND:

Built in 1930 as the residence of Dr. Charles C. Bradbury and his wife Edna Clark Bradbury. Bradbury came to Phoenix about 1912 from Brookings, South Dakota. In 1929 he subdivided the Alta Hacienda Subdivision in Arcadia. The following year he subdivided Hacienda Allenada and had this house built. The builder is thought to be noted adobe contractor and architect Robert T. Evans.

**BIBLIOGRAPHY / SOURCES:**

Holmquist and Maddock. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1929.

Holmquist, F.N. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1938.

Maricopa County Highway Maps, 1937.

Personal Interview with owner, Max Taylor.

Phoenix Gazette, 28 August 1952, 10:2-3.

**LISTING ON OTHER SURVEYS:** Woodward Architectural Group. Phoenix Rural and Estate Survey. City of Phoenix Planning Department, 1991.

**NATIONAL REGISTER STATUS:**  LISTED  NOT LISTED

**COMMENTS / DEVELOPMENT PLANS / THREATS:**

RECOMMENDED ELIGIBLE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES.

**SURVEYOR:** Woodward / Osmon **SURVEY DATE:** 1991/1993 **DATE FORM COMPLETED:** September 1993

# ARCADIA HISTORIC BUILDING SURVEY

<b><u>IDENTIFICATION</u></b>	<b>COUNTY:</b> Maricopa <b>SURVEY SITE:</b> A-19
<b>HISTORIC NAME:</b> Rudolf Lamfrom House	<b>USGS QUAD:</b>
<b>ADDRESS:</b> 6221 E. Camelback Road	T 2N R 4E S 21 SE 1/4
<b>CITY/TOWN:</b> Phoenix	<b>UTM</b> N/A
<b>TAX PARCEL NUMBER:</b> 172-28-006	<b>BUILDING TYPE:</b> House
<b>OWNER:</b> William and Lelia Schulz	<b>STYLE:</b> Monterey Revival
<b>OWNER ADDRESS:</b>	<b>CONSTRUCTION DATE:</b> Ca. 1929
6221 East Camelback Road	<b>ARCHITECT/BUILDER:</b> Unknown
Phoenix, Arizona 85251	<b>INTEGRITY:</b> Unaltered
<b>HISTORIC USE:</b> Residential	<b>CONDITION:</b> Good
<b>PRESENT USE:</b> Residential	<b>WINDOWS:</b> Steel casement; steel fixed sash
<b><u>DESCRIPTION</u></b>	<b>DOORS/ENTRY:</b> Off-center, wood, recessed
<b>STORIES:</b> 1 & 2 <b>DIMENSIONS:</b> L 90 W 60	<b>PORCHES:</b> Entry courtyard with brick paving/ Low walls
<b>STRUCTURAL MATERIAL:</b> Brick / Adobe?	<b>STOREFRONTS:</b> N/A
<b>FOUNDATION:</b> Concrete	<b>NOTABLE INTERIOR:</b> Unknown
<b>WALL SHEATHING:</b> Stucco	<b>OUTBUILDINGS:</b> Mature landscaping / Gate house / Guest house
<b>ROOF TYPE:</b> Gable / Flat	<b>ALTERATIONS:</b>
<b>ROOF SHEATHING:</b> Clay tile / Unknown	
<b>EAVE TREATMENT:</b> Exposed rafters / Parapets	
<b>APPLIED ORNAMENT:</b> Decorative curvilinear parapet at facade	

## SKETCH MAP



**PHOTO VIEW:** Southwest

**PHOTOGRAPHER:** Woodward

**DATE:** 1991 / 1993

**ADDITIONAL DESCRIPTION / ANALYSIS:**

**SIGNIFICANCE:**  ARCHITECTURE  COMMUNITY PLANNING AND DEVELOPMENT

**HISTORIC ASSOCIATIONS:**

SUBDIVISION DEVELOPMENT:

A good example of the rejuvenation of large estate development in Arcadia during the late 1920s and early 1930s.

