

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: Encanto Vista Historic District

historic name _____

other names/site number _____

2. Location: Roughly bounded by 7th Avenue, Encanto Boulevard, Windsor Avenue, and Encanto Park Municipal Golf Course

street & number _____ not for publication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

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

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

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

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

<u>Contributing</u>	<u>Noncontributing</u>	
68	11	buildings
		district
		site
		structure
		object
68	11	Total

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

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

MODERN MOVEMENT: Ranch Style

Materials

(Enter categories from instructions)

foundation: Concrete

walls: Brick; Stucco; Other: Concrete Block

Asphalt; Concrete; Metal: Copper; Wood

roof: Shake; Other: Red Clay Tile

other:

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)

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

1943-1959

Significant Dates

1943

1946

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

Undefined

Architect/Builder

Sam Hoffman/CHT Home Builders

Alfred Anderson

Del E. Webb

(See continuation sheet for additional builders)

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

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. 25
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>12 S</u> Zone	<u>399198 m</u> Easting	<u>3704867.5 m</u> Northing	3	<u>12 S</u> Zone	<u>399376.7 m</u> Easting	<u>3704257.7 m</u> Northing
2	<u>12 S</u> Zone	<u>399375.3 m</u> Easting	<u>3704862.8 m</u> Northing	4	<u>12 S</u> Zone	<u>399241.5 m</u> Easting	<u>3704262 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

Additional Documentation

Submit the following items with the completed form:

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

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

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

Photographs:

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

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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SUMMARY PARAGRAPH

Encanto Vista Historic District is a suburban neighborhood located approximately two miles north/northwest of downtown Phoenix. Situated along the eastern edge of Encanto Park Golf Course, Encanto Vista is a narrow, roughly rectangular neighborhood one block from east to west and six blocks from north to south. The district encompasses a single residential subdivision platted in 1943. It is approximately 25 acres in size and contains 79 single family houses built between 1945 and 1959. The houses in Encanto Vista are predominately large custom-built Ranch Style houses. Of the 79 houses, 68 (86%) are considered contributing resources and 11 (14%) are noncontributing.

NARRATIVE DESCRIPTION

The boundaries of the National Register district correspond to the boundaries of a Phoenix local historic district with the same name. Three of Encanto Vista's boundaries are streets, and a golf course creates the fourth boundary. Encanto Park is a large municipal park containing two nine-hole golf courses, an amusement park, and a small lake. It is located immediately adjacent to Encanto Vista, stretching the entire length of the district and creating its western boundary. Short sections of 8th Avenue appear in the neighborhood, running alongside the golf course. Twelve of the houses in the district have lots that look directly onto the golf course, and none of the houses are further than one block away from it. The district's eastern boundary is 7th Avenue, a six-lane north-south thoroughfare. For most of its length 7th Avenue abuts residential neighborhoods on both sides; however, where it intersects with major east-west thoroughfares it has commercial anchors. Thomas Road is one such intersection, and is located two blocks north of the district. The southern boundary of the district is Encanto Boulevard, a two-lane east-west road that begins to curve south slightly as it nears the golf course and park. Only the houses on the north side of Encanto Boulevard are included in the district. Across Encanto Boulevard to the south is another residential neighborhood, the Encanto-Palmcroft Historic District (National Register, 1987). The northern boundary of Encanto Vista is Windsor Avenue, a cul-de-sac. Only the houses on the south side of Windsor Avenue are in the district. On the north side of Windsor are two houses and a church, the latter of which is located at the corner of 7th Avenue and is largely surrounded by a parking lot. North and northwest of Encanto Vista is the Encanto Manor Historic District, which runs along the north side of the golf course.

The streets in Encanto Vista are laid out in an unusual horseshoe pattern which maximizes the number of lots in the neighborhood but creates separate "courts" that are somewhat isolated from one another. With the exception of the cul-de-sac at Windsor Avenue, the streets in Encanto Vista are paired, with the streets in each pair easily accessible to one another but not to the rest of the neighborhood. South of Windsor, Cambridge Avenue enters the district from 7th Avenue, runs west

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for one block, then terminates at 8th Avenue and the golf course. Eighth Avenue runs south along the golf course for one block before terminating at Virginia Avenue. Virginia proceeds east for one block to intersect with 7th. This creates a horseshoe shaped "court" of Cambridge/8th Avenue/Virginia, with the two parallel streets accessible only from 7th Avenue but connected by the short span of 8th Avenue. This pattern is repeated in the two streets south of Virginia, where both Wilshire Drive and Lewis Avenue are entered from 7th Avenue and are connected via a block-long stretch of 8th Avenue. The two southernmost streets, Vernon Avenue and Encanto Boulevard, have the same arrangement, although Encanto Boulevard extends west along the golf course and into neighborhoods beyond. This street layout creates six blocks which alternate in width. Where the short spans of 8th Avenue run alongside the golf course, the blocks are six lots wide. Between each "court," the blocks are seven lots wide, with the westernmost lot directly abutting the golf course. In the center of each block is an alley that provides access to the rear of the lots. The northernmost block is slightly longer than the others, corresponding to a curve in the golf course boundary. This creates an irregularity in the district's otherwise rectangular shape.

