

National Register of Historic Places Registration Form

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

1. Name of Property: Campus Vista Historic District

historic name Campus Vista
other names/site number College Addition, Campus Manor, Mocking Bird Manor, Mulberry Place, Aztec Place, East Mulberry Place

2. Location

street & number Roughly bounded by Thomas Road and Flower Street, 7th and 11th Avenues and Flower Street, and Osborn Road and 10th and 15th Avenues not for publication
city or town Phoenix vicinity
state Arizona code AZ county Maricopa code 013

3. State/Federal Agency Certification

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

Signature of certifying official Date

Title State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

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

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

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

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

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

Contributing	Noncontributing	
165	37	buildings
		district
		site
		structure
		object
165	37	Total

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

Number of contributing resources previously listed in the National Register

Residential Subdivisions and Architecture in
Central Phoenix, 1870-1963

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling _____

DOMESTIC/Multiple Dwelling _____

RELIGIOUS/Religious Facility _____

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling _____

DOMESTIC/Multiple Dwelling _____

RELIGIOUS/Religious Facility _____

EDUCATION/College _____

7. Description

Architectural Classification

(Enter categories from instructions)

MODERN MOVEMENT: Ranch Style _____

LATE 19TH AND 20TH CENTURY REVIVALS:
Spanish Colonial Revival _____

LATE 19TH AND 20TH CENTURY REVIVALS:
Southwest _____

Materials

(Enter categories from instructions)

foundation: Concrete _____

walls: Brick _____

roof: Asphalt _____

other: Stucco _____

Narrative Description

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

Summary Paragraph

See Continuation Sheet

Narrative Description

See Continuation Sheet

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Period of Significance (justification)

The first subdivision in Campus Vista was platted in 1939 and the district was effectively built out by 1956.

Criteria Considerations (explanation, if necessary)

N/A

Areas of Significance

(Enter categories from instructions)

Community Planning and Development;

Architecture

Period of Significance

1939-1956

Significant Dates

1939

1956

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

Undefined

Architect/Builder

See Section 8 Continuation Sheet for more builders

Lescher & Mahoney/ Westward Homebuilders

Valley Construction Company

C.F. Crittenden

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

See Continuation Sheet

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

See Continuation Sheet

Developmental history/additional historic context information (if appropriate)

See Continuation Sheet

9. Major Bibliographical References

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

See Continuation Sheet

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreege of Property Approximately 70 acres
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>12 S</u> Zone	<u>398622.2 m</u> Easting	<u>3705886.4 m</u> Northing	3	<u>12 S</u> Zone	<u>399320.1 m</u> Easting	<u>3705070.3 m</u> Northing
2	<u>12 S</u> Zone	<u>399317.2 m</u> Easting	<u>3705836.7 m</u> Northing	4	<u>12 S</u> Zone	<u>399011.1 m</u> Easting	<u>3705151.3 m</u> Northing

Verbal Boundary Description (describe the boundaries of the property)

See Continuation Sheet

Boundary Justification (explain why the boundaries were selected)

See Continuation Sheet

11. Form Prepared By

name/title Terri Myers, Historian; Kristen Brown, Architectural Historian; Karen Thompson, Associate Historian

organization Preservation Central, Inc. date July 22, 2009

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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:**

Photographs:

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

See Continuation Sheet

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

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

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

National Register of Historic Places Continuation Sheet

Name of Property Campus Vista Historic District

County and State Maricopa County, Arizona

Name of multiple property listing (if applicable)
Residential Subdivisions and Architecture in Central
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SUMMARY PARAGRAPH

Campus Vista Historic District is a suburban neighborhood located approximately two miles northwest of downtown Phoenix. Situated to the north and east of Phoenix College, Campus Vista is a roughly L-shaped neighborhood with an irregular boundary. The district contains all, or most of, seven small subdivisions platted between 1939 and 1948: College Addition, Campus Vista, Mocking Bird Manor, Mulberry Place, East Mulberry Place, Campus Manor, and Aztec Place. The district is approximately 70 acres in size and contains 202 resources, including 190 single-family houses, eight duplexes, two church properties and one temple complex currently used by Phoenix College. Of the resources, 165 (82%) are considered contributing, and 37 (18%) are noncontributing. Most of the resources in the district were built between 1941 and 1956, and the majority of the houses and duplexes are Ranch or Transitional Ranch in style. The boundaries of the National Register district correspond to the boundaries of a Phoenix local historic district of the same name.

NARRATIVE DESCRIPTION

Campus Vista Historic District is situated between 7th and 15th Avenues, and between Thomas Road and Osborn Road. It is a roughly L-shaped district that wraps around the north and east sides of the rectangular Phoenix College campus. The rest of the district's boundary edges meander to encompass the historic resources in the neighborhood. South of Campus Vista, across Thomas Road, is the Encanto Manor Historic District. To the east of Campus Vista is 7th Avenue, a six-lane north-south thoroughfare lined primarily with commercial properties, apartment buildings, and a medical center. To the north of Campus Vista, across Osborn Road, is a postwar residential neighborhood and a school. West of Campus Vista, across 15th Avenue, is the North Encanto Historic District, another postwar residential neighborhood.

The streets in Campus Vista have an irregular arrangement, wherein only two of the streets—Flower Street and 11th Avenue—traverse the entire neighborhood from one side to the other. The remaining residential streets are only one to two blocks in length. This is due in part to the piecemeal nature of the neighborhood, which is comprised of seven small subdivisions, and in part to the presence of the large Phoenix College campus, which does not contain through streets. Flower Street travels in an east-west line across the north side of Phoenix College and through the neighborhood from 15th Avenue to 7th Avenue. 11th Avenue is a north-south street that runs along the college's eastern edge and through the district. These streets provide the main axes of Campus Vista from which the shorter residential streets branch. Most of the streets in the district are straight, but a few curve slightly. One street, Campus Drive, has a pronounced curve as it turns a 90-degree bend. There are alleys between most of the streets in the district.

The streetscapes in Campus Vista are uniform, despite the multiple subdivisions that make up the district. Setbacks, massing, and landscaping are consistent district-wide and contribute to the coherent appearance. The streets are flat, and wide enough to permit on-street parking. They are paved in asphalt and most have rolled concrete curbs, although Campus Drive and a section of Flower Street have traditional square-cut curbing. The average lot size in the district is 70 feet wide by 125 feet deep. Some minor variation in lot size and shape is found, such as at corner lots or at curves in the street. The houses in Campus Vista are all one-story in height and are similarly sized, with low horizontal massing. Buildings are set back a fairly uniform 25

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to 30 feet from the street. Distances between houses vary, with side yard setbacks ranging from seven to ten feet in most places. There are very few fences or walls in the front yards, which creates a feeling of openness. A large majority of lots in the district have broad front lawns, with neatly manicured hedges, low flower beds, and mature palm, Palo Verde, or pine trees. Along Campus Drive, a number of orange trees are located in the grassy space between the street and sidewalk. A few lots are xeriscaped, with low water use native plants and crushed gravel. Most lots have straight concrete driveways which lead either to attached garages or freestanding garages in the rear. Some original ribbon driveways remain, although the majority of driveways have been infilled or replaced with new concrete. A small number of driveways have been widened. Streetlights are regularly spaced along the major arteries, and are found in small numbers on the other interior streets of the neighborhood. No other street furniture exists. The three non-residential resources are located at or near the perimeter of the district—College Park Baptist Church at the corner of Osborn Road and 15th Street; Good Shepherd Evangelical Church complex at the corner of Earll Drive and 7th Avenue, and the Temple Beth Israel complex along Flower Street between 11th and 10th Avenues.

