

# National Register of Historic Places Registration Form

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

## 1. Name of Property

Historic name Brentwood Historic District  
Other names/site number McDowell Heights, Brentwood, East Brentwood, Wright Davis, Valley of the Sun, Governor Hunt

## 2. Location

street & number Roughly bounded by Brill Street to the north, 20<sup>th</sup> Street to the east, Culver Street to the south, 16<sup>th</sup> Street to the west.  not for publication  
city of town Phoenix  vicinity  
State Arizona code AZ county Maricopa code 013 zip code 85006

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

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

Signature of certifying official \_\_\_\_\_ Date \_\_\_\_\_  
State Historic Preservation Officer Arizona State Parks  
Title State or Federal agency and bureau

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

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_  
Title State or Federal agency and bureau

## 4. National Park Service Certification

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

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

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

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

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

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

Contributing	Noncontributing	
126	37	buildings
		sites
		structures
		objects
		buildings
126	37	<b>Total</b>

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

**Number of contributing resources previously listed in the National Register**

N/A

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

RELIGION/religious facility

COMMERCE/professional/office

**Current Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

RELIGION/religious facility

COMMERCE/professional/office

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE 19<sup>th</sup> & 20<sup>th</sup> CENTURY REVIVALS:

Tudor Revival, Southwest, Spanish Colonial

Revival, Bungalow

MODERN MOVEMENT: Ranch Style

**Materials**

(Enter categories from instructions)

foundation: CONCRETE

walls: BRICK, WOOD, CONCRETE, STUCCO

roof: ASPHALT, WOOD, TERRA COTTA

other:

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**Narrative Description**

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

**Summary Paragraph**

The Brentwood Historic District is comprised of 126 contributing and 37 noncontributing properties that represent the remnants of six original subdivisions platted between 1924 and 1946: McDowell Heights (1924), Brentwood (1928), East Brentwood (1928), Wright Davis (1938), Valley of the Sun (1944), and Governor Hunt (1946). The first subdivision house was built in 1926. The district is an excellent example of the northeastward suburban expansion of Phoenix before World War II, followed by a wartime and post-war expansion and contains a generally cohesive and intact assemblage of houses that embody the stylistic trends of pre-1956 Phoenix. Although some houses have been altered through the years, and 37 are not contributors, the neighborhood contains good overall integrity of design and workmanship for the period of significance identified for the neighborhood (1924-1956).

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**Narrative Description**

*See continuation sheet Section 7, Page 9.*

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Areas of Significance**

(Enter categories from instructions)

Community Planning and Development  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1924-1956  
\_\_\_\_\_

**Significant Dates**

1924 – first subdivision platted, McDowell Heights  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above)

N/A  
\_\_\_\_\_

**Cultural Affiliation**

Undefined  
\_\_\_\_\_

**Architect/Builder**

L.W. & Anna Greer  
\_\_\_\_\_  
Jesse E. Dowell  
\_\_\_\_\_  
Phoenix Housing Company (J.R. Womack)  
\_\_\_\_\_  
Sun Valley Housing Company  
\_\_\_\_\_

**Period of Significance (justification)**

The period of significance for the Brentwood Historic District begins with the platting of the first subdivision, McDowell Heights, in 1924 and ends with the build-out of the neighborhood in 1956. Construction slowed markedly after 1956 when only six houses were built over the next five decades.

**Criteria Considerations (explanation, if necessary)**

N/A

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

The Brentwood Historic District is eligible for the National Register under Criterion A. The Brentwood neighborhood, comprising the original Brentwood, East Brentwood, Governor Hunt, McDowell Heights, Valley of the Sun and Wright Davis subdivisions, is a good example of the early northeastward suburban expansion of Phoenix prior to the Great Depression, followed by a renewed period of growth during and following World War II (City of Phoenix, 1992, 1994). The Brentwood neighborhood was designed as a middle-income, single-family residential area and was settled primarily by Anglo Phoenicians. Although federal aid was available for the early Brentwood subdivisions during the Great Depression, few families were able to make use of it; only 12 houses were built between 1933 and 1939. However, the area benefited tremendously from federal aid and other programs during and after World War II, when a majority of the houses were built. Unlike nearby neighborhoods, many houses in Brentwood were built during the war years when construction materials were tightly regulated and scarce; this was a direct result of the population influx to the Valley and Phoenix's designation as a war industry district. The 1940s to 1950s saw increased settlement by followers of the Mormon faith upon completion of the Church of Jesus Christ of Latter-day Saints of the 1<sup>st</sup> Ward of the Phoenix East Stake Chapel in 1948. As such, the LDS church became an integral part of the neighborhood, and was the only non-habitation building in the original neighborhood.

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

*See continuation sheet Section 8, page 16.*

**Developmental history/additional historic context information** (if appropriate)

*See continuation sheet Section 8, page 19.*

**9. Major Bibliographical References**

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

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: **City of Phoenix Historic Preservation Office**

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreeage of Property** 41.86  
(Do not include previously listed resource acreage)

**UTM References**

(Place additional UTM references on a continuation sheet)

A	<u>12</u>	<u>402695</u>	<u>3703156</u>	C	<u>12</u>	<u>403242</u>	<u>3702890</u>
	Zone	Easting	Northing		Zone	Easting	Northing
B	<u>12</u>	<u>403444</u>	<u>3703151</u>	D	<u>12</u>	<u>402656</u>	<u>3702898</u>
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description** (describe the boundaries of the property)

The following verbal boundary description of the Brentwood Historic District correlates with the sketch map and the UTM points depicted on that and the USGS map. The legal description is: N½ NW½ Section 3, T1N, R3E.

Beginning at the northwest corner of the district at the alley between McDowell Road and Brill Street (1610 E. Brill Street), go east 494 feet along the alley to northeast corner of the property line at 1642 E. Brill Street, then south 151 feet along the property line to Brill Street, then east 1,365 feet to 19<sup>th</sup> Street, then north 140 feet along the west property line of 1902 E. Brill Street, then east 622 feet along the alley between Brill Street and McDowell Road to 20<sup>th</sup> Street, then south 574 feet to Willetta Street, then west 127 feet along Willetta Street, then south 119 feet along the east property line of 1933 E. Willetta Street, then west 487 feet along the alley between Willetta Street and Culver Street to 19<sup>th</sup> Street, then south 162 feet to Culver Street, then west 1951 feet along Culver Street to 16<sup>th</sup> Street, then north 275 feet along the property line to Brill Street, then east 33 feet to the west property line of 1610 E. Brill Street, then north 178 feet along the property line to the origination point (northwest corner of 1610 E. Brill Street).

**Boundary Justification** (explain why the boundaries were selected)

The boundaries identified for the Brentwood Historic District represent the remnants of the original subdivisions that retain their integrity and original attributes for the period of significance identified in the nomination. Several houses within these boundaries post-date the period of significance. These buildings do not meet the age requirement and are listed as non-contributors to the district. Other buildings listed as non-contributors no longer retain integrity of design and workmanship while others are commercial buildings that were not part of the original subdivisions.