ARCHITECTURE:

A good example of the Monterey Revival Style. The style was popular in the area in the 1920s and 1930s. Characteristics include an elongated rectangular second story plan with a combination of flat and gable roofs. The gable roofs have clay tile roofing and exposed rafters with parapets at the flat roofed sections. Other elements include the courtyard and stuccoed siding.

BACKGROUND:

Probably built by Rudolf Lamfrom about 1929. Lamfrom owned the lot on which the house is situated from the late 1920s through at least 1938.

**BIBLIOGRAPHY / SOURCES:**

Holmquist and Maddock. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1929.

Holmquist, F.N. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1938.

Maricopa County Highway Maps, 1937.

**LISTING ON OTHER SURVEYS:** Woodward Architectural Group. Phoenix Rural and Estate Survey. City of Phoenix Planning Department, 1991.

**NATIONAL REGISTER STATUS:**  LISTED  NOT LISTED

**COMMENTS / DEVELOPMENT PLANS / THREATS:**

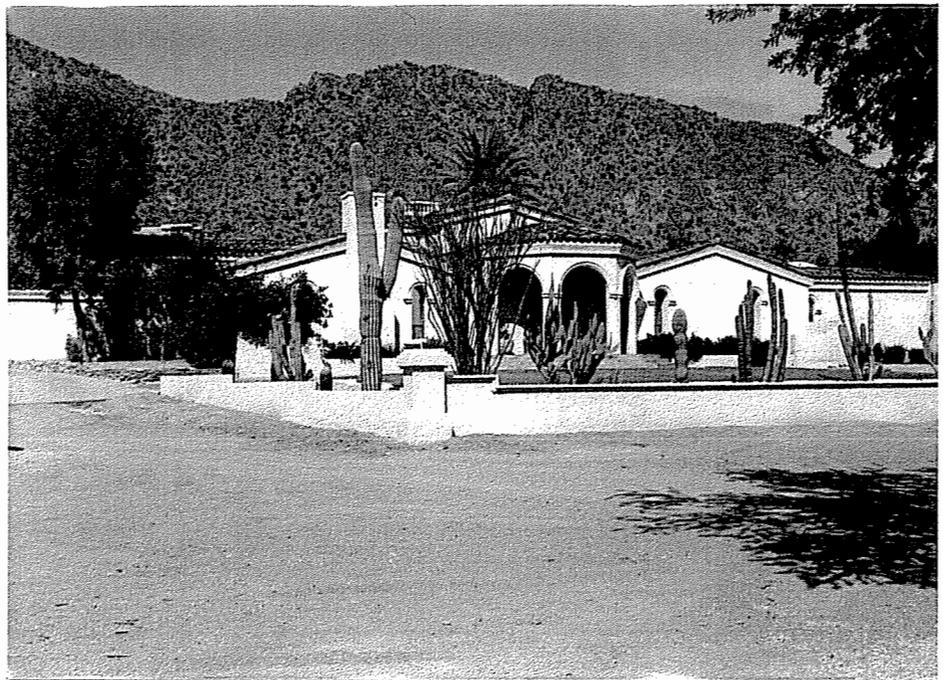
RECOMMENDED ELIGIBLE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES.

