

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

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

## 1. Name of Property: East Evergreen Historic District

historic name Central Place

other names/site number Evans Addition; Lynwood Place

## 2. Location Roughly bounded by McDowell Road, 3<sup>rd</sup> Street, 7<sup>th</sup> Street, and Willetta Street

street & number \_\_\_\_\_  not for publication

city or town Phoenix  vicinity

state Arizona code AZ county Maricopa code 013

## 3. State/Federal Agency Certification

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

\_\_\_\_\_  
Signature of certifying official Date  
\_\_\_\_\_  
Title State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.  
\_\_\_\_\_  
Signature of commenting official Date  
\_\_\_\_\_  
Title State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

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

\_\_\_\_\_  
Signature of the Keeper Date of Action

Arizona State Historic Preservation Officer

**5. Classification**

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

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

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

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

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	District
<input type="checkbox"/>	Site
<input type="checkbox"/>	Structure
<input type="checkbox"/>	Object

Contributing	Noncontributing	
23	2	buildings
		district
1		site
		structure
		object
24	2	<b>Total</b>

**Name of related multiple property listing**

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

Residential Subdivisions and Architecture in  
Central Phoenix, 1870-1963

1

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

LANDSCAPE/Park

**Current Functions**

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

LANDSCAPE/Park

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY

AMERICAN MOVEMENTS: Bungalow/Craftsman,

MODERN MOVEMENT: Ranch

**Materials**

(Enter categories from instructions)

foundation: Concrete

walls: Brick, Stucco

roof: Asphalt, Asbestos

other: Red Clay Tile

**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

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**Narrative Description**

See Continuation Sheet

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Period of Significance (justification)**

See Continuation Sheet

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

N/A

**Areas of Significance**

(Enter categories from instructions)

Community Planning and Development

Architecture

**Period of Significance**

1909-1930

**Significant Dates**

1909

**Significant Person**

(Complete only if Criterion B is marked above)

N/A

**Cultural Affiliation**

Undefined

**Architect/Builder**

David Murdock

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

See Continuation Sheet

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

See Continuation Sheet

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

See Continuation Sheet

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**9. Major Bibliographical References**

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

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

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

**Primary location of additional data:**

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

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

**10. Geographical Data**

**Acreage of Property** Approx. 20  
(Do not include previously listed resource acreage)

**UTM References**

(Place additional UTM references on a continuation sheet)

1	<u>12 S</u> Zone	<u>400774.8 m</u> Easting	<u>37034153.3.m</u> Northing	3	<u>12 S</u> Zone	<u>400966.5 m</u> Easting	<u>3703236.8 m</u> Northing
2	<u>12 S</u> Zone	<u>400907.2 m</u> Easting	<u>3703412.9 m</u> Northing	4	<u>12 S</u> Zone	<u>400706.6 m</u> Easting	<u>3703164.1 m</u> Northing

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

See Continuation Sheet

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

See Continuation Sheet

**11. Form Prepared By**

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

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**Additional Documentation**

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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)

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**Photographs:**

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

See Continuation Sheet

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

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

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## National Register of Historic Places Continuation Sheet

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### SUMMARY PARAGRAPH

The East Evergreen Historic District is located in Phoenix, just north of Interstate 10 and approximately 1.5 miles from downtown. The district is located to the southwest of the intersection of two commercial thoroughfares, McDowell Road and 7<sup>th</sup> Street. Although the district was once part of a larger residential subdivision, many of the adjacent properties have been demolished and replaced with commercial buildings after the period of significance. The East Evergreen Historic District contains 26 resources, including 25 domestic properties and one park, and represents the densest and most intact collection of resources from the original East Evergreen Addition to the City of Phoenix (1909). The residences are predominantly single family dwellings, with three duplexes and an apartment building also present. The addition was platted in 1909, with the bulk of residences constructed between 1911 and 1929. Except for two duplexes, one apartment building, and one Early Ranch house, all other residences were built before World War II, and most exhibit strong Craftsman stylistic features. The district contains 23 contributing residences and one contributing park (Townsend Park) for a total of 24 contributing resources. The two noncontributing resources are a severely altered ca. 1915 bungalow (510 E. Willetta Street) and an apartment building constructed after the period of significance that is stylistically incongruous with the neighborhood. Of the district's 26 total resources, 92% are contributing. The district possesses a high level of integrity in terms of location, design, setting, materials, workmanship, feeling, and association.

### NARRATIVE DESCRIPTION

The district has an irregular shape, with boundaries encompassing only portions of several blocks. The district boundary is drawn to include a concentration of historic resources with high integrity and to correlate to the local historic preservation overlay zone in the same name. One additional lot, 532 E. Lynwood Street, was added to the National Register district that was not in the local historic district. The house was moved from another district where it was recommended as individually eligible under Criterion C. Nonhistoric commercial buildings along 7<sup>th</sup> Street are excluded; therefore, the eastern boundary of the district is set back approximately two lots west of 7<sup>th</sup> Street. The northern boundary of the district includes a short stretch of McDowell Road along Townsend Park. The district's western boundary is positioned to include the lots on both sides of 5<sup>th</sup> Street. The first four lots on the south side of Willetta Street, east of 5<sup>th</sup> Street, are included in the district, but the southern boundary jogs to include only lots along the north side of Willetta east of 5<sup>th</sup> Street. With the addition of 532 E. Lynwood Street, the National Register boundaries correspond to those of the local historic district.

The district streets are laid out on a grid, with those running east-west functioning as the dominant residential streets. Alleys are present between the east-west streets, with some secondary buildings located along them. Townsend Park is located along the northernmost boundary of the district, at the southeast corner of McDowell Road and N. 5<sup>th</sup> Street. The streets are approximately 35' wide and the alleys are 15' wide. Some irregularity exists in the rhythm of streets and alleys within the district. First, developers inserted Lynwood Street between McDowell Road and Willetta Street sometime between 1915 and 1918; no such street previously existed on the original plat. The addition of another street resulted in a reduction in lot sizes within the block, such that the lots along Lynwood Street are considerably smaller than others throughout the district. Because of this,



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setbacks are shallower. Second, at approximately 30' in width, Lynwood is a slightly narrower street than others within the district. Third, no alley is present in the block bordered by McDowell, Lynwood, 5<sup>th</sup> and 7<sup>th</sup> Streets. Finally, the large block between McDowell and Willetta Streets, and 3<sup>rd</sup> and 5<sup>th</sup> Streets is subdivided by two equally-spaced east-west alleys.

The lots are slightly rounded at both street and alley corners. The southwest corner of Willetta and 5<sup>th</sup> Streets is dramatically rounded, rendering the street area larger at that intersection. Driveways and curb cuts are present in front of most residences within the district. The curbing is rounded where cut at the intersection with the street. Front driveways are generally one-car wide and paved, although some are two-cars wide. Detached garages are generally accessed by a driveway from the street, although some are located off the alleys. Paved sidewalks, approximately 5' wide, are present throughout the district. Most residences have paved walkways connecting the front entrance to the sidewalk; some walkways span the front entrance to the street.