**11. Form Prepared By**

name/title Robert J. Stokes, Thomas E. Jones & Gina Gage (ACS, Ltd.); Gerald A. Doyle (GADA, P.C.); revision by Helana Ruter & Jodey Elsner, (CHPO)  
organization Archaeological Consulting Services, Ltd., Gerald A. Doyle & Associates, P.C. & City of Phoenix Historic Preservation Office date June 2003, November 2007, December 2009  
street & number 200 W. Washington Street, 17<sup>th</sup> floor (CHPO) telephone 602-261-8699  
city or town Phoenix state AZ zip code 85003  
e-mail kevin.weight@phoenix.gov

**Additional Documentation**

Submit the following items with the completed form:

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

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

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

**Photographs:**

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

**Name of Property:** Brentwood Historic District

**City or Vicinity:** Phoenix

**County:** Maricopa County

**State:** Arizona

**Photographer:** Jodey Elsner

**Date Photographed:** December 16, 2009

**Number of Photographs:** 15

**Description of Photographs:**

1. 1621 E. Brill Street; photographer facing S. (Arizona\_Maricopa County\_Brentwood Historic District\_0001.tif)
2. 1725 E. Brill Street (former LDS church); photographer facing SSW. (Arizona\_Maricopa County\_Brentwood Historic District\_0002.tif)
3. 1942 E. Brill Street; photographer facing N. (Arizona\_Maricopa County\_Brentwood Historic District\_0003.tif)
4. 1609 E. Willetta Street; photographer facing S. (Arizona\_Maricopa County\_Brentwood Historic District\_0004.tif)
5. 1620 E. Willetta Street; (Arizona\_Maricopa County\_Brentwood Historic District\_0005.tif)
6. 1624 E. Willetta Street; photographer facing N. (Arizona\_Maricopa County\_Brentwood Historic District\_0006.tif)
7. 1725 E. Willetta Street; photographer facing S. (Arizona\_Maricopa County\_Brentwood Historic District\_0007.tif)
8. 1801 E. Willetta Street; photographer facing S. (Arizona\_Maricopa County\_Brentwood Historic District\_0008.tif)
9. 1838 E. Willetta Street; photographer facing N. (Arizona\_Maricopa County\_Brentwood Historic District\_0009.tif)
10. 1606 E. Culver Street; photographer facing N. (Arizona\_Maricopa County\_Brentwood Historic District\_0010.tif)
11. 1618 E. Culver Street; photographer facing N. (Arizona\_Maricopa County\_Brentwood Historic District\_0011.tif)
12. 1620 E. Culver Street; photographer facing N. (Arizona\_Maricopa County\_Brentwood Historic District\_0012.tif)
13. Culver Street from 16<sup>th</sup> Street; photographer facing E. (Arizona\_Maricopa County\_Brentwood Historic District\_0013.tif)
14. Willetta Street east of 17<sup>th</sup> Street; photographer facing W. (Arizona\_Maricopa County\_Brentwood Historic District\_0014.tif)
15. Willetta Street west of 18<sup>th</sup> Street; photographer facing E. (Arizona\_Maricopa County\_Brentwood Historic District\_0015.tif)
16. WPA curb stamp from 1941; 1818 E. Willetta Street; photographer facing N. (Arizona\_Maricopa County\_Brentwood Historic District\_0016.tif)

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

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Park Service

## National Register of Historic Places Continuation Sheet

Brentwood Historic District

Name of Property

Maricopa County, Arizona

County and State

Section number 7 Page 8

N/A

Name of multiple property listing

### NARRATIVE DESCRIPTION

The Brentwood Historic District is located in the Southwestern United States in Phoenix, Arizona. Phoenix, capital city of Arizona, is located in the south central portion of the state, in the semi-arid Sonoran desert. With an average rainfall of seven inches, establishing this area as an agricultural community was only accomplished by the flow of the Salt River through the Salt River Valley. Ultimately, the regulation of the river by the Roosevelt Dam, completed in 1911, ensured sustainable growth.

The Brentwood Historic District is located in the east-central commercial sector of Phoenix, 2.75 miles northeast of the city's core (Central Avenue and Washington Street). Situated between the alley south of McDowell Road and Culver Street, north to south, and 16<sup>th</sup> and 20<sup>th</sup> Streets, west to east (with several small exclusions), most of the properties face East Brill, East Willetta, or East Culver Streets. With only two obvious exceptions, all of the contributors were designed and are still utilized as single-family residences. The exceptions are the Church of Jesus Christ of Latter Day Saints (Mormon) stake center at 1725 East Brill Street and an apartment building at 1609 E. Brill Street (multiple dwelling). Surrounded by commercial parcels on the north and west (which were originally occupied by houses when the Brentwood Historic District subdivisions were first platted), Papago Freeway (Interstate 10) on the south and Piestewa Freeway (State Route 51) on the east, Brentwood retains a high level of its original early to mid-20<sup>th</sup> century, middle income neighborhood character.

In the neighborhood's early years (from the first platted subdivision in 1924 through the end of the decade), only 13 homes (eight percent) were constructed of the total. From 1930-1939, 55 (34 percent) homes were built. The bulk of the houses were constructed between 1940 and 1949 (50 percent). Although "non-essential" construction was halted during World War II, Phoenix was named a war industry district, and under strict regulations by the federal government, was able to add housing to existing subdivisions. Phoenix was home to a number of defense-related companies such as AIResearch, Goodyear Aircraft Corporation, and Alcoa, all of which had employees who lived in the Brentwood neighborhood. By far, 1944 was the single biggest building year in the neighborhood due to this designation; 44 (27 percent) homes were built that year. The firm responsible for most of the wartime construction was J.R. Womack's Phoenix Housing Corporation, which managed to successfully navigate the requirements of the War Production Board and the National Housing Agency in order to construct 16 homes in the Brentwood neighborhood. Eight houses (five percent) were built between 1950 and 1956, which marked the cessation of major building activity in the neighborhood. Some infill and replacement housing construction took place after 1956 through today (six houses representing four percent of the neighborhood).

The historic district is characterized by its rectilinear street pattern. Houses are oriented with north-south exposure. Building setbacks are from 20 to 25 feet. Sidewalks are separated from the streets with tree/lawn strips. The neighborhood infrastructure benefited from Depression-era federal relief projects as did much of Phoenix. Sidewalks and curbs were installed by the Works Progress Administration (WPA) in 1941 (Photograph 16). Historically, homes in the Brentwood Historic District were characterized by green lawns. It is still the case today with the exception of a few properties whose lawns have receded and some that have adopted low water use xeriscape. The neighborhood contains a variety of mature landscaping including mulberry, eucalyptus, palm, date and mesquite trees.



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Brentwood Historic District

Name of Property

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N/A

Name of multiple property listing

### Architectural Styles

Beginning with Brentwood's first homes in the early 1920s until the end of the 1930s, Period Revival styles were popular in the district, as they were throughout much of the country. Fifty-four houses were built in styles such as English Cottage Revival, Southwest Revival, Spanish Colonial Revival and Tudor Revival. Bungalows were also popular in the early years of Brentwood, accounting for 13 examples constructed. By the late 1930s, the Transitional/Early Ranch style began to appear in Brentwood where 63 houses were constructed in this style through the 1940s. Transitional/Early Ranch buildings account for the most of any one style in the district. Two Cape Cod Revival homes were built during the early 1940s. The Ranch style home dominated in the 1950s and 1960s in Brentwood with 19 houses. Style is not evident on 12 homes in the Brentwood Historic District.

#### Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals

*Bungalow* houses are generally one story with a square or rectangular plan, a gabled or hipped roof and a large porch across the entire façade with a wide stoop. The building is low and horizontal. The roof is usually front-gabled or front-facing gable-ended with dormers. Windows are rectangular and a multi-light over one light design. Wall materials include wood, brick and stucco.

*Cape Cod Revival* houses are derived from 17th century models found in colonial Massachusetts. It is a rare style for the West and Arizona. A typical Cape Cod Revival house in Arizona is one or one-and-a-half story with dormer. The buildings have a symmetrical façade and window fenestration, with decorative shutters. The roof is gable-ended and steep. The front porch is usually also gabled. Brick and clapboard walls are common and generally painted white. Interior brick chimneys are also common.