The residential resources in the district display various styles and plans; however, 97 percent were built during a fifteen -year span between 1941 and 1956 and possess an architectural unity that contributes to the coherence of the streetscape. Only five houses were built after 1956. All of the houses and duplexes are one story in height, except the house at 895 *W. Verde Lane*, which has a partial-width second story addition. Of the historic age residential resources, almost 90 percent are Ranch or Transitional Ranch in style.ⁱ The majority of these houses have a footprint consisting of a main house volume oriented broadside to street, with a projecting ell or smaller volume. Two-thirds of the Ranch and Transitional Ranch houses have hipped roofs, either single hips, intersecting hips, or hips with gabled or hipped ells. One-third of the houses have gabled roofs, predominately side-gabled or gabled with gabled or hipped ells. One house, 907 *W. Catalina Drive*, has a flat roof, and another, 1319 *W. Mulberry Drive*, has a very low-pitched hipped roof that reads as flat. There are three houses with gable-on-hip roofs, such as 943 *W. Campus Drive*. The Transitional Ranch houses tend to be smaller, with centrally-massed hipped volumes and a short hipped ell, or with a short side-gabled volume and a short gabled ell. The Ranch houses in the district are slightly larger and have more elongated footprints and linear floor plans. Some of the Ranch houses have attached garages or carports that further elongate their façades, but many of the district's houses have detached garages in the rear near the alley. In general, detached garages match the house, with similar roof forms and construction materials.

Construction materials are consistent throughout the neighborhood, as well. Approximately 90 percent of historic period houses have masonry construction, with brick, painted brick, or painted block exterior walls. Approximately ten percent of houses were likely originally brick or block but now have replacement siding such as stucco, vinyl, or faux stone veneer. There are at least two or three houses that appear to have had stucco siding originally. The most common roofing material is asphalt shingle, and many of the houses feature tiled ridgelines. Clay tile and concrete tile roofs are also found. The overwhelming majority of windows in the district are steel casement. A few houses have replacement aluminum or vinyl sash, and others have replacement glass in their original casement sash. Most of the houses have large window openings, including fixed and operable sash picture windows in various configurations. In general, the Transitional Ranch houses have

ⁱ 98 percent of the resources are Ranch style or variations of the Ranch style, such as Spanish Colonial Ranch.

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slightly smaller window openings and simpler window types. The Ranch houses often feature a decorative window type such as corner window, bulls-eye, bay, or sidelight.

Porches are found on most of the houses, but vary in size and configuration. Many of the porches long and shallow, located under cornice overhangs along the front façade, and are found both with and without porch supports. Others are flat- or shed-roofed corner porches located at the junction of eaves. Some porches are simply shed-roofed hoods extending from the roof edge. In a few instances there are more substantial inset or attached porches. Several houses have inset or attached carports. Porch and carport supports are most commonly iron or 4x4 wood posts, although brick piers are found. Rear patios are found district-wide.

The majority of houses in the district are simple in design, with typical Ranch house or Transitional Ranch details but no revival style ornamentation. Commonly found ornamental details include exposed rafter ends, brick sills, window shutters, and tile ridgelines. Also common is contrasting wainscoting wherein the wainscot brick has a different brick size or bond than the walls. Low brick or block planters are found at some houses, usually constructed in the same material as the house. Prominent chimneys are architectural features on many houses, as are small porches, carports, or pergolas. Also found in the district are corner, bulls-eye, or glass block windows, and low patio walls. The eight duplexes in the district are modeled after houses and are Ranch in style, with minimal ornamentation. A small number of the ranch houses in the district can be said to have a specific architectural style; these include six French Provincial Ranches, five Modern Ranches, four Colonial Revival Ranches, and one Spanish Colonial Revival Ranch. There are only three historic-period houses that are not Ranch in style, two of which are Cape Cod Revivals and one of which is a Colonial Revival. Of the four nonhistoric houses, three are Ranch houses and one has a contemporary suburban design. The three non-residential resources in the district are all religious buildings or complexes. Of these, all have architectural styles best described as Modern/Revival hybrids. A closer look at these, as well as typical and anomalous examples of residential resources, follows.

As stated, 190 of the 202 resources in Campus Vista are single-family houses. The great majority of these are Transitional Ranch or Ranch houses that lack specific revival detail or other overt ornamentation. The Transitional Ranch style is, as the name implies, a transitional form that contains elements of the bungalow house type and the Ranch house. Transitional Ranches are smaller than ranch houses, with more centralized plans and simpler fenestration. They are often, but not always, earlier than Ranch houses. Ranch houses tend to have longer, more linear plans and a more horizontal emphasis. Both gabled and hipped versions of these house types are found in Campus Vista.

A typical gabled Transitional Ranch can be found at *2925 N. 8th Avenue*. It is a brick side-gabled house with a front-gabled ell. It has a shallow porch supported with square wood posts, casement windows, and decorative shutters. A typical example of a hipped Transitional Ranch is *2926 N. 8th Avenue*, which has a centrally-massed hipped volume with a short hipped ell, casement windows, a small stoop roof, and exposed rafters. An example of a gabled Ranch house can be found at *912 W. Campus Drive*. It is a side-gabled brick house with a long shed-roofed porch with scrolled metal posts, casement windows, and an inset carport. Another example is *944 W. Campus Drive*, which is also side-gabled but has a small wall dormer, a shed-roofed stoop roof, and decorative shutters. A typical example of a hipped Ranch is *1321 W. Mulberry Drive*, a brick house

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with a large main hip and a hipped front ell. It has casement windows, decorative shutters, and no porch. Another hipped Ranch is *1308 W. Mulberry Drive*, which has several intersecting hipped volumes including a hipped porte-cochere, a shallow inset entry, and tile ridgelines.

There are a small number of houses in Campus Vista with a specific Ranch style, although in most cases the ornamental detail is limited and the styles are not overt. The six French Provincial Ranch houses in particular have only subtle references to the French Provincial style. The house at *917 W. Catalina Drive* is an example of a French Provincial Ranch, in that it is a brick house intersecting hipped forms and a corner casement window. Additional minor details such as brick wainscoting and a slightly recessed entry contribute to the style. An example of a Colonial Revival Ranch can be found at *1007 W. Flower Street*. It is a brick side-gabled house with a symmetrical arrangement featuring a projecting gabled entry flanked by two shuttered casement windows. One Spanish Colonial Revival house is found in the district, *901 W. Catalina Drive*, a stuccoed house with a Spanish tile roof and exposed rafter ends. The five Modern Ranch houses in the district vary from one another, but all possess a strong horizontal emphasis, clean lines, and modern stylistic details such as wide roof overhangs, or unusual fenestration such as large picture windows, glass block windows, or clerestory windows. The house at *911 W. Avalon Drive* is a good example of a Modern Ranch house. It is a brick house with a wide roof overhang, clerestory ribbon windows, and a low, textured patio wall at the entry.

Campus Vista contains only three houses that are not Ranch or Transitional Ranch in style. One of them is a Colonial Revival house at *922 W. Avalon Drive*, a side-gabled brick house with a flush façade and a very high roof pitch. Details include brick dentils at cornice level, a slightly recessed entry flanked by pilasters, and a corbelled brick chimney. There are two Cape Cod Revival houses in the district. At *2933 N. 9th Avenue* is a side-gabled house with two smaller flanking wings, two small dormer vents, and a large brick chimney. It has been altered by the addition of vinyl siding. The house at *929 W. Catalina Drive* is virtually identical, but retains its brick siding. It also has flanking wings and small vent dormers, and also has molding at the cornice level and a projecting bay window.

There are eight duplexes in the Campus Vista Historic District. All of them are brick and are Ranch in style, although two main types are found. The first type has a rectangular footprint, with an entrance at each corner. An example of this type can be found at *3306-3308 N. 11th Avenue*, which is a brick side-gabled building with a small inset porch at either side of the front façade. The porches have metal scrolled porch posts, and at each porch is a casement window and entry door. Two smaller windows are located in the center of the façade between the porches. The other duplex type is found on the *1300 block of W. Osborn Road*, where four almost identical, duplexes were built together. They are more centrally massed buildings, with a broad hip roof over the main building volume and a hipped wing extending from the rear of the side elevation. An example of this type is *1309-1311 W. Osborn Road*, which is a brick hipped building with a shed-roofed stoop roof near the center of the front façade. To one side of this is a wide square projecting bay window with casements. To the other side of the entry is a large corner casement, and further back along that side elevation a hipped wing extends. The second entry is located under a small stoop roof in the side wing. Three of the duplexes on Osborn Road match this one in design, although *1313-1315 W. Osborn* is a mirror image of its arrangement. The duplex at *1301-1303 W. Osborn* is similar in layout but has smaller windows.