The streetscape in Encanto Vista is uniform, with setbacks, massing, and landscaping contributing to a coherent appearance. The streets are flat, and wide enough to permit on-street parking. They are paved in asphalt and have rolled concrete curbs. The average lot size is 65 feet wide by 130 feet deep. End lots on the golf course side are slightly wider. The houses in Encanto Vista are virtually all one-story in height and are similarly sized, with low horizontal massing. They are set back a uniform 30 feet from the street. There are very few fences or walls in the front yards, which creates a feeling of openness. The few landscaping walls that do exist are low stucco walls located between lots and not along the sidewalks. Taller walls or fences are commonly found in side and rear yards. 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. A few lots are xeriscaped, with low water use native plants and crushed gravel. Most lots have straight concrete driveways. Some original two-track driveways remain, although the majority of driveways have been infilled or replaced with new concrete. A small number of driveways have been widened. There are streetlights along 7th Avenue and a small number along the 8th Avenue blocks, but none on the other interior streets of the neighborhood. No other street furniture is found.

The houses in the district display various styles and plans; however, they were built during a fifteen-year span between 1945 and 1959 and possess an architectural unity that contributes to the coherence of the streetscape. All but two of the houses are one story in height, and the two that are not were originally one-story houses with later second story additions. The vast majority of the houses, approximately 90 percent, are Ranch in style. Several different stylistic variations are found, including hipped and gabled basic Ranches, and several Revival or other Ranch styles. The other 10 percent of the houses are Modern, with several high-style, architect-designed examples. All of the

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houses have low, horizontal massing and home sizes in the district average 1,900 square feet. Over half of the houses have medium-pitched hipped roofs, and approximately twenty percent of houses have lower-pitched gabled roofs. Other roof forms include flat and gable-on-hip. The majority of gabled houses have L-shaped plans with a shallow front ell, although side-gabled rectangular plans are found. The majority of hipped houses have a more irregular roof form and centrally-massed appearance. Hipped roof forms often have a main central hip and either multiple intersecting hips corresponding to façade setbacks, or multiple hipped ells. Flat roofs are predominately found on Modern houses. Some of the later houses have integral, 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 and other design elements are largely consistent throughout the district, as well. The majority of the houses have masonry construction, with brick, painted brick, or painted block exterior walls. Approximately two-thirds of the houses have brick exteriors, with both running bond and Flemish bond found. About one-fifth of the houses are constructed with eight-inch concrete block. A small number of houses have stucco, slump block, or wood siding, although several of the stucco houses originally had masonry finishes. 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. All of the houses have large window openings, including fixed and operable sash picture windows in various configurations. Many houses have corner windows. Decorative window types such as bulls-eye, bay, and sidelight are all found in the district. The Modern houses have primarily steel casements, fixed picture windows, ribbon windows, and clerestories. The most common window material district-wide is steel casement, although some houses have wood and aluminum windows. A few houses have replacement aluminum or vinyl sash, and others have replacement glass in their original casement sash.

Porches are found on most of the houses, although as is common for the Ranch style, most porches are small and function more as entry shelters. Many of the porches are 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 ells. 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 carports, either inset or attached. Porch and carport supports are most commonly iron or 4x4 wood posts. Rear patios are found district-wide.

The district contains a core palette of ornamental details that are used in various combinations on each house. This creates both individuality and consistency. Commonly found ornamental details include exposed rafter ends, shutters, and contrasting wainscoting wherein the wainscot brick has a

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different brick size or bond than the walls. Also found are contrasting brick colors or razor stone in small areas such as entry surrounds. Low brick or block planters are found at many houses, usually constructed in the same material as the house. Prominent chimneys are architectural features on many houses, especially the Modern styles, whose chimneys are massive. Also found in the district are bulls-eye windows, glass block windows, and low patio walls.

Many Ranches in the district have simple forms and limited ornamental detail. A typical example of a basic hipped Ranch is *706 W. Encanto Boulevard*, which is a brick house with a large hipped roof, steel casement windows including a large picture window, and a small shed-roofed porch hood supported by scrolled metal posts. A typical simple gabled ranch design is found at *705 W. Virginia Avenue*. It is side-gabled with a shallow front-gabled ell at one end and an inset carport at the other end. It has steel casement windows with decorative shutters, painted brick walls, and wood clapboard in the gable ends.

The most common variation of the Ranch style found in the district is the French Provincial Ranch. A good example is found in *721 W. Lewis Avenue*, a brick house with a stepped footprint and multiple intersecting hip roofs, each with a tiled ridgeline. A large picture window is found on the front-most volume, and elsewhere steel casement windows are found. A large corner casement window is a prominent feature. The house has a deeply inset corner entry porch supported by wood columns, and an inset carport under the hipped rear side wing. A single glass block near the entrance provides decorative detail. A slightly different French Provincial Ranch example is *711 W. Lewis Avenue*, which has multiple intersecting hips, a shed-roofed porch hood, two prominent corner casement windows, and an attached one-car garage in a front wing.