The East Evergreen Historic District streetscape is characterized by large front yard setbacks, mature palm tree-lined streets and pedestrian-friendly sidewalks. Despite minor variations in the size of lots and setbacks, the district retains this common character. There are two basic lot sizes in East Evergreen. Lots along Willetta Street are approximately 70' wide by 225' deep, which was the historic neighborhood standard. Between 1915 and 1918, Lynwood Street was cut through a section of a preexisting larger block. Lots along Lynwood are approximately 65' wide x 50' deep, dramatically smaller than those along Willetta Street. Because most of the reduction came from the rear yard, the Lynwood Street lots appear similar in size and setback from the street. The largest lot in the district is found at *1422 N. 5<sup>th</sup> Street*. Originally, the large, deep lot held one of the oldest and most substantial single family houses in the neighborhood. It appeared on both the 1915 and 1949 Sanborn maps and was replaced with the present apartment complex about 1965.

Despite some variation in the setback, height and massing of residences, the district retains a common street character. Within individual streets, the setbacks and rhythm of residences remain the same. Along McDowell, Willetta and 5<sup>th</sup> Streets, the standard setback is deep at approximately 60'. Because the lots along Lynwood are smaller, the standard setback of these residences is approximately 25'. Most residences in the district are one or one-and-a-half stories, although two residences and the apartment building are two stories. Most of the residences have a compact massing, except the duplexes and apartment building, which have a more sprawling, rectangular massing. Nearly all the residences have front porches, most of which span the width of the façade.

Landscaping and street furniture further contribute to the character of the district. Mature palm trees line the streets. These are regularly spaced approximately 35' apart, in the area between the sidewalk and Willetta Street and around Townsend Park. Some mature palm trees are present on 5<sup>th</sup> Street and Lynwood Street, but not with the same regularity. Landscaping on private property includes both native and exotic plantings. Many lots have broad front lawns. Low-level front yard fences, most commonly present on 5<sup>th</sup> and Lynwood Streets, are of wood construction. Lampposts are located both at street corners, on residential blocks between the street and sidewalk, and throughout the park. They are irregularly spaced along the streets, ranging between approximately 110'-275' apart. The lampposts are replicas of historic lampposts. Townsend Park, a

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neighborhood park located at the corner of McDowell and 5<sup>th</sup> Streets, is a flat rectangular park consisting of grass and trees. Palm trees line three sides of its perimeter, along Lynwood, 5<sup>th</sup> Street, and McDowell Road.

**Resources**

The East Evergreen Historic District is comprised of 25 residential resources and one park. With the exception of three duplexes and one apartment building, all residential resources are single-family. All but one of the single-family residences were constructed within a twenty year span, between 1910 and 1929, and have a commonality of style, size and massing. The three duplexes were built in the early postwar period between 1945 and 1951. The apartment building was constructed or later.

The earliest residences in the district were constructed along Willetta Street, and by 1915, seven of the twelve lots contained within the district on this street were developed; the residences on these lots are extant. With the exception of the house at the northeast lot at Willetta and 5<sup>th</sup> Streets, all other lots on Willetta were developed with single-family residences by 1929. Perhaps Willetta's success inspired the developers to open Lynwood Street between 1915 and 1918; all of the extant residences along Lynwood were constructed by 1929. Willetta and Lynwood streets are the most uniform in house size, age, type, materials, rhythm and style. Fifth Street features a mix of older and newer resources and different types of housing; it has two 1949 duplexes, a 1945 Early Ranch style house, and a large, c. 1965 apartment complex. The duplexes represent the final phase of historic period construction in the district and are considered contributing resources. The apartment building is not of historic age, is stylistically incongruous with the district, and does not conform to its small-scale residential character. As a result, it is listed as a noncontributing resource.

Victorian, Craftsman and Ranch styles are all present within the East Evergreen Historic District although Craftsman influences dominate the streetscapes. See the multiple property nomination, *Historic Residential Subdivisions and Architecture in Central Phoenix, 1912-1963*, for a description of these styles and their specific characteristics. An inventory provided at the end of Section 7 lists all resources within the district, as well as their style, date of construction, and contributing status.

The contributing residences share a common character due to similar massing, materials, fenestration and the presence of porches. Most of the contributing residences within the district have a box-like, square massing, although a few are rectangular in shape. Nearly all have medium-pitched gable roofs, in front-gabled, side-gabled, and cross-gabled configurations. Nearly half of these residences feature dormers with either a pitched or shed roof. With the exception of one clay tile roof, all pitched roofs are sheathed with asphalt shingles. Most have the exposed rafters typical of the Craftsman style. Two identical duplexes feature hipped roofs. All contributing resources have concrete perimeter wall foundations and brick walls. The brick wall treatment is split nearly evenly between exposed, painted or stuccoed. The gables and dormers are generally sided with shingles, although some have exposed brick or stucco with louvered vents. Some lower level window and door openings exhibit segmented arches, while others are flat. Craftsman style resources typically have divided-light wood windows; the windows are either single- or double-hung sash, or wood casement. All contributing resources feature a front porch. Porches in the district are generally inset and run the full length of the façade. The porch typically has square brick columns and may have low brick walls around the perimeter.

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Several exemplary contributing resources with high integrity stand out in the district. For example, the 1918 Wesley F. Dains House at *532 E. Lynwood Street* is a one-and-a-half story, front-gabled brick Craftsman with a symmetrical façade and a full-width inset porch. The roof is medium-pitched and has a wide overhang and shingled gable ends. The lower level walls are brick; shingles are present under the gable. Window and door openings have segmental arches, and windows are 1/1 single-hung wood sash. The gable-end contains three six-light rectangular windows. The porch features paired wood columns on top of stuccoed pedestal bases. The 1911 Calvin Bois House at *516 E. Willetta Street*, also Craftsman, is of a similar design, but is side-gabled. The brick residence contains segmental arch openings, wide 16/1 windows, and notched rafter ends. Its full-width inset porch has full-height brick piers. A wide shed-roofed dormer with shingled siding and four casement windows is located in the center of the roof. The Fred B. Jones House, built in 1922, is located at *538 E. Willetta Street*. It is a brick front-gabled house with a front-gabled porch and a slightly asymmetrical façade. It features hallmarks of the Craftsman influence with its exposed rafters, brackets, brick porch piers, and square window and door openings. A variety of wood windows are present, including 16/1 double-hung, 4/1 casements and a Chicago-style window consisting of a fixed pane flanked by 4/1 casements.

The James H. McClintock House at *323 E. Willetta Street* was individually listed in the National Register of Historic Places on October 4, 1990. It is a two-story, Craftsman style house constructed in 1911. It has a symmetrical façade and rectangular massing, with a large side-gabled roof and a full-width inset porch. The roof has a wide overhang and a large gabled dormer with an inset balcony, a feature unique in the district. Its brick walls and full-height porch columns are stuccoed. Exposed rafters, roof beams and knee braces, typical of the Craftsman style, are present.

