

Junior League of Phoenix, Inc.

Historic Phoenix Commercial Properties Survey

And Nomination to The National Register of Historic Places

A Community Service Project of
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Introduction and **Methodology**

Introduction

This report presents the results of the Historic Phoenix Commercial Properties Survey and the Thematic Nomination to the National Register of Historic Places. It summarizes the study of commercial buildings in Phoenix, Arizona, in an area bounded by 16th Street and 19th Avenue, Buckeye Road and McDowell Road. The survey was conducted for the Junior League of Phoenix, Incorporated, by Janus Associates, Incorporated, under a grant administered by the Arizona State Historic Preservation Office. Members of the Junior League provided volunteer assistance with the survey and a cash match for the grant. The goal was to identify all commercial buildings within the project area and to evaluate each in terms of National Register criteria for significance and integrity, and to prepare a thematic nomination of commercial architecture in central Phoenix to the National Register of Historic Places.

The report is divided into five sections: 1) Survey and Nomination Methodology, 2) Description, 3) Significance, 4) Eligible Inventory and 5) Remaining Inventory. The Methodology section explains the procedures used in conducting the commercial architecture survey and in preparing a thematic nomination for those commercial buildings which appear to meet the eligibility criteria for inclusion in the National Register of Historic Places.

The Description section presents an overview of the physical setting of the nominated properties and an historical chronology of the growth of Phoenix and its commercial architecture through four development periods: I. Settlement (1870-1887), II. Victorian (1887-1912), III. Early Urban Center (1912-1931), and IV. Mature Urban Center (1932-1947).

The significance section discusses the importance of the buildings by type and class and relates their individual significance to the theme of commercial architecture. The five classifications used to discuss significance are: 1) "High-Rise" (six stories or over), 2) Townsite (Central Business District), 3) Warehouse (Railroad-Related), 4) Neighborhood Commercial, and 5) Strip Commercial (Auto-Related).

The Eligible Inventory provides an index to the 143 nominated properties. The properties are listed numerically by a two-part site number such as (1-2). The first number refers

to the Sanborn map reference numbers used in the field survey, while the second number refers to the individual buildings located on that specific Sanborn map.

The Remaining Inventory provides an index to the 53 properties which have been researched but do not appear to meet the significance criteria of the National Register. The site numbering system is the same as for the Eligible Inventory.

To assist the reader in locating individual properties, a "Building Identification Survey Area Map", based on an enlarged USGS quad map, has been attached to each report. The map is divided into reference areas corresponding to the Sanborn maps used in the field survey. Each nominated property is located within one of the reference areas. The reference areas are identified by a large number in the upper left hand corner of each area. This number is the first number of each property's site number.

Within each reference area, individual buildings are numbered. This number is the second number of each property's site number. Those numbers that are circled refer to properties included in the Eligible Inventory, while those numbers uncircled refer to properties included in the Remaining Inventory. Within each area the numbers are not consecutive, as those properties eliminated during the field survey were also numbered but were removed from the inventory list before research was begun. Therefore, individual buildings have kept their site numbers throughout the entire project, whether or not they were included in the Eligible or Remaining Inventories. Of the 655 two-part site numbers assigned during the field survey, only 143 appear in the Eligible Inventory and 53 in the Remaining Inventory. A tabulation of the complete inventory by Sanborn map has been included.

To determine the location of a building mentioned in the text by site number, refer to the Eligible Inventory for that specific site number. The "Building Identification Survey Area Map" may also be referred to for property location by first finding the Sanborn map area number and then the building identification number.

To determine if a building seen on the street is included in either the Eligible or Remaining Inventories, pinpoint the

specific area on the "Building Identification Survey Area Map". If a number appears at that location, refer to the appropriate inventory list to determine if the questioned property's address matches the address of the listed property.

SURVEY AND NOMINATION **Methodology**

The Historic Phoenix Commercial Properties Survey was conducted in three phases, beginning in July of 1983 and concluding in July of 1984. These phases were: (1) Field Survey, (2) Research, and (3) File Evaluation and Form Preparation. Junior League volunteers participated in the first two phases, providing invaluable support for the project.

Field Survey

The field survey was conducted to identify all commercial buildings within the project boundaries and to evaluate each for architectural merit. The project area was surveyed by foot and car during July and August of 1983 by teams composed of one of Janus Associates' personnel and one or two Junior League volunteers. Using Sanborn Fire Insurance Maps, two to three teams worked every morning for three weeks, surveying a total of 655 individual properties or streetscapes. Descriptive information about each property was recorded on field forms developed specifically for this project, and photographs were taken of each property.