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Out of the 198 residential resources in the district, only five were built after 1956. All five are considered noncontributing due to their non-historic construction dates. Four of the five, however, are Ranch in style and do not detract from the neighborhood's streetscapes. The house at *714 W. Avalon Drive* was built in 1970. It is a cross-gabled Ranch with a low roof pitch. The long side-gabled wing contains an inset carport and the front-gabled wing has two windows and stone wainscoting. The house at *820 W. Avalon Drive* was built in 1989 but designed to look like many of the hip-roofed Ranch houses in the district. It is a painted concrete block building with a main hipped volume containing a recessed entry and a broad hipped front wing. The windows are wood divided light but wide, with dimensions similar to the casement windows found in the district. A house built in 1963 at *1340 W. Flower Street* is California Ranch in style. It has both brick and board and batten siding, casement windows, rounded exposed rafter ends, and a recessed entry. It has a hipped front wing, a shorter gabled front wing, and gable ends with projecting peaks. At *935 W. Avalon Drive* is a 1961 Ranch house that has been altered but still retains its Ranch form. The house at *822 W. Earll Drive* was built in 1992 and is too new to determine what style it is; it has multiple front-gabled sections, stuccoed exterior, a tile roof, and an integral two-car garage on its front façade. Its design is unsympathetic with the district's streetscapes.

There are 37 total resources in Campus Vista that are considered noncontributing. As noted, five of them are non-historic residential resources. The district also contains two non-historic religious resources. The remainder are noncontributing due to alterations, additions, and/or infill. The type of alterations seen in the district vary. An example of an addition can be found at *895 W. Verde Lane*, the only house in the neighborhood with a partial second story. It was originally a small brick Transitional Ranch house but has a frame upper story added to the top of what was likely once a side garage. Another garage alteration can be found at *1344 W. Flower Street*. The house originally contained a small integral garage on its front façade, but the garage has been infilled with wood siding and a casement window. Significant alterations at *819 Earll Drive* include a stuccoed exterior, window replacements, and new porch piers. The house at *902 W. Campus Drive* has been altered by the addition of porch security bars that fully enclose the inset porch in a cage-like structure. Another example of a noncontributing house is *2901 N. 8th Avenue*, which has had vinyl siding applied and vinyl windows installed.

The non-residential resources in Campus Vista are all religious properties located at or near the perimeter of the district. The Good Shepherd Evangelical Lutheran Church complex is located at *3040 N. 7th Avenue*, at Earll Drive. The site, which is a noncontributing resource due to age, contains three buildings enclosed by a block wall. The main church building, built in 1960, is a front-gabled Modern/Spanish Colonial Revival hybrid with rectangular windows with colored panes of glass, a clay tile roof, and an open bell tower. A smaller chapel building built in 1971 has a similar design and also faces N. 7th Avenue. Behind these buildings is the parish hall/classroom building, built from 1947-1950. College Park Baptist Church, a contributing resource, was built in 1949 and is located at *1333 W. Osborn Road*. It is a front-gabled Modern building with alternating courses of wide and narrow concrete blocks, three narrow vertical windows and a section of brick veneer on the front façade, a flat awning over the off-center entry, and red slump block planters in front. The Temple Beth Israel complex at *3310 N. 10th Avenue* is a noncontributing resource due to alterations and age. The complex is currently used by Phoenix College. It consists of five buildings, two of which are within the district boundary, and a central courtyard. The Modern main temple building, built in 1949, is a blocky two-story

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volume with a flat roof and a central copper-clad dome. The remaining buildings on the site date from 1949, 1978, 1981, and 1998. There is also a church property at *843 W. Osborn Road*—a contributing Ranch style building that was originally a music studio that was altered to become church offices.

Campus Vista Historic District is a well-preserved postwar residential neighborhood in central Phoenix. Of the 202 resources in the district, 198 are residential in nature, and of those, 98 percent were built between 1941 and 1957. This development pattern resulted in coherent streetscapes and a strong sense of history. Campus Vista possesses outstanding architectural unity, containing primarily Ranch and Transitional Ranch style residential resources. Eighty-two percent of the resources are considered contributing because they are of historic age and possess good integrity. The boundaries of the National Register district correspond to the boundaries of a Phoenix local historic district with the same name.

INVENTORY OF RESOURCES

Address	Construction Date	Style	Contributing Status	Reason Noncontributing
3040 N. 7 th Avenue	1960; 1971; 1950	Modern/Span. Col. Rev.	Noncontributing	Main two buildings are nonhistoric
2901 N. 8 th Avenue	1941	Ranch	Noncontributing	Alterations
2902 N. 8 th Avenue	1941	Transitional Ranch	Contributing	
2906 N. 8 th Avenue	1941	Transitional Ranch	Contributing	
2907 N. 8 th Avenue	1941	Transitional Ranch	Contributing	
2911 N. 8 th Avenue	1941	Ranch	Contributing	
2912 N. 8 th Avenue	1941	Transitional Ranch	Contributing	
2916 N. 8 th Avenue	1941	Ranch	Noncontributing	Alterations
2917 N. 8 th Avenue	1941	Transitional Ranch	Contributing	
2920 N. 8 th Avenue	1941	Transitional Ranch	Contributing	
2921 N. 8 th Avenue	1941	Transitional Ranch	Contributing	
2925 N. 8 th Avenue	1941	Transitional Ranch	Contributing	
2926 N. 8 th Avenue	1941	Transitional Ranch	Contributing	
2930 N. 8 th Avenue	1941	Transitional Ranch	Contributing	
2931 N. 8 th Avenue	1941	Ranch	Contributing	
2936 N. 8 th Avenue	1941	Transitional Ranch	Contributing	
2937 N. 8 th Avenue	1941	Transitional Ranch	Noncontributing	Alterations
2940 N. 8 th Avenue	1941	Transitional Ranch	Contributing	
2941 N. 8 th Avenue	1941	Transitional Ranch	Contributing	
2946 N. 8 th Avenue	1941	Transitional Ranch	Noncontributing	Alterations
2947 N. 8 th Avenue	1941	Transitional Ranch	Contributing	
3001 N. 8 th Avenue	1941	Ranch	Contributing	
3002 N. 8 th Avenue	1941	Ranch	Contributing	
3005 N. 8 th Avenue	1941	Transitional Ranch	Contributing	
3008 N. 8 th Avenue	1941	Transitional Ranch	Contributing	
3011 N. 8 th Avenue	1941	Transitional Ranch	Contributing	