*English Cottages* were a popular style, especially for small homes. English Cottage characteristics include a compact, cross-wing plan; a medium-pitched gable roof, frequently with jerkinhead gables; rustic stone or brick walls; a prominent chimney, sometimes with stepped sides; and small-light casement windows.

*Southwest Style* houses include design features from both Spanish Colonial Revival and Pueblo Revival styles and is unique to Arizona. Houses in this style are most often one story, low-lying, rectangular and often symmetrical. Roofs are typically flat/built up or low-pitched red tile. Ornamentation is sparse except for water scuppers (canales) or vigas (exposed wood roof beams). Exteriors are sheathed in stucco.

*Spanish Colonial* houses are often long and rectangular with a horizontal façade. The buildings are more often one story than two. Sections of the roof are gabled and covered in red tile with parapet walls along the flat sections of roof. Porches are small and doors and windows are arched. Exteriors are plastered with little texture. Decorative iron work over vents and windows is a distinguishing feature.

*Tudor Revival* houses are one to one-and-a-half stories; rectangular or L-shaped; imposing and complex forms with vertical massing and asymmetrical facades. Multiple gables under steep roofs prevail. Porches are not open but rather inset vestibules under the main roof. Walls are typically brick, stone or plastered with

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N/A

Name of multiple property listing

half-timbering in some examples. Window and door openings can be flat-topped, Tudor, Gothic or round-arched. Leaded glass casement windows are common, and the lights are often diamond shaped.

### Modern Movement

*Transitional/Early Ranch* style houses have simple, rectangular or L-shaped footprints with some characteristics borrowed from the Bungalow and Period Revival styles. Roofs are low-pitched with gable ends or low and hipped. Porches are small and door and window openings are rectangular with no framing ornamentation. Building materials include wood, brick and block. Windows are typically multi-light, steel casement.

*Ranch* style houses have more elongated plans than their box-like Transitional/Early Ranch predecessors. Ranch houses are low and horizontal with asymmetrical window and door fenestration on the façade. The roofs are either gable-ended or hipped. Front porches are half to the entire length of the façade with wood or ironwork posts. The most common roof material is three-tab asphalt shingle.

### **Integrity**

Brentwood appears today much as it did in the early to mid-20<sup>th</sup> century, retaining a high level of integrity in both its architecture and setting. Some of the neighborhood's houses have undergone alteration including additions, window replacements, stucco treatments and roofing substitutions. However, the majority of houses are little changed from the time of their construction. When additions have occurred, they are mainly at the rear of the building and have little effect on the streetscape of the historic district. Viewed in its entirety, the neighborhood is a largely intact assemblage of moderately valued houses with a diversity of architectural styles. Despite the commercial encroachment on two sides and the construction of freeways on the other two sides, the district has managed to maintain its historical residential characteristics and feeling.

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N/A

Name of multiple property listing

**Table 1: Brentwood Historic District Property Addresses, Contributing Status, and NRHP Eligibility**

Site numbers below refer to the inventory numbers assigned during a comprehensive survey of the area prepared for the City of Phoenix and the Arizona State Historic Preservation Office.

Street Address	Year Built	NRHP Eligibility	Site no.	Subdivision	Reason Non-contributing
1345 N. 16 <sup>th</sup> St.	1944	Non-Contributing	B-B-12	Brentwood	Modified, obscured by fence
1605 E. Brill St.	1940	Contributing	B-M-11	McDowell Heights	
1609 E. Brill St.	1948	Contributing	B-M-12	McDowell Heights	
1610 E. Brill St.	1940	Contributing	B-M-1	McDowell Heights	
1613 E. Brill St.	1930	Non-Contributing	B-M-13	McDowell Heights	Extensively modified
1614 E. Brill St.	1940	Contributing	B-M-2	McDowell Heights	
1617 E. Brill St.	1944	Contributing	B-M-14	McDowell Heights	
1618 E. Brill St.	1940	Contributing	B-M-3	McDowell Heights	
1621 E. Brill St.	1935	Contributing	B-M-15	McDowell Heights	
1622 E. Brill St.	1944	Contributing	B-M-4	McDowell Heights	
1625 E. Brill St.	1954	Contributing	B-M-16	McDowell Heights	
1626 E. Brill St.	1944	Contributing	B-M-5	McDowell Heights	
1629 E. Brill St.	1930	Contributing	B-M-17	McDowell Heights	
1630 E. Brill St.	1972	Non-Contributing	B-M-6	McDowell Heights	Age
1633 E. Brill St.	1971	Non-Contributing	B-M-18	McDowell Heights	Age
1634 E. Brill St.	1950	Contributing	B-M-7	McDowell Heights	
1637 E. Brill St.	1930	Non-Contributing	B-M-19	McDowell Heights	Roof porch and window modifications; stucco
1640 E. Brill St.	1955	Contributing	B-M-8	McDowell Heights	
1641 E. Brill St.	1960	Non-Contributing	B-M-20	McDowell Heights	Age
1642 E. Brill St.	c. 1930	Contributing	B-M-9	McDowell Heights	
1725 E. Brill St.	1947	Contributing	B-G-1	Governor Hunt	
1801 E. Brill St.	1944	Contributing	B-B-59	Brentwood	
1805 E. Brill St.	1944	Non-Contributing	B-B-60	Brentwood	Stucco, popouts and intrusive carport
1809 E. Brill St.	1944	Non-Contributing	B-B-61	Brentwood	Stucco and window replacement
1813 E. Brill St.	1944	Non-Contributing	B-B-62	Brentwood	Stucco and window replacement
1817 E. Brill St.	1944	Non-Contributing	B-B-63	Brentwood	Stucco, window replacement and modified porch
1821 E. Brill St.	1944	Contributing	B-B-64	Brentwood	
1825 E. Brill St.	1944	Non-Contributing	B-B-65	Brentwood	Stucco and window replacement
1829 E. Brill St.	1944	Non-Contributing	B-B-66	Brentwood	Stucco and window replacement
1833 E. Brill St.	1944	Contributing	B-B-67	Brentwood	
1837 E. Brill St.	1944	Contributing	B-B-68	Brentwood	
1841 E. Brill St.	1944	Contributing	B-B-69	Brentwood	
1845 E. Brill St.	1944	Contributing	B-B-70	Brentwood	
1901 E. Brill St.	1944	Contributing	B-W-12	Wright Davis	