Another notable resource in the East Evergreen Historic District is Townsend Park, a neighborhood park located at the northeast corner of Lynwood and 5<sup>th</sup> Streets. It is approximately 1.5 acres in size and has a lighted basketball court, volleyball court, playground and picnic area. The circulation routes are paved, as are sidewalks along the park boundary. Palm trees are regularly spaced along the park edges, and other trees are present within the park. Low manicured shrubs are regularly spaced along the park's border with McDowell Street. The park occupies Lot 20 of the 1909 East Evergreen Addition plat. Lot 20 was one of only two blocks – Lot 19 was the other -- that were not divided into building lots on the 1909 plat. By 1915, however, Block 19 was partially developed. Between 1915 and 1918, the eastern and southern sections of Lot 20 were carved into residential lots, most fronted onto Lynwood Street. The northwest quadrant of Lot 20 has remained an open space for neighborhood activities since 1909. It was identified as a park on city maps as early as 1930 but the city didn't officially acquire the park property until 1945. It is unknown when the park was named; it was already known as Townsend Park when the city obtained the property. It is widely held that it was named for attorney Fred B. Townsend who lived directly across McDowell Road from the park, in a house that has since been demolished. Among his many civic works, Townsend was a member of the Phoenix Planning Commission. His September 15, 1959 obituary reported that the park was named for Mr. Townsend for his service to the city of Phoenix (City Vertical Files, East Evergreen Historic District). Townsend Park has historically served as an open green space for the enjoyment of residents in the East Evergreen Historic District and is a contributing element of the district.

The East Evergreen Historic District has two noncontributing resources. The two-story apartment building at

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*1422 N. 5<sup>th</sup> Street* was constructed circa 1965, outside the period of significance. Its form and massing are inconsistent with other resources in East Evergreen. It has a flat roof and painted concrete block walls. Regularly-spaced, stuccoed wall piers extend above the roof line to form higher parapet walls. Windows are aluminum sliding sash. Apartment balconies face an interior courtyard swimming pool and are not visible from the street. The house at *510 E. Willetta Street* is also considered noncontributing. It is an asymmetrical one-story, side-gabled residence constructed in c. 1915. Although this residence was constructed during period of significance, it does not retain a sufficient level of integrity to be a contributing resource. Its brick walls are stuccoed. The front entrance was shifted to the west, where an original window opening was enlarged; it now has a modern door with a sidelight. The original front entrance now has a rectangular six-light vinyl window. Two double-hung vinyl windows now occupy the location where one original wood hung window originally existed. The alteration of the fenestration pattern, as well as the installation of modern windows and doors of different sizes, types and materials, makes this a non-contributing resource.

Overall, the East Evergreen Historic District retains a high level of integrity in terms of location, design, setting, materials, workmanship, feeling, and association. The district always has always been residential in character and remains so to the present. Most resources in the district are single-family houses; three duplexes and an apartment complex add to the residential stock. The Craftsman style is well-represented in the district although some late Victorian characteristics are found, as well. Most of the houses share a commonality of materials, size and massing. The final resource is Townsend Park, a traditional community landscape. The streetscape is characterized by large front yard setbacks, mature palm tree-lined streets and pedestrian-friendly sidewalks. Twenty-three of the 26 resources, or 92%, are considered contributing because they convey a strong sense of the historic period in which the neighborhood was developed. Because of the similarities and consistency of the buildings and streetscape, the district has an outstanding coherence and sense of history.

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**INVENTORY OF RESOURCES**

The following inventory includes a list of all resources within the district with their date of construction and contributing status. Construction dates were obtained from the Arizona Building Inventory, city directories and building permit records.

Address	Date of Construction	Style or Description	Contributing Status	Reason Noncontributing
1409 N. 5 <sup>th</sup> St.	1949	Post-war duplex	Contributing	
1414 N. 5 <sup>th</sup> St.	c.1920	Craftsman duplex	Contributing	
1422 N. 5 <sup>th</sup> St.	c.1965	Post-war apartment building	Noncontributing	Age
1430 N. 5 <sup>th</sup> St.	1945	Ranch (early)	Contributing	
501 E. Lynwood St.	c.1924	Craftsman	Contributing	
505 E. Lynwood St.	c.1923	Craftsman	Contributing	
509 E. Lynwood St.	c.1929	Craftsman (altered)	Contributing	
515 E. Lynwood St.	c.1920	Craftsman	Contributing	
519 E. Lynwood St.	c.1921	Craftsman	Contributing	
525 E. Lynwood St.	c.1917	Craftsman	Contributing	
531 E. Lynwood St.	c.1915	Craftsman (altered)	Contributing	
532 E. Lynwood St.	1918	Craftsman	Contributing	
333 E. McDowell Road	c.1924	Craftsman	Contributing	
321 E. Willetta St.	c.1915	Craftsman	Contributing	
323 E. Willetta St.	1911	Craftsman	Contributing	
331 E. Willetta St.	c.1917	Craftsman	Contributing	
339 E. Willetta St.	c.1913	Craftsman	Contributing	
340 E. Willetta St.	c.1915	Victorian (altered)	Contributing	
502 E. Willetta St.	1949	Post-war duplex	Contributing	
510 E. Willetta St.	c.1915	Craftsman (altered)	Noncontributing	Alteration
516 E. Willetta St.	c.1911	Craftsman	Contributing	
518 E. Willetta St.	c.1914	Craftsman	Contributing	
528 E. Willetta St.	c.1922	Craftsman	Contributing	
532 E. Willetta St.	c.1928	Craftsman / Ranch (early)	Contributing	
538 E. Willetta St.	c.1922	Craftsman	Contributing	
Townsend Park	c.1915-1930	Neighborhood Park	Contributing	

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**SUMMARY PARAGRAPH**

The East Evergreen Historic District contains a good, cohesive collection of early 20<sup>th</sup> century domestic resources ranging in date from c. 1911 to c. 1930. Roughly bounded by McDowell Road to the north, Willetta Street to the south, 7<sup>th</sup> Street to the east, and 5<sup>th</sup> Street to the west, the East Evergreen Historic District is a relatively small district in Phoenix containing twenty-six resources. The district has 25 single- and multi-family dwellings, and Townsend Park, a significant landscape feature historically associated with the neighborhood, located at the northeast corner of the district. Despite its small size, the East Evergreen Historic District is notable for its cohesive appearance, its architectural design and integrity, and its well-defined boundaries. East Evergreen is a good example of an early 20<sup>th</sup> century *Streetcar Subdivision (1887-1925)* and contains an excellent collection of intact Craftsman bungalows built between 1911 and 1929, a period when Phoenix experienced tremendous growth and Streetcar Suburbs flourished. One house, at 531 W. Lynwood Street, was moved to the district but is considered to be in keeping with its neighbors in age, size, scale, massing, form, setback and design to such a degree that it is listed as a contributing feature in the East Evergreen Historic District<sup>i</sup>. Despite the district's location in a largely commercial setting, East Evergreen maintains its early 20<sup>th</sup> century residential character to a remarkable degree. The district retains its original building stock and historic fabric to a high degree; 24 of its 26 resources – 92 percent – are considered contributing elements of the historic district. As a result, the district conveys an excellent sense of history. As a good example of an early 20<sup>th</sup> century streetcar suburb, the East Evergreen is nominated to the National Register of Historic Places under Criterion A, Community Planning and Development, at the local level of significance. Furthermore, the district contains excellent examples of early 20<sup>th</sup> century domestic architecture, including a noteworthy concentration of Craftsman-influenced bungalows. It is therefore nominated to the National Register under Criterion C for Architecture, also at the local level of significance.