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Address	Construction Date	Style	Contributing Status	Reason Noncontributing
3014 N. 8 th Avenue	1941	Transitional Ranch	Contributing	
3015 N. 8 th Avenue	1941	Ranch	Contributing	
3018 N. 8 th Avenue	1941	Ranch	Contributing	
2917 N. 9 th Avenue	1948	Ranch	Contributing	
2921 N. 9 th Avenue	1950	Ranch	Contributing	
2927 N. 9 th Avenue	1948	Ranch	Noncontributing	Alterations
2933 N. 9 th Avenue	1946	Cape Cod Revival	Noncontributing	Alterations
2939 N. 9 th Avenue	1948	Ranch	Contributing	
3001 N. 9 th Avenue	1948	Colonial Revival Ranch	Contributing	
3007 N. 9 th Avenue	1946	Ranch	Contributing	
3013 N. 9 th Avenue	1956	Ranch	Contributing	
3301 N. 10 th Avenue	1953	Ranch	Noncontributing	Alterations
3307 N. 10 th Avenue	1955	Ranch	Contributing	
3310 N. 10 th Avenue	1949-1998	Ex-temple; Phx College	Noncontributing	Alterations & Age
3311 N. 10 th Avenue	1953	Ranch	Contributing	
3317 N. 10 th Avenue	1945	Ranch	Contributing	
3321 N. 10 th Avenue	1945	Ranch	Contributing	
3329 N. 10 th Avenue	1945	Ranch	Contributing	
3331 N. 10 th Avenue	1949	Ranch	Contributing	
2911 N. 11 th Avenue	1946	Ranch	Contributing	
3306-3308 N. 11 th Ave.	1950	Ranch duplex	Contributing	
3312 N. 11 th Avenue	1952	Ranch duplex	Contributing	
3318 N. 11 th Avenue	1950	Ranch	Contributing	
3322 N. 11 th Avenue	1950	Ranch	Contributing	
3328 N. 11 th Avenue	1951	Ranch	Contributing	
3332 N. 11 th Avenue	1951	Ranch	Contributing	
3338-3342 N. 11 th Ave.	1948	Ranch duplex	Noncontributing	Alterations
3313 N. 13 th Avenue	1949	Ranch	Contributing	
3317 N. 13 th Avenue	1945	Ranch	Contributing	
3321 N. 13 th Avenue	1950	Ranch	Contributing	
3327 N. 13 th Avenue	1952	Ranch	Contributing	
3333 N. 13 th Avenue	1951	Ranch	Contributing	
3327 N. 15 th Avenue	1948	Ranch	Contributing	
714 W. Avalon Drive	1970	Ranch	Noncontributing	Age
724 W. Avalon Drive	1941	Transitional Ranch	Contributing	
802 W. Avalon Drive	1949	Ranch	Contributing	
808 W. Avalon Drive	1947	Ranch	Contributing	
814 W. Avalon Drive	1951	Ranch	Contributing	
815 W. Avalon Drive	1950	Ranch	Noncontributing	Alterations
820 W. Avalon Drive	1989	Ranch	Noncontributing	Age
901 W. Avalon Drive	1953	Ranch	Contributing	
902 W. Avalon Drive	1948	Ranch	Contributing	

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908 W. Avalon Drive	1948	Ranch	Contributing	
909 W. Avalon Drive	1948	Ranch	Contributing	
911 W. Avalon Drive	1940	Modern Ranch	Contributing	
912 W. Avalon Drive	1948	Transitional Ranch	Contributing	
917 W. Avalon Drive	1948	Ranch	Contributing	
918 W. Avalon Drive	1947	Ranch	Contributing	
922 W. Avalon Drive	1948	Colonial Revival	Contributing	
923 W. Avalon Drive	1950	Ranch	Noncontributing	Alterations
930 W. Avalon Drive	1948	Ranch	Contributing	
932 W. Avalon Drive	1948	Ranch	Contributing	
933 W. Avalon Drive	1953	Ranch	Noncontributing	Alterations
935 W. Avalon Drive	1961	Ranch	Noncontributing	Age
938 W. Avalon Drive	1948	Ranch	Contributing	
902 W. Campus Drive	1950	Ranch	Noncontributing	Alterations
906 W. Campus Drive	1950	Ranch	Contributing	
912 W. Campus Drive	1950	Ranch	Contributing	
920 W. Campus Drive	1950	Ranch	Contributing	
927 W. Campus Drive	1952	Ranch	Noncontributing	Alterations
928 W. Campus Drive	1950	Ranch	Contributing	
933 W. Campus Drive	1953	Ranch	Contributing	
934 W. Campus Drive	1948	Colonial Revival Ranch	Contributing	
937 W. Campus Drive	1948	Ranch	Contributing	
938 W. Campus Drive	1950	Ranch	Contributing	
943 W. Campus Drive	1956	Ranch	Contributing	
944 W. Campus Drive	1953	Ranch	Contributing	
947 W. Campus Drive	1950	Ranch	Noncontributing	Alterations
948 W. Campus Drive	1953	Ranch	Contributing	
953 W. Campus Drive	1952	Ranch	Contributing	
954 W. Campus Drive	1950	Ranch	Contributing	
957 W. Campus Drive	1953	Transitional Ranch	Noncontributing	Alterations
958 W. Campus Drive	1953	Ranch	Contributing	
901 W. Catalina Drive	1948	Spanish Colonial Ranch	Noncontributing	Alterations
902 W. Catalina Drive	1948	Ranch	Contributing	
907 W. Catalina Drive	1948	Modern Ranch	Noncontributing	Alterations
908 W. Catalina Drive	1947	Ranch	Contributing	
912 W. Catalina Drive	1950	Ranch	Noncontributing	Alterations
915 W. Catalina Drive	1948	Ranch	Contributing	
917 W. Catalina Drive	1948	French Provincial Ranch	Contributing	
918 W. Catalina Drive	1947	Ranch	Contributing	
923 W. Catalina Drive	1949	Ranch	Noncontributing	Alterations
924 W. Catalina Drive	1948	Ranch	Contributing	
929 W. Catalina Drive	1944	Cape Cod Revival	Contributing	

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930 W. Catalina Drive	1948	Ranch	Contributing	
935 W. Catalina Drive	1948	Ranch	Noncontributing	Alterations
936 W. Catalina Drive	1948	French Provincial Ranch	Contributing	
721 W. Earll Drive	1948	French Provincial Ranch	Contributing	
801 W. Earll Drive	1948	Ranch	Contributing	
802 W. Earll Drive	1945	Ranch	Contributing	
807 W. Earll Drive	1948	Ranch	Contributing	
808 W. Earll Drive	1945	Ranch	Contributing	
812 W. Earll Drive	1948	Ranch	Contributing	
813 W. Earll Drive	1948	Ranch	Noncontributing	Alterations
818 W. Earll Drive	1953	Ranch	Contributing	
819 W. Earll Drive	1948	Ranch	Noncontributing	Alterations
822 W. Earll Drive	1992	Undetermined	Noncontributing	Age
823 W. Earll Drive	1948	Ranch	Contributing	
828 W. Earll Drive	1950	Ranch	Contributing	
829 W. Earll Drive	1946	Modern Ranch	Contributing	
833 W. Earll Drive	1948	Colonial Revival Ranch	Contributing	
836 W. Earll Drive	1945	Ranch	Contributing	
839 W. Earll Drive	1948	Ranch	Contributing	
840 W. Earll Drive	1945	Ranch	Noncontributing	Alterations
845 W. Earll Drive	1948	Ranch	Contributing	
846 W. Earll Drive	1945	Transitional Ranch	Contributing	
848 W. Earll Drive	1945	Ranch	Contributing	
849 W. Earll Drive	1951	Ranch	Contributing	
852 W. Earll Drive	1945	Ranch	Contributing	
855 W. Earll Drive	1951	Ranch	Contributing	
858 W. Earll Drive	1948	Ranch	Contributing	
861 W. Earll Drive	1951	Transitional Ranch	Contributing	
864 W. Earll Drive	1950	Ranch	Noncontributing	Alterations
913 W. Flower Street	1950	Ranch	Contributing	
917 W. Flower Street	1950	Ranch	Contributing	
923 W. Flower Street	1950	Ranch	Contributing	
1001 W. Flower Street	1951	Ranch	Contributing	
1007 W. Flower Street	1950	Colonial Revival Ranch	Contributing	
1011 W. Flower Street	1950	Ranch	Contributing	
1017 W. Flower Street	1953	Ranch	Contributing	
1102-1104 W. Flower St.	1950	Ranch duplex	Contributing	
1132 W. Flower Street	1950	Ranch	Noncontributing	Alterations
1138 W. Flower Street	1954	Ranch	Contributing	
1302 W. Flower Street	1947	Ranch	Contributing	
1308 W. Flower Street	1947	Ranch	Contributing	
1312 W. Flower Street	1948	Ranch	Contributing	