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N/A

Name of multiple property listing

Street Address	Year Built	NRHP Eligibility	Site no.	Subdivision	Reason Non-contributing
1902 E. Brill St.	1947	Contributing	B-W-1	Wright Davis	
1905 E. Brill St.	1944	Non-Contributing	B-W-13	Wright Davis	Stucco and window replacement
1906 E. Brill St.	1944	Non-Contributing	B-W-2	Wright Davis	Stucco and window replacement
1909 E. Brill St.	1944	Contributing	B-W-14	Wright Davis	
1910 E. Brill St.	1944	Contributing	B-W-3	Wright Davis	
1913 E. Brill St.	1950	Contributing	B-W-15	Wright Davis	
1914 E. Brill St.	1944	Contributing	B-W-4	Wright Davis	
1917 E. Brill St.	1940	Contributing	B-W-16	Wright Davis	
1918 E. Brill St.	1941	Contributing	B-W-5	Wright Davis	
1921 E. Brill St.	1940	Contributing	B-W-17	Wright Davis	
1922 E. Brill St.	1949	Contributing	B-W-6	Wright Davis	
1925 E. Brill St.	1940	Contributing	B-W-18	Wright Davis	
1926 E. Brill St.	1939	Non-Contributing	B-W-7	Wright Davis	Stucco and window replacement
1930 E. Brill St.	1944	Contributing	B-W-8	Wright Davis	
1933 E. Brill St.	1938	Contributing	B-W-19	Wright Davis	
1934 E. Brill St.	1940	Non-Contributing	B-W-9	Wright Davis	Stucco and window replacement
1937 E. Brill St.	1938	Non-Contributing	B-W-20	Wright Davis	Stucco and window replacement
1938 E. Brill St.	1940	Contributing	B-W-10	Wright Davis	
1941 E. Brill St.	1956	Contributing	B-W-21	Wright Davis	
1942 E. Brill St.	1940	Contributing	B-W-11	Wright Davis	
1602 E. Culver St.	1926	Non-Contributing	B-B-24	Brentwood	Window replacement; stucco
1606 E. Culver St.	1945	Contributing	B-B-25	Brentwood	
1612 E. Culver St.	1928	Contributing	B-B-26	Brentwood	
1616 E. Culver St.	c. 1940	Contributing	B-B-27	Brentwood	
1618 E. Culver St.	1929	Contributing	B-B-28	Brentwood	
1620 E. Culver St.	1928	Contributing	B-B-29	Brentwood	
1626 E. Culver St.	1930	Contributing	B-B-30	Brentwood	
1630 E. Culver St.	1929	Contributing	B-B-31	Brentwood	
1632 E. Culver St.	1930	Non-Contributing	B-B-32	Brentwood	Front arcade addition
1634 E. Culver St.	1930	Contributing	B-B-33	Brentwood	
1642 E. Culver St.	1930	Contributing	B-B-34	Brentwood	
1646 E. Culver St.	1946	Contributing	B-B-35	Brentwood	
1702 E. Culver St.	1931	Non-Contributing	B-B-47	Brentwood	Stucco and window replacement
1704 E. Culver St.	1931	Contributing	B-B-48	Brentwood	
1710 E. Culver St.	1943	Contributing	B-B-49	Brentwood	
1714 E. Culver St.	1931	Contributing	B-B-50	Brentwood	
1718 E. Culver St.	1942	Contributing	B-B-51	Brentwood	
1722 E. Culver St.	1943	Contributing	B-B-52	Brentwood	
1726 E. Culver St.	1943	Contributing	B-B-53	Brentwood	

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1730 E. Culver St.	1944	Contributing	B-B-54	Brentwood	
1734 E. Culver St.	1944	Contributing	B-B-55	Brentwood	
1738 E. Culver St.	1944	Non-Contributing	B-B-56	Brentwood	Stucco, window replacement and new parapet
1742 E. Culver St.	1944	Non-Contributing	B-B-57	Brentwood	Stucco and window replacement
1746 E. Culver St.	1943	Contributing	B-B-58	Brentwood	
1802 E. Culver St.	1931	Contributing	B-B-94	Brentwood	
1806 E. Culver St.	1944	Contributing	B-B-95	Brentwood	
1810 E. Culver St.	1930	Non-Contributing	B-B-96	Brentwood	Stucco and window replacement
1814 E. Culver St.	1931	Contributing	B-B-97	Brentwood	
1820 E. Culver St.	1931	Contributing	B-B-98	Brentwood	
1824 E. Culver St.	1930	Contributing	B-B-99	Brentwood	
1826 E. Culver St.	1935	Non-Contributing	B-B-100	Brentwood	Stucco and window replacement
1832 E. Culver St.	1931	Contributing	B-B-101	Brentwood	
1836 E. Culver St.	1931	Contributing	B-B-102	Brentwood	
1840 E. Culver St.	1931	Contributing	B-B-103	Brentwood	
1842 E. Culver St.	1954	Contributing	B-B-104	Brentwood	
1848 E. Culver St.	1931	Non-Contributing	B-B-105	Brentwood	Infilled porte-cochere
1604 E. Willetta St.	1930	Contributing	B-B-1	Brentwood	
1605 E. Willetta St.	1929	Non-Contributing	B-B-13	Brentwood	Obscured by fence
1608 E. Willetta St.	1930	Contributing	B-B-2	Brentwood	
1609 E. Willetta St.	1930	Contributing	B-B-14	Brentwood	
1612 E. Willetta St.	1928	Contributing	B-B-3	Brentwood	
1613 E. Willetta St.	1930	Contributing	B-B-15	Brentwood	
1616 E. Willetta St.	1928	Contributing	B-B-4	Brentwood	
1617 E. Willetta St.	1929	Contributing	B-B-16	Brentwood	
1620 E. Willetta St.	1930	Contributing	B-B-5	Brentwood	
1621 E. Willetta St.	1930	Contributing	B-B-17	Brentwood	
1624 E. Willetta St.	1930	Contributing	B-B-6	Brentwood	
1625 E. Willetta St.	1929	Contributing	B-B-18	Brentwood	
1629 E. Willetta St.	1941	Contributing	B-B-19	Brentwood	
1630 E. Willetta St.	1930	Contributing	B-B-7	Brentwood	
1633 E. Willetta St.	1929	Contributing	B-B-20	Brentwood	
1634 E. Willetta St.	1936	Contributing	B-B-8	Brentwood	
1637 E. Willetta St.	1929	Non-Contributing	B-B-21	Brentwood	Porch infill
1638 E. Willetta St.	1946	Contributing	B-B-9	Brentwood	
1641 E. Willetta St.	1929	Contributing	B-B-22	Brentwood	
1642 E. Willetta St.	1946	Contributing	B-B-10	Brentwood	
1644 E. Willetta St.	1966	Non-Contributing	B-B-11	Brentwood	Age
1645 E. Willetta St.	1944	Contributing	B-B-23	Brentwood	

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1701 E. Willetta St.	1934	Non-Contributing	B-B-36	Brentwood	Extensively modified
1705 E. Willetta St.	1944	Non-Contributing	B-B-37	Brentwood	Large two story addition
1709 E. Willetta St.	1945	Contributing	B-B-38	Brentwood	
1713 E. Willetta St.	1944	Contributing	B-B-39	Brentwood	
1717 E. Willetta St.	1944	Contributing	B-B-40	Brentwood	
1725 E. Willetta St.	1944	Contributing	B-B-41	Brentwood	
1729 E. Willetta St.	1944	Contributing	B-B-42	Brentwood	
1733 E. Willetta St.	1944	Contributing	B-B-43	Brentwood	
1737 E. Willetta St.	1944	Contributing	B-B-44	Brentwood	
1741 E. Willetta St.	1944	Non-Contributing	B-B-45	Brentwood	Stucco and window replacement
1745 E. Willetta St.	1945	Non-Contributing	B-B-46	Brentwood	Stucco and window replacement
1801 E. Willetta St.	1931	Contributing	B-B-83	Brentwood	
1802 E. Willetta St.	1933	Contributing	B-B-71	Brentwood	
1805 E. Willetta St.	2006	Non-Contributing	B-B-83A	Brentwood	Age
1806 E. Willetta St.	1959	Non-Contributing	B-B-72	Brentwood	Age
1809 E. Willetta St.	1930	Contributing	B-B-84	Brentwood	
1810 E. Willetta St.	1930	Contributing	B-B-73	Brentwood	
1813 E. Willetta St.	1931	Contributing	B-B-85	Brentwood	
1814 E. Willetta St.	1930	Contributing	B-B-74	Brentwood	
1817 E. Willetta St.	1931	Contributing	B-B-86	Brentwood	
1818 E. Willetta St.	1930	Contributing	B-B-75	Brentwood	
1821 E. Willetta St.	c. 1930	Contributing	B-B-87	Brentwood	
1822 E. Willetta St.	1996	Non-Contributing	B-B-76	Brentwood	Age
1825 E. Willetta St.	1931	Contributing	B-B-88	Brentwood	
1826 E. Willetta St.	1930	Contributing	B-B-77	Brentwood	
1829 E. Willetta St.	1930	Contributing	B-B-89	Brentwood	
1830 E. Willetta St.	1930	Contributing	B-B-78	Brentwood	
1833 E. Willetta St.	1932	Contributing	B-B-90	Brentwood	
1834 E. Willetta St.	1944	Contributing	B-B-79	Brentwood	
1837 E. Willetta St.	1930	Contributing	B-B-91	Brentwood	
1838 E. Willetta St.	c. 1930	Contributing	B-B-80	Brentwood	
1841 E. Willetta St.	1946	Contributing	B-B-92	Brentwood	
1842 E. Willetta St.	1944	Contributing	B-B-81	Brentwood	
1845 E. Willetta St.	1946	Contributing	B-B-93	Brentwood	
1846 E. Willetta St.	1944	Contributing	B-B-82	Brentwood	
1901 E. Willetta St.	1935	Contributing	B-E-1	East Brentwood	
1902 E. Willetta St.	1945	Contributing	B-V-1	Valley of the Sun	
1906 E. Willetta St.	1945	Contributing	B-V-2	Valley of the Sun	
1910 E. Willetta St.	1941	Contributing	B-V-3	Valley of the Sun	