Each property was evaluated during field inspection for specific criteria: integrity and age. Those properties determined to have suffered loss of integrity (i.e. irretrievable loss of integrity of massing or facade, storefront or opening, or interior) or to be of recent construction (post-1947) and not of potential exceptional merit were designated ineligible for further consideration for National Register eligibility and were subsequently recorded on Arizona Building Inventory Short Forms. This category included both individual buildings and streetscapes consisting of blocks of recent construction and/or loss of integrity buildings. Buildings not suffering loss of integrity and meeting the age or exceptional merit conditions were subsequently recorded on Arizona State Historic Property Inventory forms and subjected to intensive historical research. These resources comprised the "Research Inventory"

compiled at the conclusion of the field survey. Recording of resources on both types of forms began during the Field Survey phase and continued throughout the entire project. In all, 241 Arizona State Historic Property Inventory forms and 414 Arizona Building Inventory Short Forms were completed. Additional properties surveyed included 45 non-commercial resources recorded for the Arizona State Inventory and those buildings demolished during the survey that might have been eligible.

Research

The research phase began with the creation of a file for each resource. These files would contain copies of all information pertinent to the resources and would provide a comprehensive body of research which could be utilized in the future by planners, historians and preservationists. The historical information for the files was obtained by reading microfilm of the Arizona Republican for the years 1920 to 1937. All pertinent articles were recorded verbatim on 3x5 cards, which were then filed chronologically and cross-referenced. The newspaper research began in September with two volunteer training sessions and was completed in mid-May of 1984. Junior League volunteers read and indexed the newspaper articles and assisted Janus Associates staff with the cross-referencing. In addition, the Arizona Weekly Gazette was indexed for building permits for the years 1931 to 1940, the only years permits were published in a methodological manner.

In January, 1984, additional Junior League volunteers began the second major research phase. These volunteers compiled Maricopa County Assessor's tax numbers for each property from assessor's maps available in Janus Associates' office. These tax numbers were then used by volunteers to compile the current owner's name and address for each property from the assessor's office. All of this information was added to the State Historic Property Inventory forms for each resource.

City directory research was also begun. Junior League volunteers researched each property by tracking the address through 30 years of city directories. This task was completed by May of 1984. Chains of title were obtained for approximately 20 properties that were too old to be followed in city directories. These chains were donated by Guardian Title Agency of Phoenix.

A search for historic photographs was conducted at local historical research centers. Copies of many of these photographs were obtained and added to the files of individual properties. Biographical research was conducted for people identified as associated with specific properties. This research was also conducted at local research institutions. These tasks were completed by both Junior League volunteers and Janus Associates staff.

During the latter phase, the Junior League sent letters to each property owner explaining the purpose of the survey and requesting information. Questionnaires enclosed with the letters were returned to the Junior League. These questionnaires were frequently useful in providing information and leads to answers about the resources. Telephone interviews were conducted by volunteers with persons named on the questionnaires.

Throughout the project, literature and archival resources were utilized for information about persons, places and events. The following institutions, libraries and archives were used for this research:

Arizona Historical Foundation, Arizona State University
Arizona Room, Hayden Library, Arizona State University
Assessor's Office, Maricopa County
Recorder's Office, Maricopa County
State Historic Preservation Office, Arizona State Parks
State Library and Archives, State Capital Building, State of Arizona
Central Arizona Museum, Phoenix
Phoenix Public Library

File Evaluation and Form Preparation

By May, 1984, sufficient information had been gathered to enable Janus Associates personnel to begin evaluation of the properties for National Register eligibility. State Historic Property Inventory forms were completed for the 196 resources selected during the field survey as potentially eligible. Approximately 40 properties required follow-up research by Janus Associates personnel. The inventory was then divided

into the eligible and remaining listings, with 143 properties in the Eligible Inventory and 53 in the Remaining Inventory.

All original forms completed for the survey were submitted to the State Historic Preservation Office at the conclusion of the project. These included 416 Arizona Building Inventory Short Forms, the 196 Arizona State Historic Property Inventory forms, and 43 forms for miscellaneous properties.

All research and field notes completed during this survey, as well as individual files and forms for each inventoried property, have been returned to the Junior League of Phoenix this information can be utilized at the Junior League Office throughout 1985. It will then be placed in a reference collection of a library or historical research institution.