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1318 W. Flower Street	1948	Transitional Ranch	Contributing	
1322 W. Flower Street	1948	Ranch	Contributing	
1328 W. Flower Street	1948	Ranch	Contributing	
1334 W. Flower Street	1948	Modern Ranch	Contributing	
1340 W. Flower Street	1963	California Ranch	Noncontributing	Age
1344 W. Flower Street	1948	Ranch	Noncontributing	Alterations
1350 W. Flower Street	1946	Ranch	Contributing	
1301 W. Mulberry Drive	1948	French Provincial Ranch	Contributing	
1302 W. Mulberry Drive	1954	Ranch	Contributing	
1307 W. Mulberry Drive	1950	Ranch	Contributing	
1308 W. Mulberry Drive	1950	Ranch	Contributing	
1311 W. Mulberry Drive	1950	French Provincial Ranch	Contributing	
1312 W. Mulberry Drive	1948	Transitional Ranch	Contributing	
1317 W. Mulberry Drive	1950	Ranch	Contributing	
1318 W. Mulberry Drive	1946	Modern Ranch	Contributing	
1321 W. Mulberry Drive	1951	Ranch	Contributing	
1322 W. Mulberry Drive	1948	Ranch	Contributing	
1327 W. Mulberry Drive	1951	French Provincial Ranch	Contributing	
1328 W. Mulberry Drive	1946	Ranch	Contributing	
1333 W. Mulberry Drive	1947	Ranch	Contributing	
1334 W. Mulberry Drive	1951	Ranch	Contributing	
1339 W. Mulberry Drive	1949	Transitional Ranch	Contributing	
1340 W. Mulberry Drive	1948	Ranch	Contributing	
1343 W. Mulberry Drive	1948	Ranch	Contributing	
1344 W. Mulberry Drive	1953	Ranch	Contributing	
1357 W. Mulberry Drive	1956	Ranch	Contributing	
1103 W. Osborn Road	1948	Ranch	Noncontributing	Alterations
1255 W. Osborn Road	1948	Ranch	Contributing	
843 W. Osborn Road	1950	Ranch	Noncontributing	Alterations
1301-1303 W. Osborn Road	1950	Ranch duplex	Contributing	
1309-1311 W. Osborn Road	1950	Ranch duplex	Contributing	
1313-1315 W. Osborn Road	1947	Ranch duplex	Contributing	
1317-1319 W. Osborn Road	1947	Ranch duplex	Contributing	
1321 W. Osborn Road	1949	Transitional Ranch	Contributing	
1333 W. Osborn Road	1949	Modern gabled church	Contributing	
895 W. Verde Lane	1948	Ranch	Noncontributing	Alterations
901 W. Verde Lane	1948	Ranch	Contributing	
902 W. Verde Lane	1946	Modern Ranch	Contributing	
907 W. Verde Lane	1948	Ranch	Noncontributing	Alterations
908 W. Verde Lane	1948	Ranch	Contributing	
911 W. Verde Lane	1948	Ranch	Contributing	
912 W. Verde Lane	1948	Ranch	Contributing	

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917 W. Verde Lane	1946	Transitional Ranch	Contributing	
918 W. Verde Lane	1946	Ranch	Contributing	
921 W. Verde Lane	1954	Ranch	Contributing	
924 W. Verde Lane	1948	Ranch	Contributing	
927 W. Verde Lane	1949	Ranch	Contributing	
930 W. Verde Lane	1948	Ranch	Noncontributing	Alterations
931 W. Verde Lane	1946	Ranch	Contributing	
936 W. Verde Lane	1951	Ranch	Contributing	

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STATEMENT OF SIGNIFICANCE SUMMARY PARAGRAPH

The Campus Vista Historic District is significant as an excellent example of the type of small- and medium-scale *FHA-Influenced (1935-1942)* residential subdivisions that appeared throughout central Phoenix just before and after World War II. The district is comprised of six adjacent residential subdivisions (College Addition, Campus Vista, Mocking Bird Manor, Mulberry Place, Campus Manor and Aztec Place), and remnants of a seventh (East Mulberry Place), all of which were platted between 1939 and 1948. Eighty percent of the district's resources were built between 1940 and 1950, and by 1956, the district was 98 percent complete, demonstrating the great demand for both wartime and postwar housing in central Phoenix. The Campus Vista Historic District furthers our understanding of trends and patterns of residential subdivisions in the years leading up to and following World War II, as presented in the Multiple Property Documentation Form, "Residential Subdivisions and Architecture in Central Phoenix, 1870-1963." Today, the Campus Vista Historic District consists of 202 resources, including 198 single- and multi-family dwellings, and three religious complexes, two of which are still in use for religious assembly. The district is particularly noteworthy for its mix of speculative and custom-designed Ranch style houses and for its high degree of integrity; 82 percent of its resources contribute to the district's historic character. As a result, the Campus Vista Historic District is nominated to the National Register of Historic Places under Criterion A, for its associations with the broad patterns of history, and under Criterion C, for its architecture, both at the local level of significance.

NARRATIVE STATEMENT OF SIGNIFICANCE

The Campus Vista Historic District may best be understood as an *FHA-Influenced Subdivision (1935-1942)*, since all of its seven contributing subdivisions were platted between 1939 and 1948, when the Federal Housing Administration (FHA) loan guarantees and Veterans Administration (VA) loans helped thousands of buyers obtain homes throughout Phoenix. Early construction in the district bears testimony to the need for defense housing while later development indicates the phenomenal postwar housing boom in Phoenix. The district consists of both custom-designed and speculative homes, all of which reflect federal guidelines for safety, durability, and modern conveniences. Strict adherence to these guidelines led to near uniform house design throughout the district and contributed to its homogenous appearance. The popularity of these federal programs led to the virtual build out of the district by 1956.

Contexts and Criteria

The Campus Vista Historic District's significance is based on three historic contexts developed for the Multiple Property Documentation Form "Residential Subdivisions and Architecture in Central Phoenix, 1870-1963." It is nominated to the National Register of Historic Places under Criterion A: Community Planning and Development as a good example of a planned subdivision in postwar Phoenix. Under that Criterion, the district relates to *Context 1: Trends and Patterns of Residential Subdivision Development in Phoenix, 1870-1963*, which discusses the predominant land subdivision practices in Phoenix from its early expansion beyond the original city limits through the tremendous building boom that followed World War II. Under Criterion A, the district also relates to *Context 3 The Influence of Federal Programs on Neighborhood Development and Architectural Form in Phoenix, 1934-1950*, which outlines the basic tenets and impacts of government

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programs with respect to private home ownership as developers in the postwar era were encouraged to design their subdivisions and houses according to Federal Housing Administration (FHA) guidelines.

The district is also nominated under Criterion C: Architecture, for its subdivision design and its many good examples of residential architecture, particularly the Ranch style and its variations, from the years immediately preceding World War II and the early postwar era. The Campus Vista Historic District retains its architectural integrity to a high degree and relates to *Context 2: The Progression of Residential Architectural Styles, Building Materials and Construction Practices in Central Phoenix Neighborhoods, 1870-1963*. All three criteria are further discussed below.

Criterion A: Community Planning and Development

The Campus Vista Historic District is significant under National Register Criterion A, as a good illustration of Community Planning and Development in Phoenix. It is an excellent example of small- and medium-scale development geared to middle- and upper-middle class families in the years leading up to and following World War II. Prospective home buyers were drawn to the district's subdivisions for their proximity to Phoenix College, Encanto Park, and central city amenities. Although many different architects and builders contributed to the district's appearance, the Campus Vista Historic District nonetheless conveys a sense of cohesion based on shared subdivision standards, similar lot and house sizes, common setbacks, and the dominance of the Ranch style and its variations throughout its component subdivisions. The district's unity can be attributed, in part, to the Federal Housing Administration (FHA), whose regulations and oversight influenced its development through guidelines for street layout, lot size, and quality construction. As a result, the district conveys a strong sense of uniformity. Furthermore, the availability of FHA-insured mortgages during the district's developmental period encouraged home ownership, a fact that led to a stable, well-maintained neighborhood. Today, the Campus Vista Historic District retains a high level of historic integrity and thus accurately communicates its origins as a neighborhood of similar subdivisions with common fabric and appearance.