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Street Address	Year Built	NRHP Eligibility	Site no.	Subdivision	Reason Non-contributing
1911 E. Willetta St.	1944	Contributing	B-E-2	East Brentwood	
1914 E. Willetta St.	1944	Contributing	B-V-4	Valley of the Sun	
1917 E. Willetta St.	1950	Contributing	B-E-3	East Brentwood	
1918 E. Willetta St.	1944	Contributing	B-V-5	Valley of the Sun	
1922 E. Willetta St.	1944	Contributing	B-V-6	Valley of the Sun	
1925 E. Willetta St.	1940	Contributing	B-E-4	East Brentwood	
1926 E. Willetta St.	1941	Non-Contributing	B-V-7	Valley of the Sun	Stucco and window replacement
1930 E. Willetta St.	1948	Contributing	B-V-8	Valley of the Sun	
1933 E. Willetta St.	1935	Contributing	B-E-5	East Brentwood	
1934 E. Willetta St.	1948	Contributing	B-V-9	Valley of the Sun	
1938 E. Willetta St.	1935	Contributing	B-V-10	Valley of the Sun	
1942 E. Willetta St.	1935	Non-Contributing	B-V-11	Valley of the Sun	Non-original arches; stucco; non-original tile roof

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### STATEMENT OF SIGNIFICANCE

#### Historical Development: Phoenix and the Brentwood Neighborhood

##### Early Phoenix: Late 1800s to 1920

Increasing population and growth of the agricultural sector in the Salt River Valley in the late 1800s necessitated the establishment of a town site for Phoenix. The town site finally chosen in 1870 was an unoccupied area in the north half of Section 8, T1N, R3E (Luckingham, 1989); this area did not include the Brentwood neighborhood, which was northeast of the city's original town site. In 1889, the territorial capital was moved from Prescott to Phoenix (Lykes, 1993), thus ensuring the future of the fledgling town.

Access to and from the town remained difficult until the arrival of the Maricopa and Phoenix Railroad (M&P) in 1887. With the arrival of the railroad, the residents of early Phoenix became connected to the outside world in terms of commerce, industry and population movement (Luckingham, 1989). The addition of the Santa Fe, Prescott and Phoenix Railroad (SFP&P) in 1895 connected Phoenix to the northern transcontinental route (Jackman et al., 1999). As a result, Phoenix became the transportation hub of the Arizona Territory.

Passage of the National Reclamation Act of 1902 sought to better utilize water resources through large-scale irrigation projects from water stored behind massive dams (Zarbin, 1986, 1997). Construction of the Roosevelt Dam at the confluence of the Salt River and Tonto Creek began in 1906 and the dam was in operation by 1911 (Luckingham, 1989). The economic and demographic importance of Roosevelt Dam for Phoenix was significant (City of Phoenix, 1994). The city's population increased and the business/agricultural sector expanded as a result of a dependable water supply and electrical power (Luckingham, 1989). Promotional campaigns by local civic leaders helped double the population of Phoenix between 1900 and 1910 (Luckingham, 1989), from 5,500 to 11,134, followed by a doubling again to 29,053 by 1920 (Lykes, 1993). By 1913, Phoenix had grown to encompass 3.2 square miles, but did not yet include the future Brentwood neighborhood.

##### Prosperity, Economic Collapse and Recovery: 1920-1941

Expansion of the city was necessary to cope with the influx of residents as a result of the successful city booster campaigns and the economic prosperity of the 1920s. Transportation played a prominent role. The street railway system was first developed by Moses Sherman in 1887 and used a horse-drawn car for transportation. The growth of the Phoenix Street Railway Company was rapid as the trolleys were converted to electrical use in 1893 (Luckingham, 1989). Promoters of real estate development used the streetcar routes to make their developments more attractive to buyers. Often, property owners had to share in the costs of extending railway lines through their neighborhoods. The Brill Line, closest to the future Brentwood Historic District, ran north/south along 10<sup>th</sup> Street between Pierce and Brill Streets, and was extended further to the north in 1913 (Fleming, 1977).

Transportation improvements around the state played a key role in the growth of Phoenix. The Federal Aid Road Act of 1916 and its successor, the Federal Highway Act of 1921, inspired a decade-long era of



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intensive highway construction and improvements to existing roadways in Arizona. Federal, state and county highway improvements transformed Phoenix into a major highway transportation center between El Paso and Los Angeles, which complemented the role and expansion of the railroads at the same time. The city's role as a transportation hub across the southwestern deserts, coupled with its own internal growth as an agricultural, business and mining center, propelled rapid population growth. Between 1920 and 1930, the city's population grew from 29,053 to 48,118 (Lykes, 1993), which in turn fueled a boom in the housing market. New subdivisions were springing up in all directions surrounding the city's core. Between 1925 and 1927, 84 subdivisions were platted (Janus Associates, Inc., 1989).

The Brentwood area was an early beneficiary of this explosive growth; the first subdivision, McDowell Heights, was platted in 1924, followed by Brentwood and East Brentwood in 1928. Together, these three subdivisions represented a roughly four-by-four block addition to the city, with over 100 lots available to middle-income residents. Rural areas outside the Phoenix city limits were listed in the directory by mail route number; formal addresses for the immediate area surrounding the Brentwood Historic District would not appear in the city directories until about 1926. A large portion of this new neighborhood also sat at the northwestern margin of an extensive prehistoric site, first identified as La Ciudad de Los Pueblitos by the Hemenway Southwest Archaeological Expedition of 1887-1888 (Wilcox 1987). The prehistoric site was occupied between AD 700 and 1450 and was investigated as part of the Interstate 10 inner-loop construction project (Rice 1987; Wilcox, 1987; Zablon, 1981). Currently, there are no known surface or open exposures of this important site in the Brentwood Historic District, but any future earth-moving activities may have the potential to impact buried cultural deposits.

### The Great Depression and New Deal in Phoenix: 1932-1941

The devastating economic impact of Black Friday and the following Great Depression was slow to affect Phoenix. However, when copper values plummeted from \$155.7 million in 1929 to \$14.7 million in 1932, mines were shut down and workers were left jobless. Several banks in the Valley shut down, causing a cycle of lost business, sales and jobs. The effects of the Depression on the building industry was most evident between 1932 and 1936 (Luckingham, 1989), but the effect on the housing industry occurred much earlier. In 1929, for example, over 900 homes were constructed in Phoenix; the following year, only 209 were constructed (Kotlanger, 1983). By 1932, the entire construction industry nearly came to a halt as a combination of job loss and unemployment, lack of business and lending capital, and shrinkage of the Phoenix economy made little demand for new housing. The last flash of housing construction in the pre-1938 Brentwood neighborhood occurred in 1930-1931 with only a few houses appearing in 1934 and 1935. Three new houses were built between 1938 and 1939, all in the newly platted Wright Davis subdivision. However, as the effects of the Great Depression waned in the late 1930s and the country geared up for war, housing construction in the Brentwood neighborhood was renewed, tentatively at first in the 1940s, then boomed once again throughout the war years.