**NARRATIVE STATEMENT OF SIGNIFICANCE**

**Introduction**

The East Evergreen Historic District was largely developed as a *Streetcar Subdivision (1887-1925)*. In the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, land owners beyond the city limits enticed streetcar companies to build lines to their new additions in an effort to promote sales. Developers typically subdivided their land in a grid pattern of perpendicular streets and rectangular blocks that yielded the maximum number of deep, narrow lots within walking distance of the nearest streetcar stop. Development in the East Evergreen can be directly attributed to the extension of the streetcar line north of the city along Third Street to the Phoenix Indian School in 1909; that same year, the East Evergreen Addition to the city of Phoenix was platted so that no house lay more than a few blocks from the streetcar stop at Third Street and McDowell Road. Ready access to reliable transportation inspired growth in the district and within a few years, numerous houses – most of them exhibiting Craftsman stylistic qualities – appeared on the district's main streets of Willetta, Lynwood, and 5<sup>th</sup> Street. In addition to East Evergreen, the Garfield, North Garfield, Coronado, and Kenilworth districts are examples of late 19<sup>th</sup> and early 20<sup>th</sup> century streetcar subdivisions.

<sup>i</sup> It was previously recommended as individually eligible under Criterion C at its former location in a nearby neighborhood.

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The district can best be understood according to historic contexts developed for the Multiple Property listing *Residential Subdivisions and Architecture in Central Phoenix, 1870-1963*. Two contexts in the Multiple Property listing are directly applicable to the East Evergreen Historic District. *Context 1: Trends and Patterns of Residential Subdivision Development in Phoenix, 1870-1963*, discusses the land development practices and the phenomenon of streetcar suburbs in the early 20<sup>th</sup> century. *Context 2: The Progression of Residential Architectural Styles, Building Materials and Construction Practices in Central Phoenix Neighborhoods, 1870-1963*, details major residential building trends and designs during that same period. Because the district contains a good collection of early 20<sup>th</sup> century domestic buildings with a high degree of integrity, and because it adheres to the applicable historic contexts, it is nominated to the National Register under Criterion A: Community Planning and Development, and Criterion C: Architecture.

**Criterion A: Community Planning and Development**

The East Evergreen Historic District is associated with early 20th century land development patterns in Phoenix (*Context 1*), as an intact remnant of what was once a larger, contiguous neighborhood filled with houses and duplexes built during Phoenix's early northward expansion along streetcar lines. It further relates to *Context 1* as its initial development corresponded to a tremendous population boom in the Phoenix area with the construction of Roosevelt Dam in 1911. These influences – the great influx of new residents to the Phoenix area and the efforts of developers to provide transportation between their subdivisions and downtown businesses – formed the foundation for successful Streetcar Suburbs in Phoenix.

The East Evergreen Historic District clearly represents one of Phoenix's most important land development trends of the early 20<sup>th</sup> century: the Streetcar Suburb. Like many other subdivisions of the 1910s and 1920s, it was platted from former agricultural land on the city's periphery. Developers influenced street railway executives to extend their lines northward to provide transportation between their planned subdivisions and downtown businesses. By 1909, the railway extended north from the downtown business zone all the way to the Phoenix Indian School, a distance of about five miles. The line ran along Third Street which formed the western boundary of the original 20-block East Evergreen Addition.<sup>ii</sup> Installation of the streetcar – a sure sign of development potential – likely led to the city's annexation of the addition in 1909 (East Evergreen Addition to Phoenix, Ordinance No. 422, 1909)<sup>iii</sup>. The addition consisted of two rows of blocks separated by Fifth Street; neither Fourth Street nor Sixth Street passed through the addition. The blocks were laid out with most of the building lots fronting onto the east-west streets. Third Street was an exception with wide lots fronting the north-south street. This lot and block arrangement ensured that no person in the addition lived more than two blocks from the streetcar line. Although the wider lots fronted the streetcar line on Third Street, narrower lots in the subdivision's interior proved initially more popular; by 1915, scores of houses lined the east-west streets of the East Evergreen Addition. Construction continued throughout the 1910s and 1920s. The neighborhood's popularity led developers to open a new street –Lynwood Street – carved from the northeast corner of the tract. Single-family houses filled most of the lots in the East Evergreen Historic District by 1929, the peak year

<sup>ii</sup> The original addition stretched from Third Street to Seventh Street on the east, and from Roosevelt on the south to McDowell Road on the north. The East Evergreen Historic District is a smaller sub-set of the East Evergreen Addition.

<sup>iii</sup> Since 1900, the land had been platted and resubdivided several times with little result; once the street railway connected the East Evergreen Addition to downtown businesses, its development was assured.

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of streetcar use. By the time the automobile supplanted the streetcar, East Evergreen was full of late Victorian and Craftsman-influenced bungalows. A parcel of land at the northeast corner of Lynwood and Fifth Street was retained as a community park. The East Evergreen Historic District thus represents important development trends such as the northward expansion of the city, the transformation of agricultural land to residential housing, and the impact of the streetcar in directing the city's suburban growth in the early 20<sup>th</sup> century. It is therefore nominated to the National Register of Historic Places under Criterion A: Community Planning and Development, at the local level of significance.

**Criterion C: Architecture**

The East Evergreen Historic District also relates to *Context 2* as a showcase for early 20<sup>th</sup> century residential architecture. The district is noteworthy for its excellent concentration of early 20<sup>th</sup> century residential architecture, particularly its Craftsman influenced bungalows.

The neighborhood was largely developed between c. 1911 and 1929, and its cultural resources reflect fashionable architectural trends from that period. By 1911, when construction began in the addition, Victorian styles had waned in popularity. As a result, only one extant house in the district exhibits hallmarks of late Victorian design such as an L-plan, asymmetrical massing, and a bay window. Bungalows, on the other hand, were on the rise in subdivisions across Phoenix at the time the East Evergreen Addition opened for development. Craftsman-influenced bungalows were particularly popular at that time. Consequently, the neighborhood filled with Craftsman-influenced bungalows featuring gabled roofs, generous front porches, triangular knee braces, exposed rafter ends, and tapered porch posts on brick or stucco piers. It is the Craftsman style and the bungalow plan that best characterize the district.