Criterion C: Architecture

The Campus Vista Historic District is also significant under National Register Criterion C, for its architecture. While a number of different builders and architects designed the houses in the seven subdivisions that make up the Campus Vista Historic District, they followed common strictures and fashions that resulted in a cohesive neighborhood that conveys a transition in Phoenix residential construction practices. Earlier residential subdivisions in Phoenix were largely developed one house at a time by various builders for specific owners, while later ones trended toward vast subdivisions of speculative housing. The Campus Vista Historic District conforms to the pre-war tradition of small and medium-sized development and custom-designed houses, but about 50 percent of its building stock was constructed on a speculative basis, a tendency of postwar builders. And, while the large number of builders and architects are responsible for great variety throughout the district, a remarkable sense of unity is conveyed through common attributes of setback, lot size, house size, materials, quality of construction, and the preponderance of one-story masonry houses. Most prominent among them is the Ranch style and its variations. FHA standards further guided design in the district, creating an almost homogenous neighborhood of near-uniform houses. Because its building stock is of historic age, it represents

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a significant mid-century residential style, and retains a high level of integrity, the district is eligible for listing in the National Register under Criterion C.

DEVELOPMENTAL HISTORY/ADDITIONAL HISTORIC CONTEXT INFORMATION

Introduction

Following a long tradition in the Valley of the Sun, the land that now encompasses the Campus Vista Historic District was platted for subdivision from agricultural lands outside the Phoenix city limits (See "Residential Subdivisions and Architecture in Central Phoenix, 1870-1963"). Although this type of suburban development flourished in the 1910s and 1920s, the onset of the Great Depression curtailed many construction projects for much of the decade. As the Depression-era economy improved in the late 1930s, Phoenix resumed its suburban growth, particularly to the north, and a number of would-be developers purchased nearby farmland for more profitable residential development. While projects were cut short by restrictions against non-essential construction during World War II, they regained momentum in the early postwar era when Phoenix's population boomed. Neighborhoods built during this time play an important role in understanding the transition between pre-war and postwar subdivision practices. Started in the waning years of the Great Depression and built out in the early postwar era, the Campus Vista Historic District illustrates these trends to a remarkable degree.

From Farmland to Suburban Development

In the late 1930s, Phoenicians considered the land around W. Thomas Road and N. 15th Avenues to be "out in the country" (Phoenix College Website). That perception changed when Phoenix College relocated to a 52-acre site on the north side of W. Thomas Road in 1939. Built with \$750,000 in Works Progress Administration (WPA) funds, the college attracted residents and businesses to its environs and the agricultural landscape quickly shifted to suburban neighborhoods and commercial nodes.

Property owners in the vicinity of the new campus seized the opportunity to sell their farmland for more profitable suburban development. In the decade following the construction of Phoenix College, numerous subdivisions rose from the surrounding farmland. Among them were the six subdivisions, College Addition (1939), Campus Vista (1945), Mulberry Place (1946), Mocking Bird Manor (1946), Campus Manor (1946) and Aztec Place (1948), and remnants of a seventh, East Mulberry Place (1946), that make up the Campus Vista Historic District.

College Addition

Thomas and Minnie Caldwell were among the first to capitalize on their property's location at the edge of the new campus. Early in 1939, they seized the opportunity to sell part of their farm to Frank and Clara Barton for more profitable residential subdivision. The Bartons and their partner, L. E. Patterson, platted the College Addition in March 1939 (Weight 2003). It was undoubtedly named to emphasize its proximity to the new campus.

The Barton-Patterson partnership carved their property into forty-one substantial lots of about 8,000 square feet apiece on a slightly curving street. Development proceeded in accordance with FHA guidelines, which called for adequate lot sizes, established utilities, and variation in street design. The developers provided fully

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paid improvements such as city water, gas and electricity. FHA compliance and the availability of FHA insured mortgage loans proved to be a major selling point for the project.

Development in the College Addition was relatively small-scale and featured both speculative and custom-built houses. Two developers were responsible for much of the construction in the addition and each engaged in both speculative and custom building. General contractor Elmer Schler was one of the first builders in the College Addition; in 1940, he built two homes on a speculative basis. The two were cement block houses with steel sash windows on N. 8th Avenue. At the same time, Schler offered to sell lots where he proposed to build "charming homes . . . for gracious living" to suit individual buyers. The W. J. Murphy Realty Company also advertised both "spec" houses and lots for custom design (Weight 2003).

Sales in the College Addition were geared to traditional families in which the husband worked away from home and the wife tended the household. Schler hoped to attract homemakers by advertising his custom homes as modern, step-saving havens of "smart design" intended "to make housekeeping a joy" (Weight 2003). Developers further appealed to young families by advertising their homesites as being "just a stone's throw from the beautiful Encanto Park" (Weight 2003). They also pitched to a higher income bracket or, perhaps, to families who aspired to greater status; Murphy advertised two "spec" houses at \$4,000 and \$4,350, about 25 percent higher than the median home value in Phoenix in 1940 (Weight 2003). For the extra money, home buyers received houses with three bedrooms and *two* baths (*The Arizona Republic*, May 11, 1947), an almost unheard of luxury in pre-war houses built for middle class families. Murphy further sweetened the deal by offering FHA terms (Weight 2003), a major incentive to new home buyers.

Yet another attraction of the College Addition was the college itself. The newly built Phoenix College boasted an enrollment of 714 students for the 1938-1939 academic year, making it the state's third largest institution of higher learning (Weight 2003). Developers advertised its proximity to the new subdivision to attract students, teachers, and college employees (*The Arizona Republic*, May 11, 1947; Weight 2003). City directories for the period indicate that a number of teachers, administrators, and students associated with Phoenix College lived in the nearby additions, including College Addition.

All of these factors made the College Addition extremely attractive to home buyers in the late 1930s when the economy had finally improved and federally-insured loans made mortgages easier to obtain. Sales were brisk and the addition was built out within two years. Transitional/Early Ranch style houses filled the streets; their masonry construction and minimal ornamentation reflected the trends found in small-scale subdivision development in Phoenix on the eve of World War II (Weight 2003).

Postwar Development

Development in the College Addition influenced others to build in the area but the federally-mandated moratorium on non-essential building in 1942 put additional subdivision plans on hold until after the war (Weight 2003). As soon as restrictions on residential construction were lifted after the war, six subdivisions near the College Addition were platted for immediate development; they are Campus Vista (1945), Mocking Bird Manor (1946), Mulberry Place (1946), East Mulberry Place (1946), Campus Manor (1947), and Aztec Place (1948).

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Selling points for these subdivisions included their close-in locations, proximity to a major public park, and modern construction and amenities. Phoenix College, whose enrollment numbers soared with returning veterans attending school on the G. I. Bill, remained a major attraction to would-be buyers. Student figures continued to climb in the postwar era, from 2,000 in 1948 to nearly 10,000 by the late 1950s (Weight 2003). The burgeoning college population proved an ideal market for the newly opened subdivisions whose location so close to the college all but guaranteed their success.

Advertisements seemed to target middle- to upper-middle class families as homes were marketed for their modern design and conveniences rather than for affordability. Owner/builder Willard Mouritsen was typical of developers who promoted the Campus Vista subdivisions. In newspaper advertisements, he appealed to "discriminating buyers" for his houses in the Campus Vista Addition. He promised quality homes in a beautiful location immediately east of Phoenix Junior College (*Arizona Republic*, May 11: 1947).

Despite the demand for housing, production was plagued by a materials shortage in the early postwar period that did not ease until 1948. Immediately after the war, only about a dozen houses were completed each year. Once wartime restrictions were lifted, however, the pace of construction quickened and in 1948, 58 houses were completed in the Campus Vista Historic District (Weight 2003).

Construction levels declined the following year in response to a housing surplus precipitated by over-zealous builders. As a result, only six houses were built in the Campus Vista Historic District in 1949. The slump was brief, however, and the market rebounded in 1950. Construction continued at a steady clip and by 1956, the district was almost entirely built out with single-family houses, duplexes, and two churches and a Jewish temple. Only five resources in Campus Vista Historic District post-date 1956 (Weight 2003).

Design: Diversity and Cohesion

The Campus Vista Historic District was a transitional neighborhood that was built partly according to pre-war patterns and partly according to postwar trends. The result is a heterogeneous district that nonetheless conveys a sense of cohesiveness through similar setbacks, lot and house sizes, street layout, residential design, and building materials.