A small number of other Ranch variations are found. Among them are *702 W. Vernon Avenue* and *706 W. Cambridge Avenue*, which can best be described as California Ranch houses in that their elongated façades are emphasized by long front porches with regularly spaced wood porch posts. There is a Spanish Colonial Ranch at *701 W. Cambridge Avenue*. It is a painted brick house with a hipped clay tile roof with front-gabled ell, an arched entry porch, and exposed rafters. Finally, the Ranch at *733 W. Virginia Avenue* is Contemporary in style. It has a side-gabled, rectangular footprint, three large picture windows on the front façade, a flat-roofed carport supported by angled posts, and a recessed entry flanked by a single sidelight. It has virtually no ornamentation, except for a gabled roof vent with a shallow pitch that punctuates the center of the roof plane. Despite its modern appearance, it is a Ranch house in plan, form, and massing.

A number of Modern Houses are found in the district, including some high-style, architect-designed examples. The house at *712 W. Vernon Avenue*, designed by architect Frederick Weaver, Jr., has an unusual design. It is a brick front-gabled house with a low roof pitch like a short, shallow A-frame.

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The front façade features a long primary wall plane with one setback on the left at the carport. Half of the primary wall plane is a running bond brick wall devoid of windows, and the other half is comprised of a wide carved wood front door amidst a span of large plate glass windows. A partial-width carport and front porch roof has the same pitch as the house roof. The Modern house at *801 West Windsor Avenue* was designed by architect Mel Ensign. It has a long, horizontal form with several low-pitched, almost flat, intersecting shed roofs with overhanging cornices. A ribbon of clerestory windows stretches most of the way across the front façade, and a massive, wide brick chimney penetrates the main house volume at a perpendicular angle. The carport is set at a slight angle to the house, its roof supported by a brick wall and louvered, closely-spaced support posts. The district contains several examples of more modest Modern houses, as well, such as *733 W. Cambridge Avenue*, which features an extremely low, almost flat roof pitch, a U-shaped plan, a large stone chimney, and ribbon-style corner windows.

There are twelve noncontributing houses in the district. Two of them are considered noncontributing due to nonhistoric second-story additions. One of the houses, *730 W. Encanto Boulevard*, has an enlarged and altered garage with a second-story addition. It sits on a corner lot and the addition is prominent. The other house, *712 W. Wilshire Drive*, has a large second-story addition that is as wide as the original house volume. It is set back behind the front roof plane of the original house, but is still prominent. Other houses are considered noncontributing due to alterations. For example, multiple changes were made to the house at *718 W. Encanto Boulevard*. Stucco was applied over the brick siding, arched carport and front porch entries were added, and metal security bars were installed over the windows and around the porch. Other noncontributing houses have had less extensive alterations, such as the house at *702 W. Encanto Boulevard*, which has had its windows replaced with vinyl sash, its front door replaced with an unsympathetic contemporary front door, and its tile roof replaced with an asphalt roof.

The Encanto Vista Historic District is a remarkably intact collection of postwar homes, with 68 houses, or 86 percent, contributing to the district. They are large, carefully-designed houses with small stylistic variations that keep the neighborhood heterogeneous. However, the similarities in size, setback, and massing create coherent streetscapes with excellent overall integrity. Following is a table that details the date of construction, basic style, and contributing status of each of the houses in Encanto Vista Historic District.

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INVENTORY OF RESOURCES

Address	Construction Date	Style	Contributing Status	Reason Noncontributing
2518 N. 7 th Ave.	1948	Ranch	Contributing	
2601 N. 8 th Ave.	1950	Ranch	Contributing	
701 W. Cambridge Ave.	1946	Spanish Colonial Ranch	Contributing	
702 W. Cambridge Ave.	1951	Ranch	Contributing	
705 W. Cambridge Ave.	1953	Ranch	Contributing	
706 W. Cambridge Ave.	1958	California Ranch	Contributing	
711 W. Cambridge Ave.	1949	Ranch	Contributing	
712 W. Cambridge Ave.	1950	Ranch	Contributing	
717 W. Cambridge Ave.	1950	Ranch	Contributing	
718 W. Cambridge Ave.	1946	French Provincial Ranch	Contributing	
721 W. Cambridge Ave.	1950	Ranch	Contributing	
722 W. Cambridge Ave.	1959	Late Ranch	Noncontributing	Alterations
728 W. Cambridge Ave.	1959	Late Ranch	Noncontributing	Alterations
733 W. Cambridge Ave.	1948	Modern	Contributing	
734 W. Cambridge Ave.	1948	Modern	Contributing	
702 W. Encanto Blvd.	1945	Ranch	Noncontributing	Alterations
706 W. Encanto Blvd.	1948	Ranch	Contributing	
712 W. Encanto Blvd.	1949	Ranch	Contributing	
718 W. Encanto Blvd.	1947	Ranch	Noncontributing	Alterations
722 W. Encanto Blvd.	1947	Ranch	Contributing	
730 W. Encanto Blvd.	1948	Ranch	Noncontributing	Alterations
701 W. Lewis Ave.	1945	Ranch	Noncontributing	Alterations
702 W. Lewis Ave.	1946	Ranch	Contributing	
705 W. Lewis Ave.	1950	Ranch	Contributing	
706 W. Lewis Ave.	1949	French Provincial Ranch	Contributing	
711 W. Lewis Ave.	1947	French Provincial Ranch	Contributing	
712 W. Lewis Ave.	1958	Ranch	Contributing	
717 W. Lewis Ave.	1948	Ranch	Contributing	
718 W. Lewis Ave.	1946	Tudor Revival Ranch	Contributing	
721 W. Lewis Ave.	1948	French Provincial Ranch	Contributing	
722 W. Lewis Ave.	1949	Ranch	Contributing	
725 W. Lewis Ave.	1947	French Provincial Ranch	Contributing	
730 W. Lewis Ave.	1947	Ranch	Contributing	
733 W. Lewis Ave.	1949	Ranch	Contributing	
701 W. Vernon Ave.	1948	Ranch	Contributing	
702 W. Vernon Ave.	1948	California Ranch	Contributing	