Residential properties built in the district after 1929 include two hipped roof duplexes, an apartment building, and an Early Ranch style house now used as an office. Built in the 1940s, the duplexes and the Early Ranch style house reflect the progression of residential architecture during the historic period. They are compatible with the district in size, scale, roof pitch and are contributing elements of the district. An apartment complex built in 1965 is incongruous with the historic district in size, scale, orientation to the street, fenestration, and roof form and pitch and is thus considered noncontributing. A severely altered bungalow is also a noncontributing element of the district. With only two noncontributing elements, the district possesses a high ratio of contributing (24) to noncontributing (2) resources, or 92 percent.

The collective resources in the East Evergreen Historic District convey a strong sense of early 20<sup>th</sup> century development in Phoenix when Craftsman-influenced bungalows dominated residential construction in streetcar suburbs throughout the city. Therefore, East Evergreen Historic District is also nominated to the National Register under Criterion C, for Architecture at the local level of significance.



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### DEVELOPMENTAL HISTORY/ADDITIONAL HISTORIC CONTEXT

The East Evergreen Historic District traces its origins to the late 19<sup>th</sup> century when Phoenix area farmers began subdividing their land for development. Wealthy farmer J. T. Simms was among them; in 1887, he surveyed a quarter section of land about half a mile north of the city and named it Central Place. The sprawling tract was bounded by Central Avenue on the west, Apache Street (7<sup>th</sup> Street) on the east, Roosevelt Street on the south, and McDowell Road on the north.

#### East Evergreen Addition: 1900

Instead of platting his land into individual housing lots, Simms divided it into larger tracts for sale to individual developers. These lots ranged in size from 177' to 200' wide and from 245' to 345' long. Simms advertised their sale for \$450 to \$500 apiece. By 1900, Lloyd B. and Mary Emma Christy purchased the tract and changed its name from Central Place to the Evans Addition. A plat map filed in December 1900 shows that street names were changed to correspond with those already established in Phoenix. Lot sizes remained large with all but four of the 20 lots divided into quarters; the four remaining blocks contained six lots apiece (Weight, September 3, 1999).

Lloyd and Mary Emma Christy most likely anticipated the development potential of their property, especially since the Phoenix Railway Company announced the construction of a new streetcar line along Third Street, through the middle of their new addition. In fact, property owners along the line subsidized its construction, hopeful that its presence would be a boon to development. The streetcar line lay about halfway between Central Avenue and 7<sup>th</sup> Street, and provided excellent streetcar service to the entire addition. In 1900, such an amenity was a great incentive to families who wished to buy a new home but who required easy access to the central business district.

General population growth in the Phoenix area, along with the expansion of streetcar lines, pushed the city's development beyond its original townsite boundaries. The 1911 Sanborn Fire Insurance Company maps of the area show considerable construction in the vicinity of the Third Street (Indian School) streetcar line, especially along First and Second streets which were close to the streetcar line but not directly fronting the tracks. Within a few years, development in the Evans Addition was nearly complete in areas closest to the city limits and well underway on streets further north.

During the first decade of the 20<sup>th</sup> century, the Evans Addition was further subdivided into smaller tracts including Evergreen Place (1907), which lay west of Third Street and north of Roosevelt, and North Evergreen (1908), which lay west of Second Street and north of Westmoreland Street. In 1909, husband and wife Lloyd and Mary Emma Christy carved the East Evergreen subdivision of the Evans Addition out of the former Central Place/Evans Addition plats. The city of Phoenix promptly annexed the subdivision later that year.

According to the East Evergreen Addition plat, the subdivision was bounded by Third Street on the west, Roosevelt Street on the south, Seventh Street on the east, and McDowell Road on the north. The new plat map indicated 152 building lots, most measuring either 70' by 190" or 95' by 140'. Although some lots fronted onto Third Street, along the streetcar line, they typically fronted onto the east-west streets throughout the

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addition. The eight lots at the northern end of the subdivision retained their original large size as established in the Central Place subdivision, though four of these would be subdivided by 1920.

Within a few years of its platting, numerous houses appeared along the streets of the East Evergreen. Although the 1911 Sanborn maps do not include this area, it is clear that adjacent blocks, especially those along the streetcar line, were being developed at that time. By 1915, development had spread across much of the East Evergreen subdivision, particularly in the southernmost blocks closest to the city. One of the last sections of East Evergreen to be completed was the far northeast corner of the addition which comprises the present historic district.

**East Evergreen Historic District**

The earliest known construction in the East Evergreen Historic District occurred in 1911 when several houses were completed. One is the Col. James H. McClintock House at 323 *E. Willetta Street*, an individually listed National Register property constructed in 1911. McClintock served as an officer in Teddy Roosevelt's Rough Riders during the Spanish-American War. He helped found the *Arizona Republican* newspaper and worked as a correspondent for the *Los Angeles Times* for twenty-five years. McClintock served as a Tempe Justice of the Peace and helped select the site for Roosevelt Dam. After publishing his three-volume history of Arizona in 1916, he was appointed Arizona State Historian. McClintock's two-story, side gable house possesses strong Craftsman elements. It is finished in stucco and features a large front gable dormer, a full-width inset porch, knee braces, and notched rafter ends (Weight, September 3, 1999).

Several other early houses in the district share the McClintock House's large size and Craftsman design. The c. 1913 house at 339 *E. Willetta Street* may have been built by grocer Ernest Linsenmeyer and his wife Ottilia; members of their family occupied the dwelling from at least 1918 through 1955 (Phoenix city directories). The house is a 1 ½ story, side gable dwelling with a large front gable dormer. Like the McClintock House, it features a full-width inset porch, though it has been partially enclosed. Neighboring houses at 516 (c. 1911) and 518 *E. Willetta Street* (c. 1914) are side gable, stucco dwellings with large shed roof dormers; the Calvin Bois House at 516 *E. Willetta Street* features a wraparound porch. Construction progressed at a steady pace on Willetta Street and by 1915, fifteen houses stood in the 300-500 block of Willetta Street.<sup>iv</sup> Three more modest houses in the 500 block of Willetta complete the historic streetscape. Built between 1922 and 1928, these smaller bungalows also feature Craftsman details with the c. 1928 house at 538 *E. Willetta Street* exhibiting some Ranch style elements.

By 1917, the East Evergreen Addition had proven popular and developers decided to wedge an additional street in the vacant blocks between Willetta Street and McDowell Road. Lynwood Street stretches between Fifth and Seventh streets and runs parallel to Willetta Street. Because it was crowded onto a small tract of land, lots on Lynwood are approximately half the size of other building lots in the district. The earliest known house on the street is the Craftsman bungalow at 525 *E. Lynwood Street*.<sup>v</sup> By 1924, all but one of the extant houses on the block was complete and that one was finished in 1929.

<sup>iv</sup> Only eight of the houses built by 1915 survive to the present.