Following pre-war traditions, more than 70 different builders contributed to the development of the Campus Vista Historic District, a fact that resulted in a variety of building types and design motifs. Notable among them are Lescher & Mahoney/Westward, Valley Construction Company, and C.F. Crittenden. Other Campus Vista builders include G.N. Richards, Ralph Haver, Frank Wallace, Willard Mouritsen, Bowers & Darrow Construction Company, C.L. Jones, and Barer & Young. The mixture of speculative ventures and custom-designed houses added to the district's variety; about half of the houses were built on a speculative basis and about half were custom-built homes (Weight 2003).

At the same time, FHA guidelines and popular preferences helped maintain a sense of cohesiveness throughout the district. FHA recommendations influenced the curvilinear street layout, large lot size (approximately 70 feet wide by 125 feet deep), standard setbacks (25-30 feet), and house sizes (approximately

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1,600 square feet). The overwhelming popularity of the one-story masonry Ranch style house, variations of which were built throughout the district, all contributed to convey a sense of cohesion throughout the district. Unity was further achieved by the use of similar building materials such as brick, block, asphalt shingles, casement windows, and design (Weight, 2003).

The district has been well maintained in the ensuing decades. Alterations have generally been limited to window, siding and roofing material replacements, addition or enclosure of carports and garages, patio additions and the application of paint or stucco on masonry walls. The district retains a high level of integrity with 82 percent of resources contributing.

Residential Construction

The Campus Vista Historic District is a neighborhood of one-story single-family houses, although eight duplexes and three worship centers contribute to the district's building stock. Nearly all houses in the Campus Vista Historic District are variations on the fashionable Ranch style which dominated residential design after World War II. Campus Vista's Ranch style houses are all one-story, a hallmark of the design. Most feature hipped roofs and steel casement windows. Virtually all of the district's houses are masonry with approximately half rendered in brick and 1/3 constructed of painted concrete block; the remaining houses are stuccoed block or stucco over wood frame (Weight 2003). Flemish bond brick patterns and tile roof ridge caps are common ornamental features found on Ranch style houses in Campus Vista.

Typical Ranch style houses include 912 West Campus Drive and 1321 West Mulberry Drive. Variations on the Ranch style found in the district include American Colonial (1007 West Flower Street), Spanish Colonial Ranch (901 West Catalina Drive), Modern Ranch (911 West Avalon Drive) and Transitional Ranch (2917 North 8th Avenue). Although a pure French Provincial Ranch is not found within the district, some house designs were influenced by this style, such as 917 West Catalina Drive. Ranch style duplexes are found within the district as exemplified by 3306-3308 North 11th Avenue and 1309-1311 West Osborn Road. Two Cape Cod Revival style houses are also present within the subdivision, as typified by 2933 North 9th Avenue. One Colonial Revival house (922 West Avalon Drive) is also present.

Religious Resources

Three religious complexes are present within Campus Vista, a development pattern common to residential neighborhoods. These complexes compliment the subdivisions' residences in both scale and materials. The first, Good Shepherd Evangelical Lutheran Church (3040 North 7th Avenue) has been a neighborhood presence since its first parish hall was constructed in 1947. As the neighborhood grew in popularity and size, the congregation expanded into a complex of buildings, including a new sanctuary (1960) and parsonage (1970). Its existing buildings have been expanded over time. A fence wall was constructed in the mid-1980s to formally enclose the church complex.

The second, Temple Beth Israel (3310 North 10th Avenue) was constructed in 1948-49 with concrete block. An adjacent classroom building was constructed in 1959. Temple Beth Israel was later purchased by Phoenix College and modified for educational purposes. The third religious complex, College Park Baptist Church (1333-1349 West Osborn Road), was constructed of concrete block in 1954. The congregation had first

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constructed a church in 1947, but it was since demolished. A parsonage was likely built concurrent with the first church and is extant.

Demographic Composition: 1946-1963

With its proximity to Phoenix College and draw to upper middle class families, Campus Vista was home to many students, teachers and administrators as well as other accomplished residents. Only a handful of residents were recorded in the 1946 city directories. Among them were J. C. Campbell (2921 North 8th Avenue), an employee at Tovrea's, G. M. Wright (3018 North 8th Avenue), a soil specialist with the United States Department of Agriculture, and attorney W. E. Miller (724 West Avalon Drive). All owned their homes (Phoenix City Directory, 1946).

By 1949, they were joined by H. L. Thomas (2917 North 9th Avenue), an agricultural economist with the United States Bureau of Reclamation, W. J. Miller (934 West Campus Drive), an accountant for Del Webb Construction, W. W. Kyle (907 West Catalina Drive), an assistant manager, salesman W. F. Samuels (929 West Catalina Drive), physician Jeffery Millar (1340 West Mulberry Street), rancher L. J. Tustin (845 West Earl Drive), and E. G. Clemens (1302 West Flower Street), with the Arizona Home Improvement Company. From their occupations, the district apparently attracted middle- and upper-middle class families. A random sample of 16 residents that year showed 100% home ownership (Phoenix City Directory, 1949).

Little changed in the demographic makeup in the following years. In 1953, when the district was largely built out, the neighborhood saw a mixture of teachers, students, salesmen, managers, business owners, and professionals. Educators included E. M. Andres (3013 North 9th Avenue) and Emanuel Smith (1007 West Flower Street), both teachers at Phoenix College, and Virginia Tuft (917 West Avalon Drive), a teacher at West Phoenix High School. J. J. Ehrhard (2917 North 9th Avenue), was a student and M. A. Boninger (906 West Campus Drive), was the youth director for the First Baptist Church. Business owners included L. W. Jackson (3327 North 15th Avenue), co-owner of Jackson-Benton Sales Company, R. J. Schubert (933 West Avalon Drive), of Schubert Liquor Company, and K. A. Sadick (1255 West Osborn Road) of the Kenneth A. Sadick Insurance Agency. Home ownership remained high; 23 of 27 randomly selected homes were owner-occupied (Phoenix City Directory, 1953).

By 1957, the district was entirely built out with single-family houses, duplexes, and other resources, including Temple Beth Israel. Home ownership was almost universal throughout the district which remained largely middle- and upper-middle class in character. Several residents had risen in their professions including Willett Munsil (3331 North 10th Avenue), president of Munsil Brothers Builders, Augusta Martin (3332 North 11th Avenue), the Deputy County Treasurer, C. E. Haley (917 West Avalon Drive), chief engineer with the City Traffic Engineering Division, Albert Plotkin (930 West Catalina Drive), Rabbi, Temple Beth Israel, and A. E. Banks (917 West Verde Lane), president of Associated Dairy Products (Phoenix City Directory, 1957).

From the earliest construction in 1940, the Campus Vista Historic District was largely occupied by middle- and upper-middle class families, many of whom worked in education, medicine, and management. An unusually high degree of home ownership throughout the period is indicative of the district's stability and value. One of the district's residents, Cliff Wharton (931 West Verde Lane), is noteworthy as the first African-American United

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States ambassador and the first African-American Foreign Service Officer to be chief of the United States diplomatic mission.

Conclusion

The 202 properties in Campus Vista, each of a similar style and most containing a significant level of architectural integrity, lend the district its sense of cohesiveness and unity. The predominance of the Ranch style house and its variations in the district convey a strong sense of the district's time and character.

While the majority of the houses in the district retain their architectural integrity to a good degree, some are considered noncontributing. The most common alterations causing noncontributing status are insensitive garage or carport infill, window and siding replacements and the application of stucco on masonry walls. Overall, however, the Campus Vista Historic District remains largely unchanged from its historic period. Its setting near Phoenix College remains largely intact. There has been very little demolition or redevelopment within the historic boundaries of the Campus Vista Historic District and it remains as a good example of immediate pre- and post-war subdivision development in Phoenix.

Today, Campus Vista retains its original architectural integrity and historic fabric to a notable extent with 82 percent (165) of its resources contributing to the character of the district, and only 18 percent (37) determined to be noncontributing elements of the district. The district demonstrates the progression of Phoenix's medium-scale subdivisions in the era immediately before and after World War II and showcases its custom-designed Ranch style houses built for upper middle-class families during that time.