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Address	Construction Date	Style	Contributing Status	Reason Noncontributing
705 W. Vernon Ave.	1947	Ranch	Contributing	
706 W. Vernon Ave.	1950	Ranch	Contributing	
711 W. Vernon Ave.	1948	French Provincial Ranch	Contributing	
712 W. Vernon Ave.	1950	Modern	Contributing	
717 W. Vernon Ave.	1948	Ranch	Contributing	
718 W. Vernon Ave.	1950	Ranch	Contributing	
721 W. Vernon Ave.	1947	Ranch	Noncontributing	Alterations
722 W. Vernon Ave.	1950	Ranch	Contributing	
728 W. Vernon Ave.	1947	Modern	Contributing	
729 W. Vernon Ave.	1946	Ranch	Contributing	
734 W. Vernon Ave.	1950	Ranch	Contributing	
702 W. Virginia Ave.	1946	Ranch	Contributing	
705 W. Virginia Ave.	1947	Ranch	Contributing	
706 W. Virginia Ave.	1947	Ranch	Contributing	
711 W. Virginia Ave.	1948	Ranch	Contributing	
712 W. Virginia Ave.	1948	French Provincial Ranch	Contributing	
717 W. Virginia Ave.	1951	Ranch	Contributing	
718 W. Virginia Ave.	1948	French Provincial Ranch	Contributing	
721 W. Virginia Ave.	1951	Ranch	Contributing	
722 W. Virginia Ave.	1950	Ranch	Contributing	
725 W. Virginia Ave.	1947	Ranch	Contributing	
733 W. Virginia Ave.	1951	Contemporary Ranch	Contributing	
701 W. Wilshire Dr.	1947	Ranch	Noncontributing	Alterations
702 W. Wilshire Dr.	1948	Ranch	Contributing	
705 W. Wilshire Dr.	1947	Ranch	Noncontributing	Alterations
706 W. Wilshire Dr.	1947	Ranch	Contributing	
711 W. Wilshire Dr.	1947	Modern	Contributing	
712 W. Wilshire Dr.	1950	Ranch	Noncontributing	Alterations
717 W. Wilshire Dr.	1948	Ranch	Contributing	
718 W. Wilshire Dr.	1948	Ranch	Contributing	
721 W. Wilshire Dr.	1948	Ranch	Contributing	
722 W. Wilshire Dr.	1948	French Provincial Ranch	Contributing	
728 W. Wilshire Dr.	1947	French Provincial Ranch	Noncontributing	Alterations
729 W. Wilshire Dr.	1948	Ranch	Contributing	
734 W. Wilshire Dr.	1948	Ranch	Contributing	
701 W. Windsor Ave.	1948	Ranch	Contributing	
705 W. Windsor Ave.	1947	Ranch	Contributing	
711 W. Windsor Ave.	1947	French Provincial Ranch	Contributing	

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717 W. Windsor Ave.	1948	Ranch	Contributing	
721 W. Windsor Ave.	1946	Ranch	Contributing	
727 W. Windsor Ave.	1946	Modern	Contributing	
733 W. Windsor Ave.	1950	Ranch	Contributing	
801 W. Windsor Ave.	1949	Modern	Contributing	

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STATEMENT OF SIGNIFICANCE SUMMARY PARAGRAPH

The Encanto Vista Historic District is an excellent example of a medium-scale subdivision geared to middle- and upper middle-class families in postwar Phoenix. Developed between 1945 and 1959, the district contains 79 single-family houses on approximately 25 acres of land in north central Phoenix. A narrow district – only one block wide from east to west and six blocks long from north to south – Encanto Vista is wedged between North 7th Avenue on the east and Encanto Park Municipal Golf Course on the west. Windsor Avenue forms the northern boundary and Encanto Boulevard marks the southern limit. Encanto Vista is a good example of a *Picturesque Neighborhood (1911-1955)*, intended to appeal to upper-middle class home buyers with the ability to pay for enhanced aesthetic qualities in a neighborhood. Promoted to discerning buyers of some means, Encanto Vista filled a niche in Phoenix's early postwar housing market with its desirable location alongside the Encanto Golf Course, its unusual horseshoe-type street layout, its many custom-designed houses on generous lots, and its high quality construction. Its success illustrates the continued demand for upscale neighborhoods in the postwar period. Restrictive covenants and conditions guaranteed that Encanto Vista would be a "high class development," as the original owner, James W. Dorris, insisted. Residents have preserved that image over the years with well-maintained houses and neat yards. Although some buildings have been altered over the years, all of the district's original houses survive. The district exhibits a high degree of integrity with 86 percent of its properties contributing to its historic character. For these reasons, Encanto Vista contributes to our understanding of trends and patterns of mid-20th century residential subdivision development in Phoenix. It 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 is distinguished by the variety and quality of its houses. Although designs vary somewhat from one house to the next, the great majority are variations on the Ranch style, which was extremely popular after World War II. The district possesses a high degree of architectural integrity and vividly illustrates the architectural styles, materials, and construction techniques prevalent in building Phoenix's postwar residential fabric. It is therefore nominated under Criterion C: Architecture, at the local level of significance.