Thematic Nomination Preparation

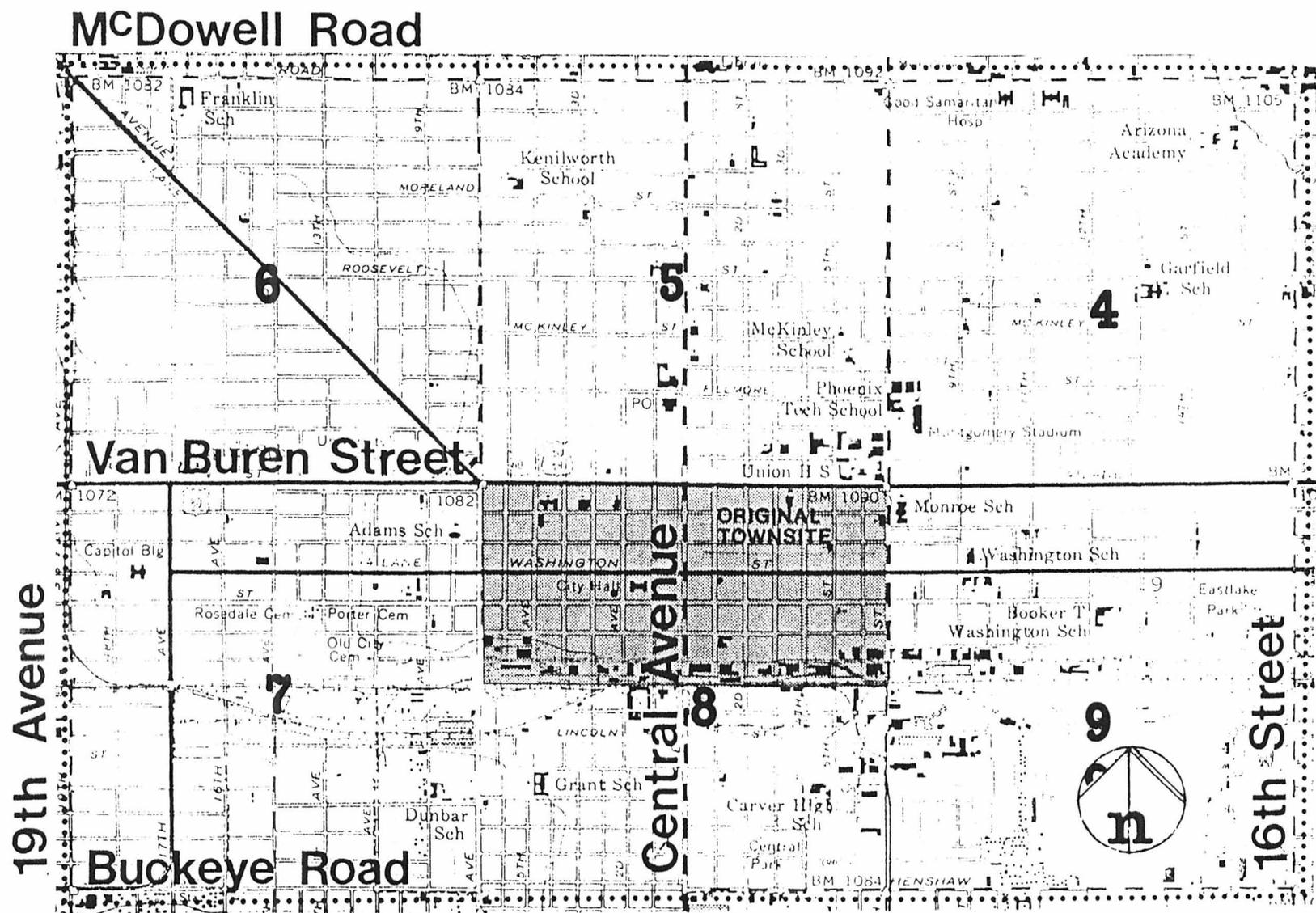
A thematic nomination to the National Register of Historic Places is a comprehensive analysis of a specific theme within a specific area. The nomination seeks to present the overall historic framework within which commercial architecture developed in central Phoenix from 1870 to 1947, and to relate each potentially eligible property to that framework. When the survey research on individual properties had been completed, primary and secondary historical sources were reviewed to develop an overall perspective of the growth of central Phoenix as it relates to the theme of commercial architecture. The nomination was prepared to the standards of the National Register program focusing on the description of the theme through development periods and the significance of each property by type and class to the theme.

Volunteers and Assistance

The following Junior League volunteers are recognized for their valuable assistance with the survey:

Marie Frances Barcelo	Mary Ellen Kelley
Vicki Beaver	Ann Kunkel
Bonnie Benne	Ann Lane
Connie Binns	Mary Leader
Linda Bones	Joanie Mead
Gena Bonsall	Maureen Meeks
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Cindy Connolly	Mary Ogilvy
Geri DeMuro	Susie Osborn
Becky Drinkwater	Melinda Rollow
Jane DuComb	Lois Savage
Charlene Faircloth	Ginny Schluter
Mary Gaines	Gail Shortell
Betty Gullen	Todd Stansbury
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Sandra Harrington	Toddy Ward
Barbara Hill	Kathy Wardrop
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Judy Hubbard	Sylvia Whitehead
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Sandy Jackman	Ann Worthington
Sandy Junck	

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Survey Study Area, Phoenix, Arizona