<sup>v</sup> The earliest house on the street is a c. 1915 Craftsman bungalow that was moved to 531 *E. Lynwood Street* from Ashland Avenue.

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The homes of Lynwood Street generally date to the late-1910s and the mid-1920s. Like the later houses built on Willetta Street (528, 532, and 538 E. Willetta Street), those on Lynwood are smaller and more modest than the earlier houses found on Willetta Street. The Lynwood Street houses are either stucco or exposed brick and many have full-width inset porches. All feature segmental arch openings, exposed rafter ends, and soffit brackets, continuing the Craftsman design aesthetic. Many of these houses also had auto garages, indicating their slightly later construction date and the rise of the automobile.

**Neighborhood Composition**

Early houses in the East Evergreen Historic District tended to be larger and more elaborate than later ones. Their residents typically held professional or managerial positions. Engineers, city commissioners, doctors, real estate developers and store owners were among the first residents, most of whom owned large houses on Willetta Street. James H. McClintock, previously mentioned as one of the founders of the *Arizona Republican*, and Ear, Nose, and Throat Specialist, E. C. Bakes may have set the tone for Willetta Street when they built their substantial houses on the street in 1911. The 1918 City Directory shows Ernest Linsenmeyer, proprietor of the Union Market, at 339 E. Willetta Street (c. 1913)<sup>vi</sup>, and Robert P. Rozeine, proprietor of The Bear Drug Store, at 518 E. Willetta Street (c. 1914). J. A. Jones, a city commissioner and secretary of the Valley Hardware and Plumbing Company, lived in a large Victorian house at 340 E. Willetta Street (c. 1915).

By the early 1920s, several of the prominent property owners remained in the 300 block and adjacent houses in the 500 block of Willetta Street. As smaller houses were built at the east end of Willetta and on Lynwood Street, their residents tended to hold more middle-class and clerical positions. In 1923, E. K. Folz, an assistant cashier at the Phoenix National Bank, lived at 528 E. Willetta Street (c. 1922). That same year, R. M. Gordon, a carpenter, and Wesley F. Dains, a teller at the Phoenix National Bank, lived at 525 E. Lynwood Street (c. 1917) and 532 E. Lynwood Street (c. 1918), respectively.

At the close of the Great Depression, the East Evergreen Historic District remained a stable neighborhood with a mixture of professional and middle-class families. Occupations in 1939 ranged from bookkeepers, salesmen, and cashiers to doctors, nurses, and advertising executives. More professionals lived on E. Lynwood Street, including attorneys, an auditor, and a teacher. E. C. Koppen, a construction engineer with the U. S. Department of the Interior, lived in the large bungalow at 333 E. McDowell Road (c. 1924). More than 50 percent of the residents owned their homes, both on Lynwood and Willetta streets.

In the early postwar years, the district experienced some changes in its demographics. In 1946, several houses on Willetta Street changed hands or were occupied by the widows of original owners. Mrs. Otilia Linsenmeyer still lived in the house she and her husband had occupied since at least 1918. At 532 E. Willetta Street, Dr. Rutledge had passed away and his widow, Nellie Rutledge, was listed as head of household. Several servicemen lived on E. Lynwood, including B. G. May, a Captain in the U. S. Army at 519 E. Lynwood Street (c. 1921), and J. A. Atterberry, U. S. Navy, at 509 E. Lynwood Street (c. 1929).

<sup>vi</sup> The house was built for Ralph H. Cameron.

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By the mid-1950s, the East Evergreen Historic District appeared to have greater turnover in occupants than in previous eras but some of the long term residents remained in their homes. Among them were attorney R. J. Minne, the Secretary and Treasurer of the Independent Finance Corporation (505 E. Lynwood Street, c. 1923), Henry Myers, co-owner of the Myers-Lieber Printing Company (331 E. Willetta Street, c. 1917), nurse Dora Burch (340 E. Willetta Street, c. 1915), E. K. Foltz (528 E. Willetta Street, c. 1922). Between 1946 and 1955, Lynwood all but two houses changed hands. Still, home ownership remained high at 68 percent throughout the district; every home listed on Willetta Street was owner-occupied. Several homeowners rented space in their houses or in rear dwellings and one of the district houses, on busy McDowell Street, was converted to a clinic (333 E. McDowell Road).

### **Townsend Park**

One of the large lots in the northern part of the addition remained undeveloped for decades, though it was an attractive building site with frontage on McDowell Road and proximity to the Third Street streetcar line. The approximately one-and-a-half acre site is located at the southeast corner of Fifth Street and McDowell Road and is within the boundaries of the East Evergreen Historic District. The Phoenix Elementary School District owned the property and leased it to the city of Phoenix as a community park through the 1930s and early 1940s (Collins 2005: 133).

By 1930, the unimproved land had become known as Townsend Park, though it seems to have been an informal designation at that time. The park was named in honor of Fred Blair Townsend, a prominent Phoenix attorney who lived on the north side of McDowell Road, directly across from the park. Aside from his law practice, Townsend served as president of the Commercial Law League of America and president of the Roosevelt Water Conservation District. He was also the first state adjutant of the Arizona American Legion and one of Phoenix's first city planning commissioners (Weight, September 3, 1999).

During the 1930s, Phoenix followed national trends by establishing or maintaining numerous small parks for neighborhood recreation (Collins 2005: 129). Townsend Park was one of many small, one-to-five acre city parks scattered throughout the city in the 1930s; others included Woodlawn Park (three and a half acres), South Central Park (three acres), Library Park (three and a half acres), Portland Park (one and a half acres), and Moreland Park (one and a half acres) (*Arizona Republic*, November 19, 1933). These small parks typically featured grassy lawns and shade trees for picnics and play.

Toward the end of World War II, the Phoenix Elementary School District announced its intention to sell Townsend Park along with another of its holdings, Grant Park. The news came as a surprise to the city of Phoenix and the Parks Commission moved quickly to save the two; the commission purchased the parks on January 3, 1945 (Collins 2005: 133). Since that time, Townsend Park has been maintained by the city for public use and park is an integral part of the neighborhood fabric.

### **Later Development**

Though largely built out by 1930, a small amount of later development took place within the East Evergreen Historic District boundaries. Two postwar duplexes were built at *502 E. Willetta Street* and *1409 N. 5<sup>th</sup> Street*, as well as post-war Early Ranch style house at *1430 N. 5<sup>th</sup> Street*. Although they are newer than most of the

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surrounding dwellings, they represent the final build-out phase and contribute to the character of the East Evergreen Historic District. They are similar in size and scale to older East Evergreen houses and feature compatible design elements, such as exposed rafter ends. The duplexes have hipped roofs with hipped roof porch entries, a Flemish bond brick pattern, and steel casement windows. The single-family Ranch style dwelling at *1403 N. Fifth Street* is side gabled, has steel casement windows and a Flemish bond brick pattern, and also features an attached, one car garage.