NARRATIVE STATEMENT OF SIGNIFICANCE

Introduction

The Encanto Vista Historic District is significant under all three contexts discussed in the Multiple Property Documentation Form "*Residential Subdivisions and Architecture in Central Phoenix, 1870-1963*." It is an excellent example of medium-scale postwar development in Phoenix and, as such, contributes to our understanding of trends and patterns of residential subdivision in Phoenix (1870-1963). Furthermore, the district is distinguished by the variety and quality of it's

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predominantly Ranch style houses and illustrates the architectural styles, materials, and construction practices in Central Phoenix neighborhoods (1870-1963). Finally, its unusual repeating horseshoe street layout and proximity to the Encanto Park Golf Course follow FHA guidelines for domestic architecture and subdivision planning (1934-1963).

Contexts and Criteria

As a good example of a planned subdivision in postwar Phoenix, it is nominated to the National Register of Historic Places under Criterion A: Community Planning and Development. Under that Criterion, the district relates to *Context 1: Trends and Patterns of Residential Subdivision Development in Phoenix, 1870-1963*. To a lesser extent it is associated with *Context 3: Influence of Federal, State, and Local Housing and Planning Policies on Phoenix Domestic Architecture and Subdivision Planning, 1934-1963*, 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 early postwar residential architecture, particularly Ranch style houses. Encanto Vista 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*. These criteria are further discussed below.

Criterion A: Community Planning and Development

Encanto Vista is significant under National Register Criterion A, as an illustration of Community Planning and Development in Phoenix. It relates to historic contexts developed as part of the Multiple Property Documentation Form, "Residential Subdivisions and Architecture in Central Phoenix, 1870-1963." In particular, it applies to Context 1, *Trends and Patterns of Residential Subdivision Development in Phoenix, 1870-1963*, as an excellent example of medium-scale development geared to middle- and upper middle-class clientele in the early postwar period. With its prestigious location and creative street layout designed to offer views of Encanto Golf Course, Encanto Vista drew discriminating home buyers who hired a variety of architects and builders to erect high-quality, custom-designed homes on generous lots. Although the district is noteworthy for its custom design, it nonetheless conveys an overall sense of unity as a neighborhood of one-story, relatively large (1,900 square feet) houses on large lots (one-fifth of an acre), with uniform setbacks. Encanto Vista retains a high level of historic integrity and thus accurately communicates its origins as a planned, upscale neighborhood of substantial homes in the early postwar period. Although the district features substantial houses, many of which were custom-designed, its curvilinear streets, location near a popular park, and use of durable materials followed guidelines established by the FHA.

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Criterion C: Architecture

Encanto Vista is also significant under National Register Criterion C, for its subdivision plan and architecture. The present district encompasses the boundaries of the original subdivision, which was laid out in a distinctive curvilinear horseshoe pattern designed to provide green space and privacy from through traffic. The district includes many custom-designed houses rendered in a variety of postwar styles, most prominently the Ranch style and its variations. Because its building stock is of historic age and retains a high level of integrity, the district is eligible for listing in the National Register under Criterion C.

DEVELOPMENTAL HISTORY/ADDITIONAL CONTEXT INFORMATION

Encanto Vista was part of a 320-acre tract of agricultural land purchased by Phoenix merchant James W. Dorris just after the turn of the 20th century. Dorris built his home on the tract which was then outside the city limits. His house on N. 7th Avenue still survives. As the city grew out to meet him, Dorris sold different parcels for residential development. Among them were the prestigious Palmcroft and Encanto subdivisions to the south of Encanto Vista. In 1943, Dorris sold most of his remaining property to the Hamman Lumber Company with the caveat that they build a "high class development," a condition that he had placed on his earlier ventures (Weight, March 3, 2003). By insisting on restrictive covenants and minimum lot prices, Dorris virtually guaranteed that these subdivisions would attract only well-to-do residents. Since his own home lay immediately north of Encanto Vista, he also ensured that his neighbors would be of his social and economic class. Dorris's measures laid the groundwork for Encanto Vista as a *Picturesque Neighborhood (1911-1955)* whose appeal lay in its exclusivity and aesthetic qualities.

When the Hamman Lumber Company filed a plat for Encanto Vista in 1943, they knew they wouldn't be able to build until after the war due to restrictions on "non-essential" housing. Exceptions were made for subdivisions located near war-related industrial plants and military bases. Nevertheless, the property was an attractive tract that promised success in the postwar period. To the south lay the upscale Palmcroft and Encanto subdivisions and to the west lay Encanto Park, a city park carved out of the Dorris property in 1937. The 100-acre Encanto Park featured an island lagoon, lush vegetation, a clubhouse, and two golf courses (Weight, March 3, 2003), one of which bordered the Encanto Vista site. The high tone of the neighborhood and the park amenities would prove enticing to home buyers.