The federal government's economic policies helped Phoenix's commercial interests and residents to limp along during the leanest years. The earlier emergency aid programs under the Hoover Administration supplied relief to Phoenix and the state, but it would be the New Deal programs under the Roosevelt Administration that hastened the economic and social recovery of Phoenix. Beginning in 1933, federal aid centered on creating work for the unemployed in the form of great and small public works programs. With

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loans and grants, the federal government bought crops and raw goods for redistribution; work programs, such as the Federal Highway Administration (FHWA), Civilian Conservation Corps (CCC), Public Works Administration (PWA) and Works Progress Administration (WPA) employed thousands of workers and subsidized numerous public projects (Luckingham, 1989). Work programs and loans also helped in the recovery of private industry. By 1936, with the help of federal programs and funds, the construction industry began to recover.

Programs implemented to aid residential construction included the Home Owners Loan Corporation (HOLC) and the Federal Housing Authority (FHA). These programs guaranteed loans with low down payments and long-term mortgages. Residential construction increased as potential residents took advantage of the new low terms. By the end of the Great Depression, home construction was once again reaching record levels (Kotlanger, 1983), brought about in part by the influx of pre-war related industries and military bases to the Phoenix area.

Federal aid programs between 1936 and 1941 played a significant role in public improvements of Phoenix suburbs. The majority of the projects went to the PWA and the WPA (Kotlanger, 1983). North Phoenix High School, constructed with PWA and WPA funds, opened in 1939. Whittier Elementary School along with North Phoenix High School were the major centers of education for children in the Brentwood neighborhood (Augusta Howe and Agnes Holst, personal communication 2002). Street improvement projects were conducted on a large scale throughout the city, including within Brentwood. Late in the 1930s, the WPA sponsored an aggressive program to construct standard size sidewalks throughout urban Phoenix. Homeowners paid ten cents per square foot for construction materials while laborers were provided by the WPA (Kotlanger, 1983).

### A New Era for Phoenix: World War II and the Post-War "Boom Years," 1941-1956

When the United States formally entered the war at the end of 1941, Phoenix was well on its way to recovery. The war had prompted national defense preparation. In Phoenix, several airfields including Thunderbird Field in Glendale, Luke Field near Litchfield Park and Williams Field in Mesa were constructed. After the war began, two additional air training fields opened and throughout the course of the war, soldiers and pilots training at the fields contributed to the city's growing economy (Luckingham, 1989). Many of the military personnel also brought families while the related construction boom across the Valley brought thousands of laborers from across the country.

As a result, the city's population expanded as people arrived looking for employment in defense industries. Goodyear Aircraft Corporation installed a plant west of Phoenix that would employ thousands of workers before war's end. As the war progressed and the city filled with defense workers, Phoenix adopted a "Share Your Home" program to house soldiers and workers in the Valley. Housing construction boomed with the rest of the economy as is evident in Brentwood, where 58 new houses were built during the war years (according to City of Phoenix building permits and city directory listings). The post-war years brought continued economic expansion as the military bases remained operational and enlarged and the wartime industries were converted to production for consumers, not only in the United States but also for the rebuilding effort underway in Europe and Asia (Luckingham, 1989). The traditional agricultural and mining sectors experienced continued growth as well.

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The building boom continued after the war, literally transforming Phoenix into a metropolis. The total value of building permits in a four-year period between 1946 and 1950 surpassed the combined value of permits between 1919 and 1941. The population in the city nearly doubled in the 1940s and quadrupled in the 1950s, rising from 65,414 in 1940 to 439,170 in 1960 (Lykes, 1993).

Prior to 1932, residential construction in the Phoenix area was a largely private enterprise. Federal programs like the FHA and HOLC brought increasing federal sponsorship into the building industry (Kotlanger, 1983; Luckingham, 1989). By 1940, as residential construction recovered, economic themes in construction became predominant. Increasing home sales attributed to low-rate mortgages fueled residential construction and necessitated more economical and large-scale projects (City of Phoenix, 1992). The Ranch style homes of the 1940s to 1950s mirror these demands, as well as the values of frugal Americans who lived through the Great Depression.

In 1944, the Valley of the Sun subdivision was platted in the Brentwood neighborhood to meet the rising demand for middle-income housing. The Valley of the Sun subdivision is one of the first that reflected a relatively new strategy for developers: the platting of a subdivision and building all of the houses. The Sun Valley Housing Company authorized the plat and constructed the Ranch style houses which were largely completed by 1947.

### **The Brentwood Historic District**

The Brentwood Historic District consists of six original subdivisions (Table 2). Home construction in the Brentwood neighborhood reflects pre-Depression, New Deal and World War II/post-war expansion and stylistic patterns of residential development in Phoenix. Between 1926 and 1932, three subdivisions were platted in the district: McDowell Heights, Brentwood and East Brentwood. With economic collapse in the Valley in 1932, construction came to a virtual halt in Phoenix and the Brentwood neighborhood and the city postponed future subdivisions. This chaotic period was also characterized by periodic abandonment of houses in the area. By the late 1930s, city officials were again promoting additional expansion, particularly northeast of the central business district (Kotlanger, 1983). The Wright Davis subdivision was platted in 1938 as the economy began to recover. As Phoenix emerged from the Great Depression in 1940, the Brentwood neighborhood was comprised of four well-developed subdivisions and the pace of housing construction increased dramatically during the war and the following decade.

Early households near the future Brentwood Historic District included Governor Hunt's mansion at 1679 E. McDowell Road and Joseph Egly's date farm at 1925 E. McDowell Road. Egly's date farm was one of the largest in the Valley at the time. These landmarks remained a part of the growing residential district through the late 1930s. Although many of Egly's date palms were destroyed as house construction progressed, several current homeowners claim that the date palms in their yards or along the streets are remnants of the original date farm.

In July of 1924, McDowell Heights was subdivided by L.W. and Anna Greer (Attachment 1). The subdivision is bounded by McDowell Road to the north, 16<sup>th</sup> Street to the west, 17<sup>th</sup> Street to the east, and the Brill Street

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alley to the south. Because the city limits did not extend beyond 16<sup>th</sup> Street to the east or McDowell Road to the south at this time, the boundaries were marked by iron pipes. L.W. Greer began development of the subdivision shortly after platting it. An *Arizona Republican* article from Sunday, September 6, 1924 touted, "Contractor and Rancher Building First of 16 Residences to total \$68,000 in Cost on McDowell Road." The "Contractor and Rancher" was L.W. Greer who worked in Phoenix as a plumber. The sixteen units were to range from five to six rooms and were offered at between \$3,500 and \$5,500. Although moderately priced, Greer marketed the homes as being "modern in every detail, with many elaborate features not found in the small home."

