

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: Woodlea Historic District

historic name Woodlea

other names/site number \_\_\_\_\_

## 2. Location

street & number Roughly bounded by Glenrosa Avenue and Mackenzie Drive on the north  not for publication  
and south, and 9<sup>th</sup> Avenue and 15<sup>th</sup> Avenue on the east and west

city or town Phoenix  vicinity

state Arizona code AZ county Maricopa code 013

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

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

\_\_\_\_\_  
Signature of certifying official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

\_\_\_\_\_  
State or Federal agency/bureau or Tribal Government

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

\_\_\_\_\_  
Signature of commenting official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

\_\_\_\_\_  
State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I, hereby, certify that this property is:

\_\_\_ entered in the National Register

\_\_\_ determined eligible for the National Register

\_\_\_ determined not eligible for the National Register

\_\_\_ removed from the National Register

\_\_\_ other (explain:) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

**5. Classification**

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

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

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

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

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

| Contributing | Noncontributing |              |
|--------------|-----------------|--------------|
| 133          | 30              | buildings    |
|              |                 | district     |
|              |                 | site         |
|              |                 | structure    |
|              |                 | object       |
| 133          | 30              | <b>Total</b> |

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

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

Residential Subdivisions and Architecture in  
Central Phoenix, 1870-1963

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

**Current Functions**  
(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

DOMESTIC/Multiple Dwelling

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

MODERN MOVEMENT: Ranch Style

foundation: Concrete

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS:  
Tudor Revival

walls: Brick, Stucco

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS:  
Southwest

roof: Asphalt, Wood

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY  
AMERICAN MOVEMENTS: Bungalow/Craftsman

other: Stone, Red Clay Tile

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**Narrative Description**

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

**Summary Paragraph**

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.

**Areas of Significance**

(Enter categories from instructions)

Community Planning and Development

Architecture

**Period of Significance**

1928-1955

**Significant Dates**

1928

1929

**Significant Person**

(Complete only if Criterion B is marked above)

NA

**Cultural Affiliation**

Undefined

**Architect/Builder**

*Builders:*

Andy Womack

George Funk

W. M. Bezy

**Period of Significance (justification)**

Woodlea was platted in 1928 and the district was effectively built out by 1955.

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

N/A

**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

**9. Major Bibliographical References**

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

(See Continuation Sheet)

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

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

**Primary location of additional data:**

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

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

**10. Geographical Data**

**Acreage of Property** Approximately 40 acres  
(Do not include previously listed resource acreage)

**UTM References**

(Place additional UTM references on a continuation sheet)

|   |                     |                              |                                |   |                     |                              |                                |
|---|---------------------|------------------------------|--------------------------------|---|---------------------|------------------------------|--------------------------------|
| 1 | <u>12 S</u><br>Zone | <u>398638.1 m</u><br>Easting | <u>3707089.5 m</u><br>Northing | 3 | <u>12 S</u><br>Zone | <u>399289.8 m</u><br>Easting | <u>3706827.9 m</u><br>Northing |
| 2 | <u>12 S</u><br>Zone | <u>399295.2 m</u><br>Easting | <u>3707076.9 m</u><br>Northing | 4 | <u>12 S</u><br>Zone | <u>398639.9 m</u><br>Easting | <u>3706834.7 m</u><br>Northing |

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

See Continuation Sheet

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

See Continuation Sheet

**11. Form Prepared By**

name/title Terri Myers, Historian; Kristen Brown, Architectural Historian; Karen Thompson, Associate Historian  
organization Preservation Central, Inc. date July 22, 2009  
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)
- 

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**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**

The Woodlea Historic District is a suburban neighborhood located approximately 3.5 miles north/northwest of downtown Phoenix, a few blocks south of the Grand Canal. Woodlea has a rectangular boundary that includes sections of Mackenzie Drive, Heatherbrae Drive, Glenrosa Avenue, and 9<sup>th</sup>, 11<sup>th</sup>, and 13<sup>th</sup> Avenues. The district corresponds to the Woodlea subdivision platted in 1928, with the exception of its east-facing lots along 7<sup>th</sup> Avenue, which were redeveloped commercially and are excluded from the district. The Woodlea Historic District is approximately 40 acres in size and contains 163 resources, all of which are residential in nature—160 single-family houses, and three multi-unit dwellings. The district is well-preserved. Of its 163 resources, 133 (82%) are considered contributing, and 30 (18%) are noncontributing. Most of the resources in the district are modest houses built in the 1930s and 1940s, a fact that resulted in coherent streetscapes and a strong sense of the historic period in which it was developed. The Woodlea Historic District is primarily characterized by its Transitional Ranch and Ranch style houses, which were popular during its principal phase of construction. However, a wide range of other historic design types are also represented, including various Period Revival styles. The boundaries of the National Register district generally correspond to the boundaries of a local historic district of the same name.