Since it was already platted in 1943, Encanto Vista was ready for construction when restrictions were lifted at the end of the war. Construction commenced immediately with the first homes completed in 1946. By 1949, seventy-two percent of the lots had homes on them and another fifteen percent had

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building permits. The subdivision was nearly built out by 1951 with a few later houses constructed between 1958 and 1959. Among the more than fifty builders who constructed homes in the district were Alfred Anderson, Del Webb, Sam Hoffman, and Clarence Crittenden. Many of the houses were architect-designed. Among those who contributed to Encanto Vista were Peter Hauskens, David Shoulder, and Frederick P. Weaver.

LIST OF SIGNIFICANT BUILDERS

Sam Hoffman/CHT Home Builders
Alfred Anderson
Del E. Webb
Sam Hoffman/F&S Construction Co.
Clarence F. Crittenden
George W. Arnold & Son
R.D. Keltner
Earl Hazelett
Mardian Construction
John H. Lester

William O. Gardner
Ralph H. McBride
W.L. Mouget (David Shoulder, Architect)
Grace Hudgens
DEB Builders, Inc.
Weaver & Drover (Frederick P. Weaver, Architect)
Universal Homes & Realty
Frank Knoell Casa Linda Builders
Gibraltar Construction
Farmer & Godfrey

A Picturesque Neighborhood in the tradition of Encanto Manor, Los Olivos, and Encanto-Palmcroft, Encanto Vista was well-planned to benefit from the attractive green space of Encanto Golf Course. Streets were designed in an unusual repeating horseshoe pattern to provide views to the greatest number of residents, achieving a park-like setting for its custom and semi-custom homes. Houses and lots were large; houses averaged 1,900 square feet and lots averaged one-fifth of an acre. A sense of cohesiveness was achieved through standard sized houses and lots and setbacks of 30 feet. Unity was further gained by the use of similar building materials such as brick, block, asphalt shingles, and casement windows (Weight, March 3, 2003). In contrast, many different architects and builders contributed to Encanto Vista's housing stock, adding variety to the predominant Ranch style. They included glass block, bull's eye windows, varied wall patterns, bay and corner casement windows to create variety and texture in an otherwise uniform setting.

Development in Encanto Vista represents the transition between pre-war construction trends, in which many different contractors built individual homes for specific clients, and later postwar patterns, in which developers built large tracts of similarly designed houses on speculation. Following pre-war tradition, many different builders and architects contributed to Encanto Vista's development, a fact that resulted in a variety of design motifs and materials. On the other hand, the district embraced new concepts in subdivision development and was laid out on similarly sized and shaped lots with one-story masonry houses. Though individual houses possessed unique attributes, nearly all were variations on the modern Ranch style. Also, like many of the new postwar neighborhoods, nearly one-fourth of Encanto Vista's homes were built on speculation.

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Encanto Vista differed in other ways from the typical postwar home in Phoenix. House lots in Encanto Vista are generous, averaging approximately one-fifth of an acre and measuring about 65 feet wide by 130 feet deep. Large lots accommodated significantly larger houses than the average postwar tract home. The average house size in the neighborhood is 1,900 square feet compared with only 1,250 square feet for the average single family house in Phoenix at the time. And, it was much larger than the typical single family home built in the United States which averaged less than 1,000 square feet. Also, the average post-war house in Phoenix had five rooms and one bathroom while the typical Encanto Vista house had six rooms and two bathrooms. Additionally, more than two-thirds of houses in Encanto Vista had a garage at the time of construction compared with only twenty percent of houses throughout Phoenix. All of these factors further illustrate Encanto Vista's upscale characteristics.

Both pre-war and postwar subdivisions touted amenities to attract buyers. In the early 20th century, developers advertised streetcar access, city utilities and lack of city taxes to draw potential home owners. In the postwar period, developers enticed potential buyers with access to schools, hospitals, and shopping centers. A major selling point for Encanto Vista was its location near a major public park and golf course. Encanto Vista's streets, with their east-west horseshoe plan, were laid out to allow views of the golf course. No house was more than a block from the green space and one real estate agent advertised a house in the subdivision as being only "half a block to the eighth tee of the Encanto Golf Course." Nearby Encanto Park was also a selling point to young families with children.

After the austerity of the Great Depression and the war years, many would-be householders longed for a new start and eschewed older "used" homes and neighborhoods. Encanto Vista offered a fresh, new neighborhood with modern houses built in the fashionable Ranch style. Houses in the Encanto Vista Historic District are all variations on the Ranch style which dominated residential design after World War II. Encanto 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 more than two-thirds rendered in brick with the rest constructed of painted or stuccoed block. Variations on the Ranch style found in the district include French Provincial, as typified by the Clarence Crittenden House at 718 West Cambridge, International Style as found in the Howard Boice House at 727 West Windsor Avenue, and the Early Ranch, like the Shaw House at 706 West Virginia Avenue. Brick patterns and tile roof ridge caps are common ornamental features found in Encanto Vista.

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Demographic Composition

Encanto Vista attracted middle- and upper middle-class families. A number of early residents owned their own businesses including Joseph Donofrio (701 West Vernon Avenue), who operated Donofrio's Confectionary Company, Mary Hobson (702 West Vernon Avenue), who owned Hobson's Books, George Humes (706 West Vernon Avenue), proprietor of Humes Bakery, David Bush (728 West Wilshire Avenue), owner of David's Shoes, and Gifford Bates (702 West Wilshire Avenue), who owned Bates Motors, an automobile dealership.