Another example of later development is the c. 1965 apartment building at *1422 N. 5<sup>th</sup> Street*. A large 1 ½ story, side gable house, probably similar to the early homes on Willetta Street, once stood on the lot and was still extant as late as 1949, according to Sanborn maps of that date. Situated on a lot large enough to support multi-family development, the house was most likely demolished for the apartment building. The apartment complex has a painted concrete block exterior and a flat roof. While an intact example of its era, it represents a major departure from the single-family homes and duplexes found throughout the East Evergreen Historic District. Elements such as its architecture, roof form, size, and scale render are out of context with East Evergreen and it is thus considered noncontributing to the district.

One house in the neighborhood, *531 E. Lynwood Street*, was moved to its current site in 2004. It was formerly located in a nearby neighborhood that is architecturally similar to the East Evergreen district. Because this house is a contemporary of early dwellings in the district built during the period of significance, and has compatible design and materials, setback and orientation as others in the district, and because it was recommended individually eligible under Criterion C, it enhances rather than detracts from the character of East Evergreen. Therefore, it is considered a contributing property in the East Evergreen historic district. Several East Evergreen houses have undergone modification and while many are still single family residences, a few have been converted for light commercial purposes. Most of the houses have had some alteration over time but only one has been seriously compromised by window replacements and changes in the size and orientation of the window openings. These alterations resulted in noncontributing status for the building. The area surrounding the historic district has changed, as McDowell Road has become a major commercial thoroughfare through the area with its many supermarkets, convenience stores, hotels, and restaurants. Nevertheless, the East Evergreen Historic District, with its dense collection of early 20<sup>th</sup> century Craftsman style houses, conveys a strong sense of history.

### CONCLUSION

The East Evergreen Historic District represents the importance of the streetcar in Phoenix's early 20<sup>th</sup> century northward expansion and the influence of the Craftsman movement in housing styles in the city during that time. It was one of the first of many suburban neighborhoods to be developed on the city's north side, starting a pattern that persevered for much of the 20<sup>th</sup> century. Platted in 1909 and almost entirely built out by 1929, the subdivision's development directly correlates to the popularity of the Craftsman design aesthetic in residential construction. As a result, all of the houses dating from this period display Craftsman stylistic elements lending a cohesive character to the district. Only a few resources in the district post-date the Craftsman era but they are compatible in size, scale, massing and roof form. A two-story apartment complex is the exception to this pattern and is listed as a noncontributing feature of the district. A second

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noncontributing resource is a severely altered bungalow. All but one resource is a dwelling; the exception is Townsend Park, a neighborhood park at the northeast corner of the district that has served the community as a green space since its inception.

Together the resources of the East Evergreen Historic District convey a strong and accurate sense of Phoenix's Streetcar Suburb history. The district's excellent collection of Craftsman-inspired houses and bungalows underscores its architectural significance. Because the district contains a good concentration of relatively unaltered resources, it has a very high degree of integrity. As a result, the East Evergreen Historic District conveys a distinct sense of its history and is nominated to the National Register of Historic Places under Criterion A, as a good example of a streetcar suburb associated with *Historic Context 1: Trends and Patterns of Residential Subdivision Development in Phoenix, 1870-1963*. The district is characterized by its early 20<sup>th</sup> century residential architecture, particularly its Craftsman influenced bungalows of the 1910s and 1920s, and is therefore associated with *Historic Context 2: The Progression of Residential Architectural Styles, Building Materials and Construction Practices in Central Phoenix Neighborhoods, 1870-1963*. East Evergreen is also nominated under Criterion C for Architecture due to its good concentration of intact Craftsman influenced dwellings. The district is nominated at the local level of significance under both Criterion A and Criterion C.

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**BOUNDARY DESCRIPTION**

That part of the Northeast quarter of Section 5, Township 1 North, Range 3 East, G&SRB&M, described as follows:

BEGINNING at the intersection of the monument line of McDowell Road and the Northerly prolongation of the West line of Lot H, SUBDIVISION OF LOT 10, BLOCK 19, EAST EVERGREEN, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 9 of Maps at page 23;

Thence Easterly along said monument line to the Northerly prolongation of the East line of Lot 13, Block 20, EAST EVERGREEN, according to the plat of record in the office of the County Recorder of said County, in Book 3 of Maps at page 53;

Thence Southerly along last said prolongation and along said East line to the centerline of the East-West alley adjoining the North line of Lots 6 and 7, LYNWOOD PLACE, according to the plat of record in the office of the County Recorder of said County, in Book 8 of Maps at page 26;

Thence Easterly along said centerline to the Northerly prolongation of the East line of said Lot 7;

Thence Southerly along last said prolongation, along last said East line and the Southerly prolongation thereof, to the monument line of Lynwood Street;

Thence Easterly along said monument line to the Northerly prolongation of the East line of the West 20 feet of Lot 13 in said LYNWOOD PLACE;

Thence Southerly along last said prolongation, along last said East line and the Southerly prolongation thereof, to the centerline of the East-West alley in said Block 20 of EAST EVERGREEN;

Thence Easterly along last said centerline to the Northerly prolongation of the East line of Lot 7 in Block 13 of said EAST EVERGREEN;

Thence Southerly along last said prolongation, along last said East line and the Southerly prolongation thereof, to the monument line of Willetta Street;

Thence Westerly along last said monument line to the monument line of 5th Street;

Thence Southerly along last said monument line to the Easterly prolongation of the centerline of the East-West alley in Block 14 of said EAST EVERGREEN;

Thence Westerly along last said prolongation and along last said centerline to the Southerly prolongation of the West line of Lot 11 in said Block 14;

Thence Northerly along last said prolongation, along last said West line and the Northerly prolongation thereof, to said monument line of Willetta Street;

Thence Easterly along last said monument line to the Southerly prolongation of the West line of Lot 7 in said Block 19 of EAST EVERGREEN;



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Thence Northerly along last said prolongation, along last said West line and the Northerly prolongation thereof, to the centerline of the East-West alley in said Block 19;

Thence Westerly along last said centerline to the Southerly prolongation of the East line of the West 10 feet of Lot 9 in said Block 19;

Thence Northerly along last said prolongation, along last said East line and the Northerly prolongation thereof, to the centerline of the East-West alley that is shown on and was dedicated by said plat of SUBDIVISION OF LOT 10, BLOCK 19, EAST EVERGREEN;

Thence Easterly along last said centerline to the Southerly prolongation of the West line of said Lot H;

Thence Northerly along last said prolongation, along last said West line and the Northerly prolongation thereof, to the POINT OF BEGINNING.

**BOUNDARY JUSTIFICATION**

The district boundaries encompass the largest and most intact collection of what remains of a large residential subdivision. It includes Townsend Park and all of the historic properties adjacent to it and to one another. The district contains almost entirely residential buildings which are overwhelmingly Craftsman in style. The streetscapes of the district therefore possess a coherence and a sense of history. The boundaries exclude nonhistoric commercial buildings, apartments, condominiums, and office buildings that surround the historic houses.