In January and September of 1928, two more subdivisions were platted in the district: the Brentwood (Attachment 2) and East Brentwood (Attachment 3) subdivisions. The earliest advertisement for the Brentwood subdivision can be found in the March 4, 1928 *Arizona Republican*. Jesse E. Dowell listed himself as owner and developer and marketed "Moderately Priced Homes... with City Water, Gas and Electricity," and was located between 16<sup>th</sup> and 18<sup>th</sup> Streets, Willetta and Culver Streets. Dowell advertised an open "English Cottage" model and stated, "The home now ready for inspection has *it*. Come out and see for yourself." Potential buyers were told they could pick their own lots upon which Dowell would build "substantial lasting homes at prices that satisfy." These early homes were made of brick with asphalt shingle roofs. The April 1, 1928 *Arizona Republican* stated that two homes had been completed in the tract and were "valued at upwards of \$4,000." The article went on to state that four new homes were to be started that week. While moderately priced homes, they did include "modern features" such as hardwood flooring and "built in conveniences." The success of Dowell's development most likely spurred W.T. Machan to plat East Brentwood, just east of the initial Brentwood plat spanning 19<sup>th</sup> to 20<sup>th</sup> Streets.

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Table 2. Original Subdivisions in the Brentwood Historic District

Subdivision/ Year Platted	Location Description	Witness/Trustee
McDowell Heights 1924	Between 16 <sup>th</sup> Street and a point 225 ft. west to east, and McDowell Road to the alley south of Brill Street, north to south	L.W. and Anna Greer
Brentwood 1928	Between 16 <sup>th</sup> and 19 <sup>th</sup> Streets, west to east and Brill Street to south side of Culver Street, north to south	Phoenix Title and Trust Company
East Brentwood 1928	Between 19 <sup>th</sup> and 20 <sup>th</sup> Streets, west to east and Willetta Street to Culver Street, north to south	W.T. Machan
Wright Davis 1938	Between 19 <sup>th</sup> and 20 <sup>th</sup> Streets, west to east ad McDowell Road to the alley south of Brill Street, north to south	Coggins Title Insurance and Trust Company
Valley of the Sun 1944	Between 19 <sup>th</sup> and 20 <sup>th</sup> Streets, west to east and the alley south of Brill Street to Willetta Street, north to south	Sun Valley Housing Co.
Governor Hunt 1946	Between 17 <sup>th</sup> and 18 <sup>th</sup> Streets, west to east and McDowell Road and the alley south of Brill Street, north to south	Valley National Bank, Virginia Frund, Lena Ellison

East Brentwood was subdivided by W.T. Machan in September 1928. Machan also served as principal of Creighton Elementary School and later the superintendent of the Creighton School District. The William T. Machan Elementary School at 2140 E. Virginia Avenue was named in his honor. Today, the existing subdivision is bounded by Willetta Street on the north, 19<sup>th</sup> Street on the west, 20<sup>th</sup> Street to the east and the Willetta Street alley to the south. By 1932, houses were scattered throughout all three early subdivisions. These three early subdivisions form the bulk of the historic district.

The Wright Davis Tract (Attachment 4) was subdivided in 1938. The subdivision is bounded by McDowell Road to the north, 19<sup>th</sup> Street to the west, 20<sup>th</sup> Street to the east and the Brill Street alley to the south.

When the United States entered World War II on December 8, 1941, Phoenix became a major defense training and supply center. The population continued to increase as workers arrived looking for employment and soldiers arriving for deployment. A citywide housing shortage stimulated the housing industry. Numerous houses were built in the Brentwood neighborhood during the war, primarily in the Brentwood and East Brentwood sections. These houses not only reflected the economy and population expansion of the time, but also reflected the shortage of supplies; most of the houses were built in the less-ornamented and more economical Ranch style during this time period and the post-war period as well.

The Valley of the Sun Tract was subdivided in 1944 by the Sun Valley Housing Company (Attachment 5). The subdivision is located along Willetta Street between 19<sup>th</sup> and 20<sup>th</sup> Streets. Presumably, the Sun Valley Housing Company was the building contractor as well, as they were known as one of the earliest companies that specialized in complete subdivision planning and building. This trend, later fully expressed in the complete building of new "cities" by Del Webb and others (e.g., Sun City, Arizona), grew out of the war effort and the need to build as quickly, uniformly and inexpensively as possible (Luckingham, 1989).

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The Governor Hunt Tract (Attachment 6), subdivided in 1946 by Virginia Hunt-Frund, Lena Ellison and Valley National Bank, is located between McDowell Road and Willetta Street, north to south and 17<sup>th</sup> Street to 18<sup>th</sup> Street, west to east. In 1916, Governor George W.P. Hunt, Arizona's first governor, moved into his home at 1679 E. McDowell Road. For many years, Governor Hunt and his family lived at this location, surrounded by isolated farmsteads. Upon his death in 1934, ownership of the house was passed on to Mrs. Rose Marley. By 1945, Governor Hunt's daughter, Virginia Hunt-Frund, acquired the mansion and subsequently had the property subdivided as the Governor Hunt Tract. The house was demolished sometime in 1951 for development of the Miracle Mile Shopping Center and other commercial enterprises along McDowell Road. The only significant property located in this subdivision is a church owned by the Church of God in Christ at 1725 E. Brill Street. The church was constructed between 1947 and 1949 by the Church of Jesus Christ of Latter-Day Saints. Between 1949 and 1978, it functioned as the First Ward of the Phoenix East Stake. In 1978, the property was acquired by the current owners who use the property for large church meetings and funerals.

Federal programs initiated through the New Deal, as well as passage of the G.I. Bill in 1946, triggered a new era of unprecedented housing construction in the post-war years. By the end of the war, phoenix was emerging as one of the largest cities in the southwest. Construction and improvements in the Brentwood Historic District reflect this growth; house construction continued at a steady pace through 1956. The socio-economic status of Brentwood at the time was best characterized as middle-income, Anglo families. Occupations ranged from carpenters, plumbers and teachers to doctors, ministers and government employees.

The decades following the end of World War II produced significant and permanent changes in the Brentwood neighborhood. Former Governor Hunts' mansion at 1679 E. McDowell Road was razed for commercial development; predominantly agricultural lands were transformed into residential suburbs; construction of Interstate 10 razed buildings in the East Brentwood subdivision and construction of State Route 51 removed blocks of the neighborhood's eastern boundary. As a result of this "isolation" that inhibited large-scale commercial development, the neighborhood has retained much of its original early to mid-20<sup>th</sup> century attributes and ambience. Although a more diverse ethnic mix of middle-income families has replaced the earlier, primarily Anglo residents, the properties themselves are little changed due to the efforts of the current residents to keep the neighborhood intact and the houses in good repair with minimal modification. Brentwood is a good example of early to mid-20<sup>th</sup> century growth of a Phoenix neighborhood.