A number of salesmen and real estate agents also lived in the new neighborhood. Among them were salesmen Kenneth Campbell (722 West Lewis Avenue), John Pence (734 West Cambridge Avenue), and Ray Sherman (725 West Virginia Avenue). Robinson Porter (718 West Wilshire Avenue) was a sales manager for Hot Point appliances. Real estate agent Hyman Rubenstein was the original owner of 2518 N. 7th Avenue and real estate agent Milan Walker and his wife Anna were the original owners of their 1946 home at 701 West Cambridge Avenue.

Some of the earliest residents were professionals, many of whom worked in public service. They include nurse Kathy Freehafer (711 West Lewis Avenue), Fire Department Captain William Gardner (701 West Wilshire Avenue), and teacher Herbert Hawkins (702 West Lewis Avenue). Several physicians and dentists were among the earliest residents, including dentist Leslie Spillane (718 West Virginia Avenue) and Dr. Reed Shupe (730 West Lewis Avenue). In 1959, Dr. Robert Witzeman and his wife Janet purchased one of the last houses built in the neighborhood (722 West Cambridge Avenue). Certified public accountants were among the first residents of the neighborhood and included Marvin Dennis, CPA (733 West Lewis Avenue), Dixon Fagerberg, CPA (733 West Cambridge Avenue).

Although they were firmly ensconced in the city, several worked in agriculture, including ranchers Marvin Folkman (734 West Vernon Avenue) and Eric Ring (718 West Lewis Avenue), Clarence and Bonnie Fridenmaker (729 West Wilshire Avenue), of Friedenmaker Farms, and George Miller (717 West Virginia Avenue), plant supervisor at Borden Dairy.

The number of architects, contractors, and builders who lived in the neighborhood attested to its reputation. Prominent architects Frederick P. Weaver (712 West Vernon Avenue) and Peter Hauskens (734 West Cambridge Avenue) both lived in Encanto Vista where they designed several homes. Builder Clarence Crittenden built his home at 718 West Cambridge Avenue in 1946 and Aram Mardian, president of Mardian Construction, built his home at 728 West Vernon Avenue in 1947. Others in the building trades made their homes in Encanto Vista including construction engineer James Dunn (712 West Virginia Avenue), engineer Wilfred Hamlyn (733 West Virginia Avenue), and contractor Andrew Bassetti (721 West Vernon Avenue),

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Encanto Vista boasted several prominent residents including the Honorable Dr. Reed D. Shupe, Phoenix mayor from 1940-1942. Howard Boice, an inspector and eventual CEO of the Del Webb Development Company, lived at 727 West Windsor Avenue.

The district was overwhelmingly owner-occupied in 1950; only four houses appear to have been rentals according to the 1950 city directories. Houses maintained their value and ten years later when the district was complete with 79 houses, 88 percent (70) were owner-occupied. By then, in 1960, more professionals lived in the district including another physician, several attorneys, a pharmacist, and four teachers. By all accounts, Encanto Vista was a stable, middle- and upper-middle class neighborhood of largely owner-occupied homes.

CONCLUSION

The 79 properties in Encanto Vista, each one of a similar style and most containing a significant level of architectural fabric, give the district its sense of cohesiveness and integrity. The variations of the Ranch style found in the district convey a sense of time period and character to a high degree. The Encanto Vista Historic District is illustrative of two larger historic contexts, residential subdivision practices from 1945 to 1959 as well as the influence of the Federal Housing Act on subdivision design and development.

While the majority of homes in the district retain their architectural integrity to a good degree, several are considered noncontributing. The most common alterations causing noncontributing status are insensitive additions and window alterations. Overall, however, the Encanto Vista Historic District remains largely unchanged from its historic period. Its setting between the municipal golf course and busy 7th Avenue, remains largely intact. There have been no demolitions or redevelopment within the historic boundaries of the Encanto Vista Historic District and it remains as a good example of high-style Picturesque Neighborhood in postwar Phoenix.

Today, Encanto Vista retains its original architectural integrity and historic fabric to a notable extent with 68 (86%) of its resources contributing to the character of the district and only 11 (14%) determined to be noncontributing elements of the district. The district demonstrates the progression of Phoenix's medium-scale subdivisions in the postwar era and showcases its custom designed Ranch style houses built for upper middle-class families during that time. For these reasons, Encanto Vista is nominated to the National Register of Historic Places under Criterion A, as an example of a medium-scale, custom 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

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association with *Context 3: Influence of Federal, State and Local Housing and Planning Policies on Phoenix Domestic Architecture and Subdivision Planning, 1934-1963*. Finally, Encanto Vista features an excellent concentration of custom homes, 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 3: The Progression of Residential Architectural Styles, Building Materials and Construction Practices in Central Phoenix Neighborhoods, 1870-1963*.