The boundaries almost completely conform to the boundaries of the East Evergreen Local Historic District. This National Register District includes one additional lot not part of the local district's existing boundaries—532 E. Lynwood Street. That lot has been included due to the fact that a Craftsman bungalow with good integrity has been moved to that site. The bungalow's appearance is in keeping with the typical size, massing, architectural character and date of construction of the rest of the houses in the district. The house was recommended as individually eligible at its original location under Criterion C.

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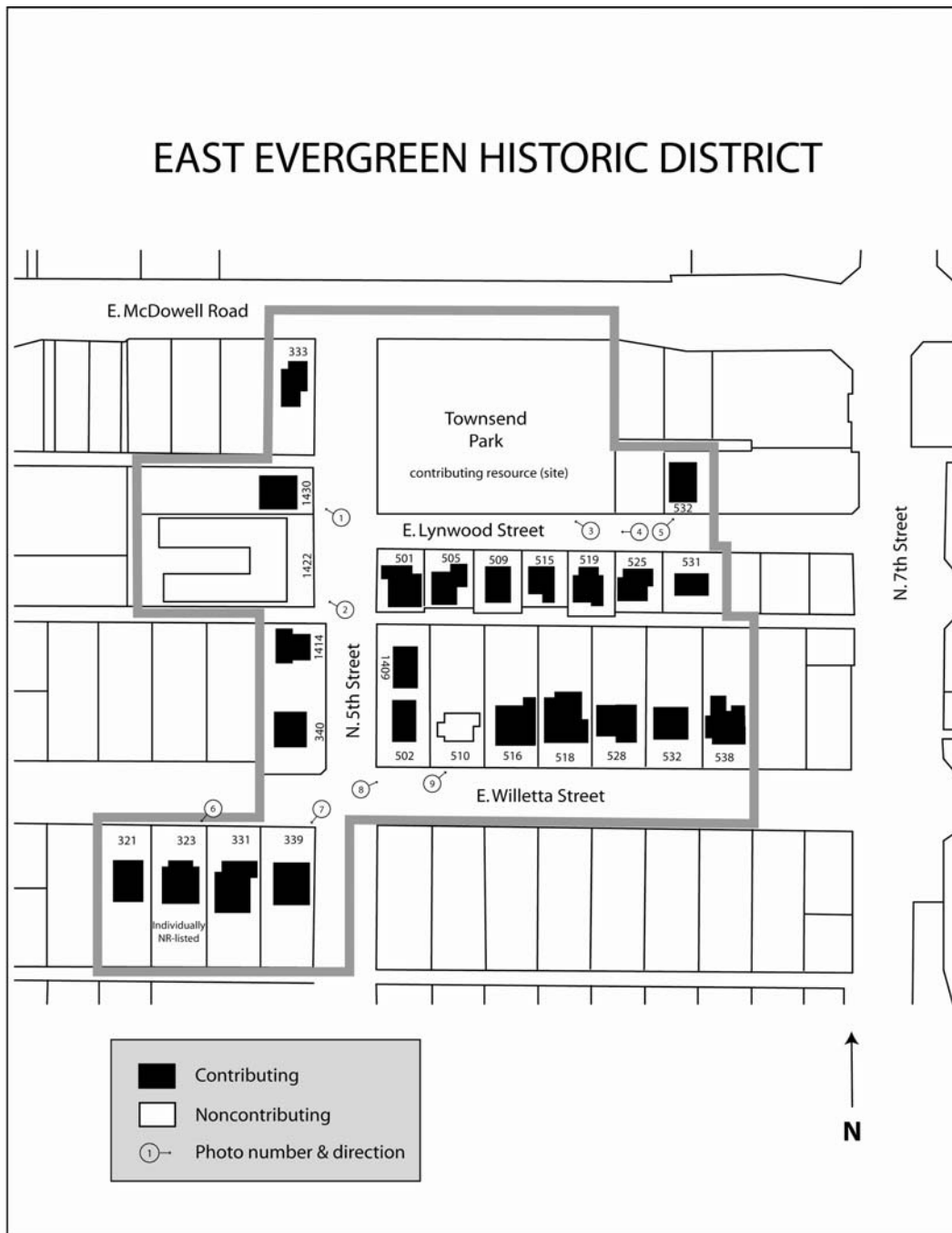
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**All of the photos were taken by Terri Myers.  
The negatives are on file with the city of Phoenix Historic Preservation Office.**

**1 of 9**

**Name of Property:** 1430 North 5<sup>th</sup> Street  
**Name of District:** East Evergreen Historic District  
**City or Vicinity:** Phoenix  
**County:** Maricopa                      **State:** Arizona  
**Photographer:** Terri Myers  
**Date Photographed:** November 19, 2009  
**Description of Photograph:** View looking northwest

**2 of 9**

**Name of Property:** 1422 North 5<sup>th</sup> Street  
**Name of District:** East Evergreen Historic District  
**City or Vicinity:** Phoenix  
**County:** Maricopa                      **State:** Arizona  
**Date Photographed:** November 19, 2009  
**Description of Photograph:** View looking northwest

**3 of 9**

**Name of Property:** 500 block of east Lynwood St. from in front of 509 E. Lynwood St.; Townsend Park  
**Name of District:** East Evergreen Historic District  
**City or Vicinity:** Phoenix  
**County:** Maricopa                      **State:** Arizona  
**Date Photographed:** November 19, 2009  
**Description of Photograph:** View looking northwest

**4 of 9**

**Name of Property:** 500 block east Lynwood St. from in front of 525 E. Lynwood St.  
**Name of District:** East Evergreen Historic District  
**City or Vicinity:** Phoenix  
**County:** Maricopa                      **State:** Arizona  
**Date Photographed:** November 19, 2009  
**Description of Photograph:** View looking west

**5 of 9**

**Name of Property:** 532 East Lynwood Street  
**Name of District:** East Evergreen 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 East Evergreen Historic District

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Name of multiple property listing (if applicable)  
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**6 of 9**

**Name of Property:** 323 East Willetta Street  
**Name of District:** East Evergreen Historic District  
**City or Vicinity:** Phoenix  
**County:** Maricopa                      **State:** Arizona  
**Date Photographed:** November 19, 2009  
**Description of Photograph:** View looking southwest

**7 of 9**

**Name of Property:** 339 East Willetta Street  
**Name of District:** East Evergreen Historic District  
**City or Vicinity:** Phoenix  
**County:** Maricopa                      **State:** Arizona  
**Date Photographed:** November 19, 2009  
**Description of Photograph:** View looking southwest

**8 of 9**

**Name of Property:** 500 block East Willetta Street at the intersection of 5<sup>th</sup> Street  
**Name of District:** East Evergreen 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:** 510 East Willetta Street  
**Name of District:** East Evergreen Historic District  
**City or Vicinity:** Phoenix  
**County:** Maricopa                      **State:** Arizona  
**Date Photographed:** November 19, 2009  
**Description of Photograph:** View looking northeast