**SURVEYOR:** Woodward / Osmon **SURVEY DATE:** 1991/1993 **DATE FORM COMPLETED:** September 1993

# ARCADIA HISTORIC BUILDING SURVEY

<b><u>IDENTIFICATION</u></b>	COUNTY: Maricopa SURVEY SITE: A-20
HISTORIC NAME: Jarvis Hunt House/Arcadia Lodge	USGS QUAD:
ADDRESS: 5630-38 E. Camelback Road	T 2N R 4E S 21 NW 1/4
CITY/TOWN: Phoenix	UTM N/A
TAX PARCEL NUMBER: 172-24-017	BUILDING TYPE: House
OWNER: B. Bada/S. Palmer/E. and J. Chandler	STYLE: Spanish Colonial Revival
OWNER ADDRESS: 5702 East Camelback Road Phoenix, Arizona 85018	CONSTRUCTION DATE: 1930-1931
HISTORIC USE: Residential	ARCHITECT/BUILDER: J. Hunt, Arch.; Evans Const Co.
PRESENT USE: Residential	INTEGRITY: Altered, Additions
	CONDITION: Good
<b><u>DESCRIPTION</u></b>	WINDOWS: Steel casement, 4/ leaf
STORIES: 1 DIMENSIONS: L 60 W 40	DOORS/ENTRY: Central, paired, wood panel with arched transom, late
STRUCTURAL MATERIAL: Adobe	PORCHES: Recessed geometric shaped entry porch with arched openings
FOUNDATION: Concrete	STOREFRONTS: N/A
WALL SHEATHING: Stucco	NOTABLE INTERIOR: Unknown
ROOF TYPE: Intersecting Gable	OUTBUILDINGS: 8 guest cottages and 1 guest house
ROOF SHEATHING: Clay tile	ALTERATIONS: Multiple additions to facade, west and north sides
EAVE TREATMENT: Exposed Rafters	
APPLIED ORNAMENT: Surrounds at facade windows	

**SKETCH MAP**



**PHOTO VIEW:** North

**PHOTOGRAPHER:** Woodward

**DATE:** 1991 / 1993

**ADDITIONAL DESCRIPTION / ANALYSIS:**

**SIGNIFICANCE:**  ARCHITECTURE  COMMUNITY PLANNING AND DEVELOPMENT

**HISTORIC ASSOCIATIONS:**

**SUBDIVISION DEVELOPMENT:**

Associated with the early development of Alta Hacienda (1929), a resubdivision of Block 1 of the original 1919 Arcadia Plat. The house is an excellent illustration of residential construction in the Arcadia District during the early 1930s.

**ARCHITECTURE:** A very good example of a Spanish Colonial Revival Style residence. The style was popular in the mid 1920s and 1930s. Style characteristics used in the house include a one story elongated plan, a horizontal asymmetrical facade, and intersecting, low pitched clay tiled gable roofs. Other elements include shed roofed porches, stuccoed walls, and rectangular casement windows with small paned lites. There is also a tall focal window centrally located on the facade. There have been numerous recent additions to the facade, north and west sides of the house. The additions are moderately sensitive to the original style of the house. The new roofs conform to the original pitch and sheathing. However, the new windows are now round topped and the focal window has been removed and replaced by a new entry.

**BACKGROUND:**

Built in 1931 as a residence for nationally known architect Jarvis Hunt. Hunt was responsible for the design of the house, while it was constructed by prominent local builder Robert T. Evans. Born in Weathersfield, Vermont, Hunt received his education at Harvard University and the Massachusetts Institute of Technology. Hunt moved to Chicago in 1893 to build the Vermont Building at the Columbian Exposition. Hunt practiced architecture in Chicago from 1893 until his retirement in 1927. He was a principle at the firm of Hunt and Bohasseck. His greatest achievements in architecture were the Kansas City Union Station and the Great Lakes Naval Training station. Hunt died in June, 1941. By 1940 the house was known as the Arcadia Lodge.

**BIBLIOGRAPHY / SOURCES:**

Arizona Republic, 22 February 1931, 4:1-4.

Holmquist and Maddock. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1929.

Holmquist, F.N. Map Showing Biltmore - Arcadia - Ingleside - Scottsdale and Contiguous Territory, 1938.

Maricopa County Highway Maps, 1937.

New York Times, 17 June 1941, 21:5.

**LISTING ON OTHER SURVEYS:** Woodward Architectural Group. Phoenix Rural and Estate Survey. City of Phoenix Planning Department, 1991.

**NATIONAL REGISTER STATUS:**  LISTED  NOT LISTED

**COMMENTS / DEVELOPMENT PLANS / THREATS:**

RECOMMENDED ELIGIBLE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES.

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