**NARRATIVE DESCRIPTION**

The Woodlea Historic District is situated between 7<sup>th</sup> and 15<sup>th</sup> Avenues, and between Glenrosa Avenue and Indian School Road. It is rectangular in shape. Its northern boundary is Glenrosa Avenue, a residential street that runs east-west. Only lots on the southern side of Glenrosa are included in the district. North of Glenrosa is a residential neighborhood platted after World War II, and the Grand Canal. The district's eastern boundary is an alley that runs behind the lots on the eastern side of 9<sup>th</sup> Avenue. The alley separates the residential lots on 9<sup>th</sup> Avenue from the lots located on the west side of 7<sup>th</sup> Avenue, which were originally part of the subdivision but are now commercial properties. The district's southern boundary is an alley that runs behind the lots on the south side of W. Mackenzie Drive. Just south of this alley are separate subdivisions including small lots containing postwar Ranch houses along Monterosa Street, and large lots containing apartment buildings along Indian School Road, an east-west artery. Woodlea's western boundary is 15<sup>th</sup> Avenue, a residential street. West of the district is another residential neighborhood that is unrelated to Woodlea.

The streets in Woodlea follow a regular grid pattern, with three east-west streets and four north-south streets. The majority of the lots face the east-west streets, but both 9<sup>th</sup> and 15<sup>th</sup> Avenues have lots oriented to face them. The streetscapes in Woodlea are uniform, despite the many architectural styles found in the district. Setbacks, massing, and landscaping are fairly consistent throughout the district and contribute to its coherent appearance. The streets are flat and wide enough to permit on-street parking. They are paved in asphalt and have squared concrete curbs. Sidewalks abut and run parallel to the streets and their squared edges drop to pavement level and serve as curbs. One exception to this is Glenrosa, which has rolled concrete curbs. The average lot size in the district is 50 feet wide by 125 feet deep. The houses in Woodlea are similarly sized. All are one-story in height, but two have two-story rear additions. They are set back a consistent 35-40 feet from the street. Distances between houses are largely consistent, as well. There are very few fences or walls in the front yards, which creates a feeling of openness. A large majority of lots in the district have front lawns,



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with hedges, oleander bushes, low flowerbeds, and mature palm, ash, and pine trees. A few lots are xeriscaped, with low water use native plants and crushed gravel. Most lots have straight concrete driveways which lead either to attached garages or garages in the rear. Some original ribbon driveways remain, although the majority of driveways have been infilled or replaced with new concrete. A small number of driveways have been widened. Streetlights are located primarily along 15<sup>th</sup> Avenue and at intersections.

Ninety-five percent of the houses in the district are from the period of significance, with 155 houses dating from 1928 to 1955. Eight houses in the district date to 1929, shortly after the subdivision was platted. Seventeen houses were built in the 1930s, with 10 of them built in 1938 and 1939. The great majority of the district's resources date from the 1940s; a total of 121 houses were built in that decade. Fifty-nine were completed just before the war, in 1940 and 1941. Twenty-seven houses were built from 1942 through 1944 and another 35 were completed from 1945 through 1949. The district was substantially built out by 1955. Nine houses were completed between 1950 and 1955. No houses were built between 1955 and 1960; there are eight non-historic houses dating from 1960 and later.

The historic resources in the district display a remarkable diversity of styles; however, the majority of houses are Transitional Ranch or Ranch style. Several revival styles and other historic styles are represented in Woodlea, but in small number. Of the 163 resources in the district, 87 (53%) are Transitional Ranch in style. Approximately two-thirds of the Transitional Ranches have hipped roofs, and approximately one-third of these houses have gabled roofs. The majority of the Transitional Ranch houses are stucco or painted brick. The district contains 32 simple Ranch houses, many of them early examples. Most of them are cross-gabled or side-gabled, but several are hipped. There are also 15 French Provincial Ranch houses and two Colonial Revival Ranch houses. The Transitional Ranch houses tend to be smaller, with a short side-gabled volume and a short gabled ell, or with centrally-massed hipped volumes and a short hipped ell. The Ranch houses in the district are slightly larger and have more elongated footprints and linear floor plans. Some of the Transitional Ranch and Ranch houses have attached garages or carports that further elongate their façades, but many of the houses have detached garages in the rear near the alley. In general, detached garages match the house, with similar roof forms and construction materials. There are several houses in the district that can be said to have a Period Revival style or other historic style. Seven are flat-roofed Southwest style houses. Five are Tudor Revival and one is an English Cottage. There are four bungalows. There is one Art Moderne house. In general, these revival styles and other styles have matching detached garages in the rear. The three multi-unit dwellings in the district are Ranch in style. Finally, there are two houses whose original styles cannot be determined due to extensive alterations. Of the eight houses in the district built outside the period of significance, four are Ranch in style and four are too recent for a style to have been assigned to them.