Campus Vista is nominated to the National Register of Historic Places under the Multiple Property Documentation Form, "Residential Subdivisions and Architecture in Central Phoenix, 1870-1963". As part of that multiple property listing, it is nominated under Criterion A, as an example of a medium-scale subdivision in the postwar era associated with *Historic Context 1: Trends and Patterns of Residential Subdivision Development in Phoenix, 1870-1963*. Because it adheres to FHA guidelines for subdivisions, it is also nominated under Criterion A for its association with *Context 3: Influence of Federal, State and Local Housing and Planning Policies on Phoenix Domestic Architecture and Subdivision Planning, 1934-1963*. Finally, Campus Vista features an excellent concentration of custom houses, most following the Ranch style made popular in the postwar era and therefore is nominated under Criterion C (Architecture) for its associations with *Historic Context 2: The Progression of Residential Architectural Styles, Building Materials and Construction Practices in Central Phoenix Neighborhoods, 1870-1963*.

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VERBAL BOUNDARY DESCRIPTION

College Addition (MCR 27-4)

Lots 14-41

Campus Vista (MCR 32-24)

Block 1: Lots 1-20

Block 2: Lots 1-14

Block 3: Lots 1-14

Block 4: Lots 1-18

Mulberry Place (MCR 34-2)

Block 1: Lots 1-20

Block 2: Lots 1-20

East Mulberry Place (MCR 34-45)

Lots 1-9, 28-36

Mockingbird Manor (MCR 34-46)

Lots 1-13

Campus Manor (MCR 38-26)

Lots 1-18, 21-40

Aztec Place (MCR 42-12)

Lots 1-11

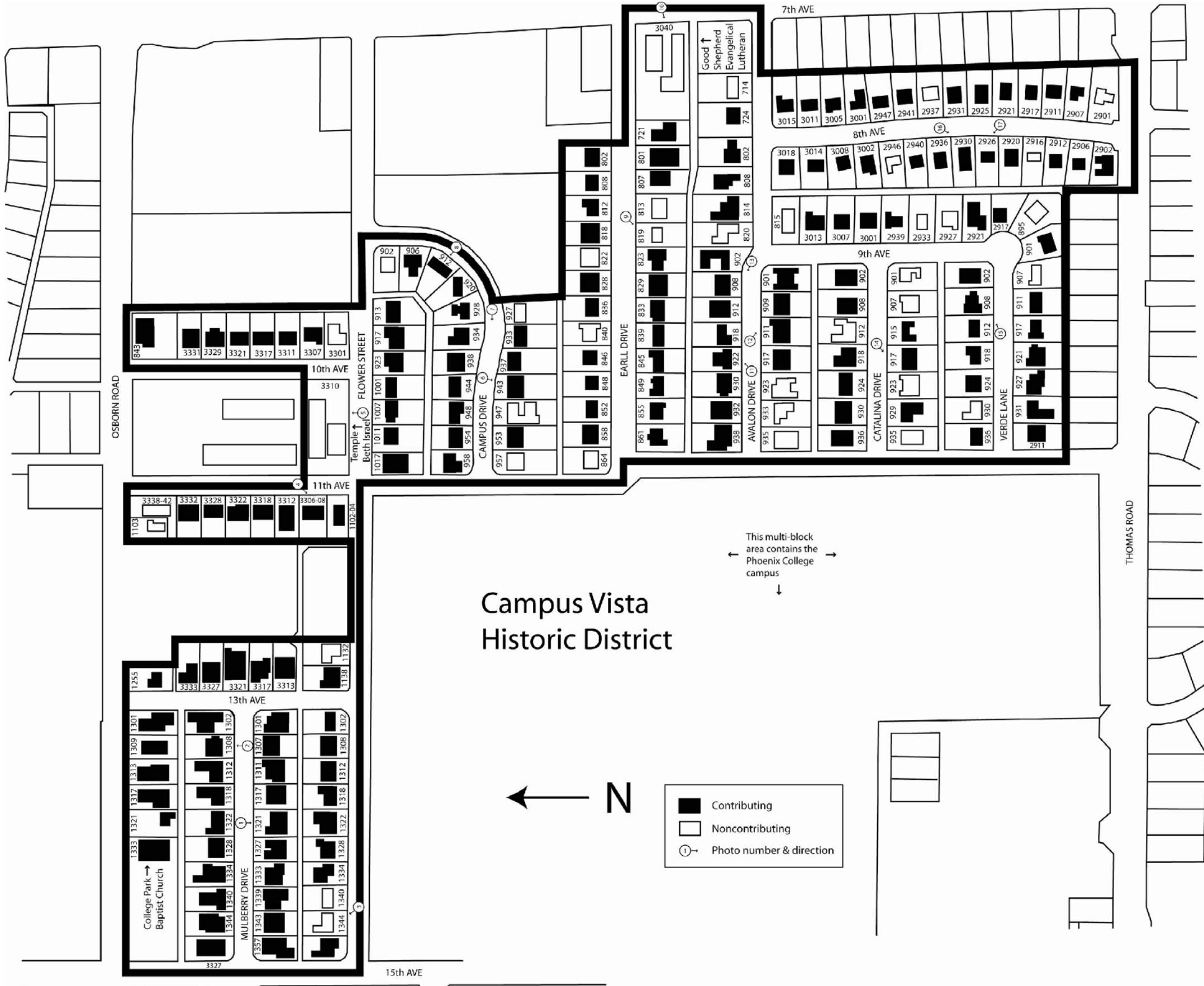
Temple Beth Israel (MCR 215-29)

Lot 1 (S 123' only)

Unsubdivided lot at 1225 W. Osborn (APN 110-28-048)

BOUNDARY JUSTIFICATION

The Campus Vista National Register District boundary corresponds to the boundaries of the Local Historic District of the same name, and contains the largest concentration of historic properties associated with the neighborhood.



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**All of the photos were taken by Terri Myers.
The negatives are on file with the city of Phoenix Historic Preservation Office.**

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Name of Property: 1321 W. Mulberry Dr.
Name of District: Campus Vista Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: View looking south

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Name of Property: 1308 W. Mulberry Dr.
Name of District: Campus Vista Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: Hipped Ranch; View looking north

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Name of Property: 1344 W. Flower Street
Name of District: Campus Vista Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: View looking northwest

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Name of Property: 3306-3308 North 11th Ave.
Name of District: Campus Vista Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: View looking southwest

5 of 17

Name of Property: 3310 North 10th Ave.
Name of District: Campus Vista Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: View looking north

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Name of Property: 943 W. Campus Dr.

Name of District: Campus Vista Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Date Photographed: November 19, 2009

Description of Photograph: View looking south/southwest

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Name of Property: 900 block W. Campus Dr. from in front of 928 W. Campus Dr.

Name of District: Campus Vista Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Date Photographed: November 19, 2009

Description of Photograph: View looking west

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Name of Property: 912 W. Campus Dr.

Name of District: Campus Vista Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Date Photographed: November 19, 2009

Description of Photograph: View looking northwest

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Name of Property: 819 W. Earll Dr.

Name of District: Campus Vista Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Date Photographed: November 19, 2009

Description of Photograph: View looking southwest

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Name of Property: 3040 North 7th Ave.

Name of District: Campus Vista Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Date Photographed: November 19, 2009

Description of Photograph: View looking west/southwest

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Name of Property: 922 W. Avalon Dr.
Name of District: Campus Vista Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: View looking northeast

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Name of Property: 911 W. Avalon Dr.
Name of District: Campus Vista Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: View looking southeast

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Name of Property: 900 block W. Avalon Dr. from in front of 902 W. Avalon Drive.
Name of District: Campus Vista Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: View looking northwest

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Name of Property: 917 W. Catalina Dr.
Name of District: Campus Vista Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: French Provincial Ranch; View looking southwest

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Name of Property: 900 block W. Verde Lane from in front of 912 W. Verde Lane
Name of District: Campus Vista Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: View looking northeast

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Name of Property: 2900 block North 8th Ave. in front of 2936 N. 8th Ave.

Name of District: Campus Vista Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Date Photographed: November 19, 2009

Description of Photograph: View looking southwest

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Name of Property: 2926 North 8th Ave.

Name of District: Campus Vista Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Date Photographed: November 19, 2009

Description of Photograph: View looking northwest