FIGURE 1

DEVELOPMENT PERIOD	TYPE					Totals
	High Rise	Townsite	Warehouse	Neighborhood	Strip	
Settlement (1870-1886)	0	1	0	0	0	1
Victorian (1887-1911)	0	8	3	5	0	16
Early Urban Center (1912-1931)	9	17	27	21	34	108
Mature Urban Center (1932-1947)	0	1	2	1	14	18
Totals	9	27	32	27	48	143

TABULATION OF PROPERTIES BY TYPE AND DEVELOPMENT PERIOD

Historic Phoenix Commercial Properties Survey

INVENTORY TABULATION BY SANBORN MAP

MAP	LONG FORMS				SHORT FORMS	TOTAL LONG AND SHORT
	ELIGIBLE	REMAINING	MISC.	TOTAL		
1	2	0	0	2	1	3
2	1	0	0	1	3	4
3	0	1	0	1	4	5
4	3	1	0	4	4	8
5	2	0	0	2	2	4
6	0	0	0	0	0	0
7	1	0	0	1	3	4
8	0	0	2	2	4	6
9	3	0	0	3	2	5
10	0	0	0	0	0	0
11	0	2	0	2	12	14
12	0	0	2	2	3	5
13	0	0	0	0	4	4
14	0	0	0	0	2	2
15	1	0	0	1	5	6
16	2	0	2	4	2	6
17	0	0	0	0	1	1
18	0	1	0	1	4	5
19	0	0	0	0	4	4
20	4	1	0	5	13	18
21	0	1	0	1	5	6

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MAP	LONG FORMS				SHORT FORMS	TOTAL LONG AND SHORT
	ELIGIBLE	REMAINING	MISC.	TOTAL		
22	1	1	3	5	11	16
23	0	0	0	0	2	2
24	0	0	7	7	0	7
25	7	3	0	10	13	23
26	0	1	0	1	3	4
27	5	2	0	7	15	22
28	4	1	2	7	15	22
29	10	3	4	17	20	37
30	6	0	1	7	6	13
31	8	1	1	10	13	23
32	1	0	0	1	0	1
33	0	1	0	1	3	4
34	0	0	0	0	0	0
35	0	1	1	2	11	13
36	3	1	1	5	14	19
37	8	0	1	9	12	21
38	0	0	1	1	3	4
39	7	1	2	10	11	21
40	1	1	0	2	2	4
41	5	1	0	6	6	12
42	3	0	1	4	4	8

Historic Phoenix Commercial Properties Survey

MAP	LONG FORMS				SHORT FORMS	TOTAL LONG AND SHORT
	ELIGIBLE	REMAINING	MISC.	TOTAL		
43	3	0	0	3	2	5
44	0	0	0	0	1	1
45	0	0	0	0	3	3
46	3	2	1	6	15	21
47	3	0	0	3	19	22
48	4	1	2	7	7	14
49	5	0	0	5	3	8
50	0	0	0	0	5	5
51	0	0	0	0	1	1
52	0	0	0	0	4	4
53	4	1	0	5	6	11
54	0	0	1	1	4	5
55	2	1	0	3	3	6
56	2	1	0	3	4	7
57	0	0	0	0	3	3
58	4	0	0	4	5	9
59	1	0	0	1	2	3
60	1	1	0	2	4	6
62	0	0	0	0	1	1
63	2	0	0	2	6	8
71	0	1	0	1	2	3
259	0	0	0	0	1	1

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MAP	LONG FORMS				SHORT FORMS	TOTAL LONG AND SHORT
	ELIGIBLE	REMAINING	MISC.	TOTAL		
261	0	0	0	0	4	4
262	1	0	0	1	3	4
263	1	3	0	4	11	15
264	1	1	1	3	3	6
265	1	1	1	3	1	4
266	0	0	0	0	2	2
267	3	3	0	6	6	12
268	0	0	0	0	0	0
269	2	1	1	4	10	14
273	1	0	0	1	1	2
276	1	0	0	1	2	3
277	1	0	0	1	0	1
278	2	2	0	4	10	14
279	0	0	1	1	0	1
281	0	0	0	0	1	1
285	0	0	0	0	1	1
288	2	0	1	3	4	7
289	0	0	0	0	0	0
290	0	0	0	0	1	1
291	1	0	0	1	3	4
294	2	1	0	3	2	5

Historic Phoenix Commercial Properties Survey

MAP	LONG FORMS				SHORT FORMS	TOTAL LONG AND SHORT
	ELIGIBLE	REMAINING	MISC.	TOTAL		
295	1	0	0	1	1	2
297	0	0	0	0	1	1
400	0	4	2	6	4	10
401	1	2	1	4	1	5
402	0	2	0	2	1	3
TOTALS	143	53	43	239	416	655