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September 6, 1924

October 20, 1924

March 4, 1928

April 1, 1928

May 13, 1928



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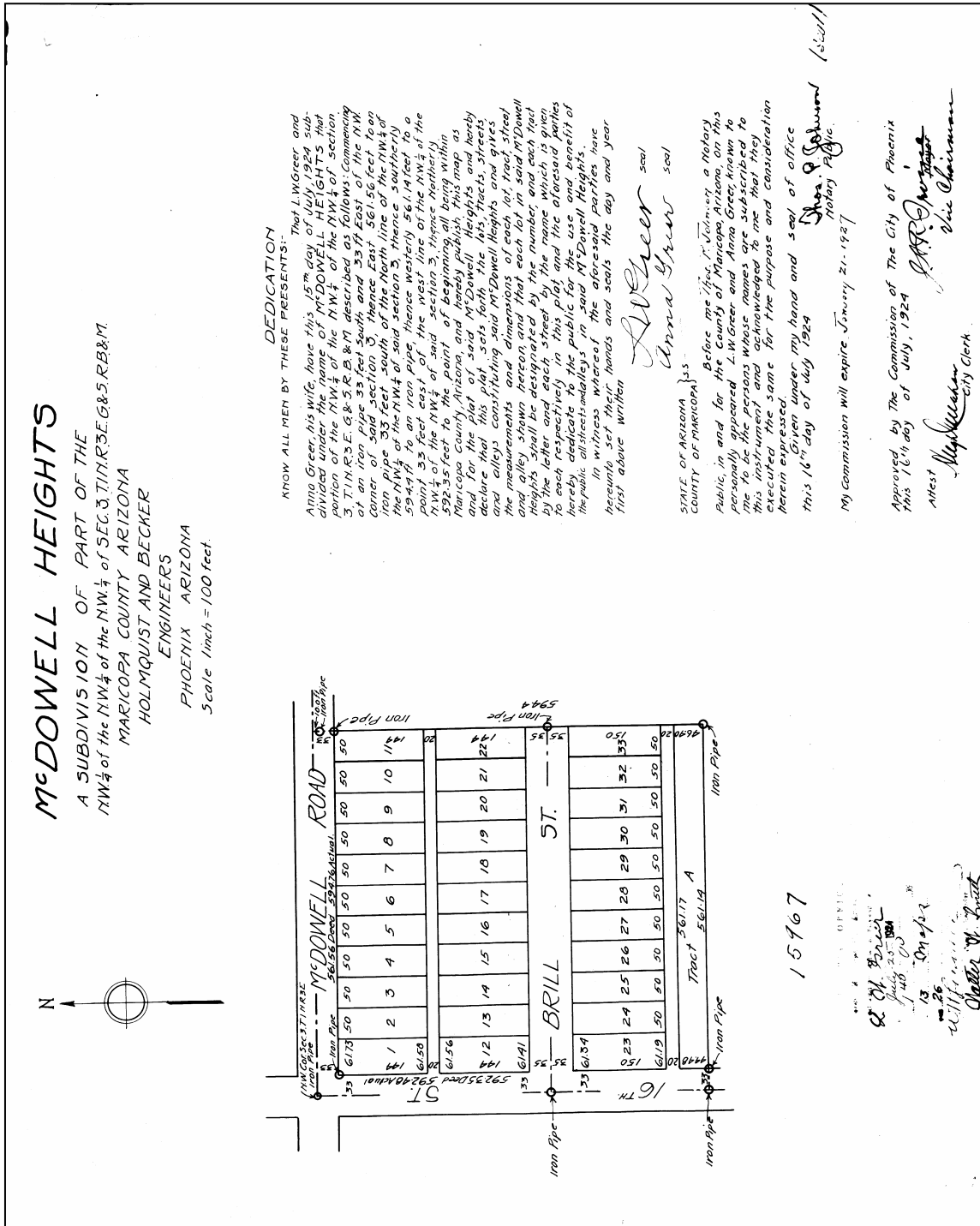
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Attachment 1: McDowell Heights was the first platted subdivision in the Brentwood Historic District in 1924.



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## EAST BRENTWOOD

A SUBDIVISION OF SE 1/4 OF LOT 3, SECTION 3  
T. 1 N. R. 3 E. G. & S. R. M  
MARICOPA COUNTY,  
ARIZONA

**ACKNOWLEDGEMENT**

I, Donald C. Scott hereby certify that the above survey and plat was made under my direction during the month of Sept 1928

*Donald C. Scott*  
Register Engineer

**CERTIFICATE OF SURVEY**

My commission expires 2-3-31

*John W. Jantz*  
Recorder

**APPROVAL**

The subdivision as shown hereon has been approved by the Board of Supervisors of Maricopa County Arizona this 25th day of Sept 1928

*John A. Mark*  
Allyst  
Clerk

35091

MARICOPA COUNTY OFFICE  
Plat and recording as shown at  
*W. J. Trachsel*  
Date OCT 16 1928  
at 12:45 P.M.  
Book 19 of 1928  
Page 65  
*W. H. Livyville*  
Recorder

Attachment 3: The East Brentwood subdivision was platted in 1928.

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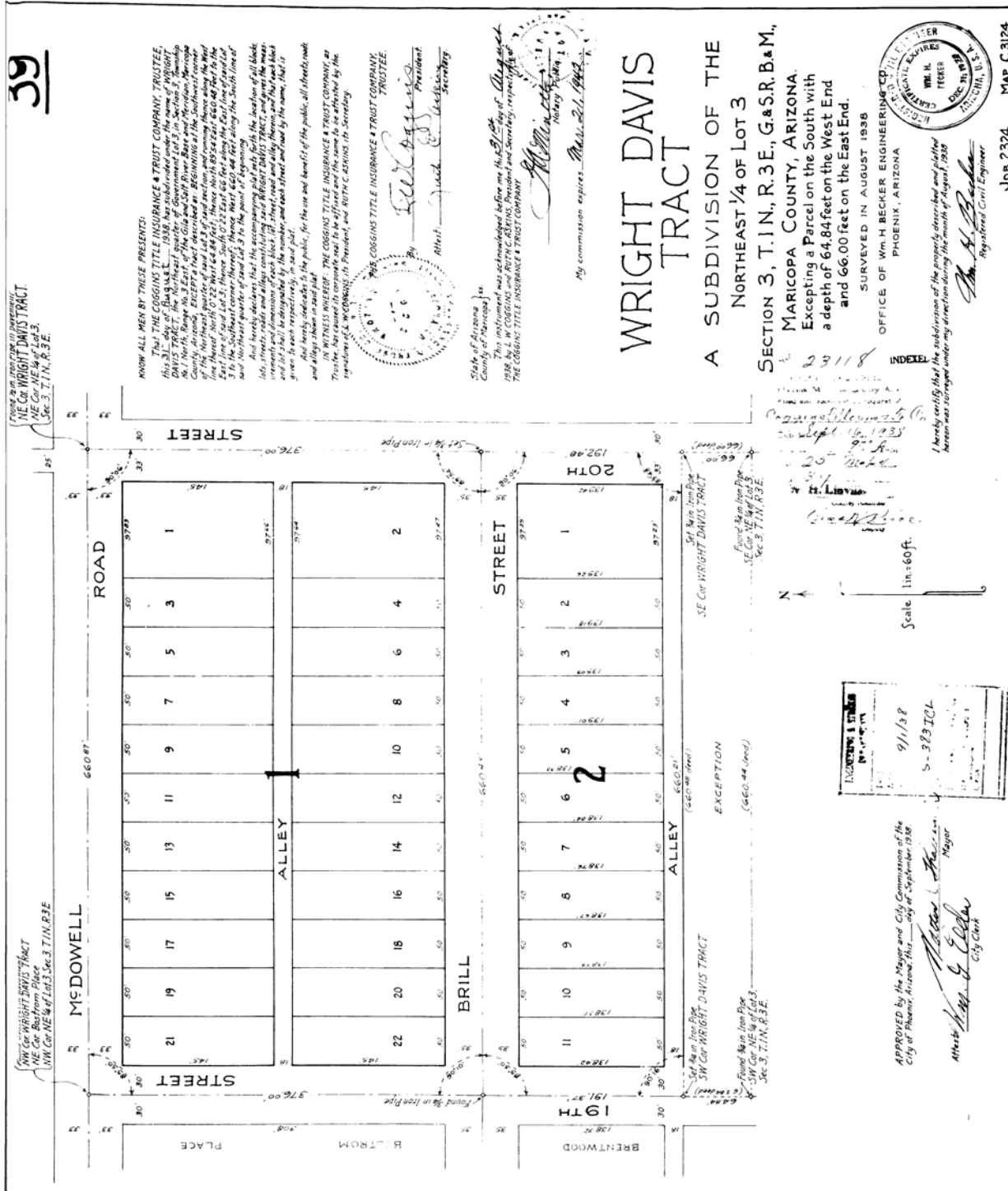
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Attachment 4: The Wright Davis Tract was platted in 1938.