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BOUNDARY DESCRIPTION

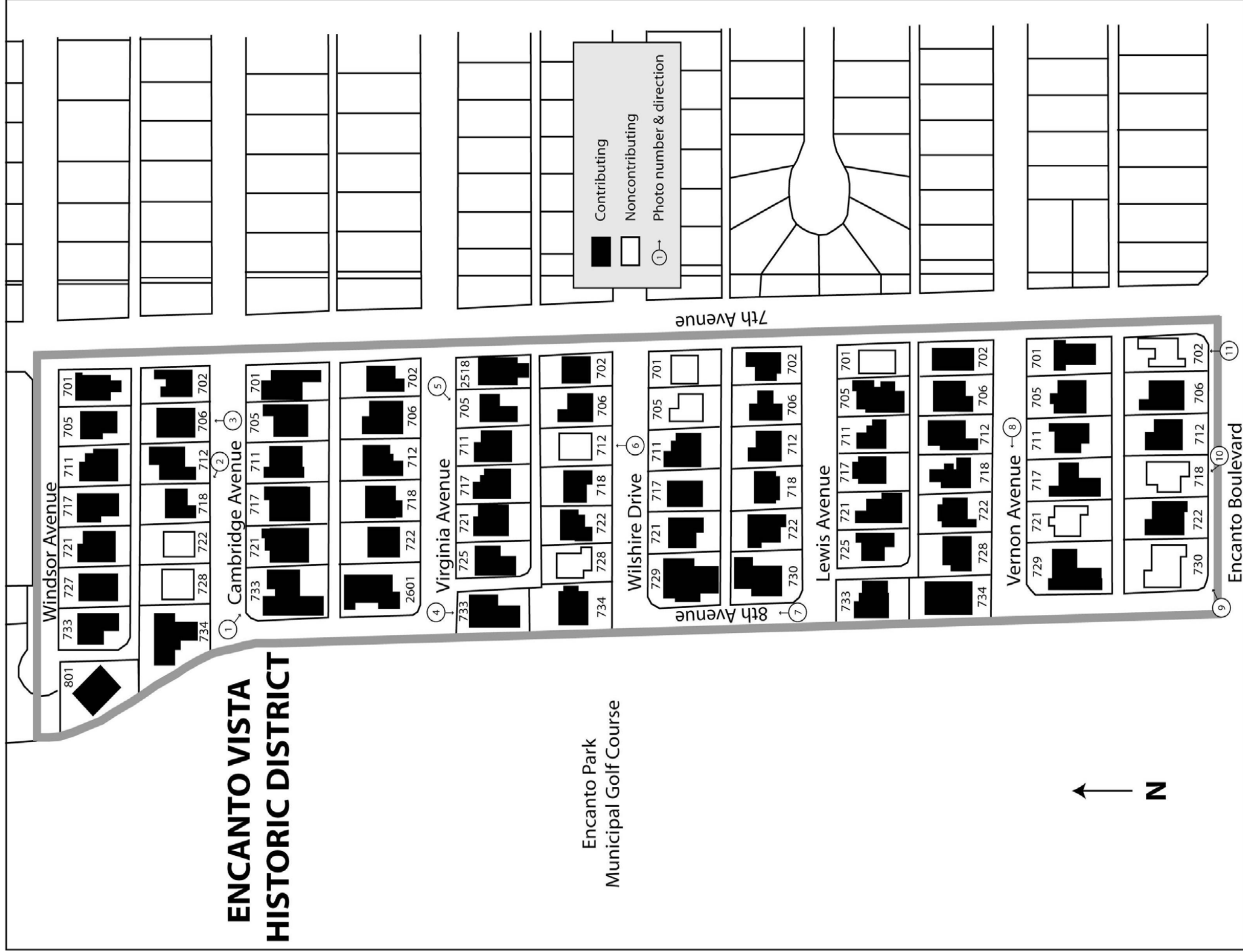
The Encanto Vista Historic District follows the exact boundaries of the original Encanto Vista subdivision (MCR 28-47). All blocks from the original subdivision are included in this district.

VERBAL BOUNDARY JUSTIFICATION

The district consists of 79 single-family houses on approximately twenty-five acres in north central Phoenix. It is bounded by North 7th Avenue on the east, Encanto Park Municipal Golf Course on the west, Windsor Avenue on the north, and Encanto Boulevard on the south. The district's boundaries are derived from its location between a major thoroughfare (N. 7th Avenue) and the golf course, and between the Encanto Dell subdivision to the north and the Encanto-Palmcroft Historic District to the south. Furthermore, the boundaries correspond to the original 1943 subdivision plat and include all properties historically associated with the subdivision development.

ENCANTO VISTA HISTORIC DISTRICT

Encanto Park
Municipal Golf Course



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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: 733 W. Cambridge Ave.
Name of District: Encanto 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: 700 block W. Cambridge Ave. from in front of 712 W. Cambridge Ave.
Name of District: Encanto 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: 706 W. Cambridge Ave.
Name of District: Encanto 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: 733 W. Virginia Ave.
Name of District: Encanto 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: 705 W. Virginia Ave.
Name of District: Encanto 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: 712 W. Wilshire Drive
Name of District: Encanto 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: 2500 block North 8th Ave.
Name of District: Encanto 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: 700 block W. Vernon Ave.
Name of District: Encanto 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: 700 block W. Encanto Blvd.
Name of District: Encanto 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: 718 W. Encanto Blvd.
Name of District: Encanto 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: 702 W. Encanto Blvd.

Name of District: Encanto Vista Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Date Photographed: November 19, 2009

Description of Photograph: View looking north