Construction materials and decorative details vary slightly throughout the neighborhood but present a coherent appearance. The vast majority of resources in the neighborhood have stucco or painted brick exteriors. Several have exposed brick exteriors. One house has stone siding, and another has partial stone siding. One house has slump block walls. A few of the houses have had replacement vinyl or aluminum siding installed. By far the most common roofing material is asphalt shingle, and some of the houses feature tiled ridgelines. Clay tile and concrete tile roofs are also found. A small number of houses have built-up flat roofs. The majority of windows in the district are steel casement, but wood casement and wood double hung windows are also

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found. A few houses have replacement aluminum or vinyl sash, and others have replacement glass in their original casement sash. Most of the houses have large window openings, including fixed and operable sash picture windows in various configurations. Various decorative window types are found, including projecting bay, bulls-eye, glass block, and fixed picture, although not in great numbers. Most of the houses in the district are Transitional Ranches and so are simple in design, with modest details but no revival style ornamentation. Commonly found ornamental details include exposed rafter ends, brick sills, window shutters, and scalloped wood in the gable ends. A small number of houses have contrasting wainscoting wherein the wainscot brick has a different brick size or bond than the walls. Chimneys are found on many houses.

Most of the houses have porches or stoop roofs of various sizes and configurations. Many of the porches are long and shallow, located under cornice overhangs along the front façade, and are found both with and without porch supports. Others are flat- or shed-roofed corner porches located at the junction of 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, and there are also several houses without porches. Several houses have carports, either inset or attached. Porch and carport supports are most commonly decorative metal or 4x4 wood posts, although brick piers are found.

Approximately two-thirds of the Transitional Ranch houses in the district have hipped roofs in various configurations. The house at *1301 W. Mackenzie Drive* has a large central hip and a hipped ell. It is a stucco house with steel casement windows, a shallow shed-roofed porch, and exposed rafters. An example of a Transitional Ranch without an ell is *1118 (aka 1112) W. Mackenzie Drive*, a brick house with a single hipped roof, interior brick chimney, and symmetrical façade. The house at *927 W. Glenrosa Avenue* is an example of a hybrid hipped/gabled house. It has a small central hip, a long side-gabled volume containing a small corner entry porch, and smaller front-gabled ell. It is a stucco house with casement windows, including a corner casement. Approximately one-third of the Transitional Ranch houses in Woodlea are gabled, and of these, most are cross-gabled. For example, *4127 N. 15<sup>th</sup> Avenue* is a side-gabled painted brick house with a front-gabled ell in the center of its front elevation. It has a short shed-roofed porch with exposed rafter ends and 1/1 wood double-hung windows. The house at *1105 W. Heatherbrae Drive* is a painted brick side-gabled house with a front-gabled ell. Its roof pitches are wide, and it has exposed rafters and large casement windows. A small number of the Transitional Ranch houses are side-gabled, such as *930 W. Mackenzie Drive*, which has a rectangular footprint, small casement windows, and a small gabled roof over the entry.

There are 30 basic Ranch houses in Woodlea, most of which are side-gabled and cross-gabled. The cross-gabled brick house at *1401 W. Glenrosa Avenue* has a long side-gabled volume with a shallow shed-roofed porch, and a front-gabled ell. It has large casement windows and wood in its gable ends. At *924 W. Heatherbrae Drive* is a side-gabled Ranch house with painted brick walls, casement windows, and a shed-roofed porch. A brick Ranch house at *1312 W. Mackenzie Drive* features a brick stringcourse at wainscot level, segmental arch window openings and 1/1 wood double hung windows. It also has a simple side-gabled porte-cochere. A hipped Ranch example can be found at *1321 W. Heatherbrae Drive*. It has a single hipped roof, a large picture window on the front façade, casement windows, and an inset carport with a storage area at its rear. Additionally, the three multi-unit dwellings, *4235 N. 15<sup>th</sup> Avenue*, *1137 W. Glenrosa Avenue*, and *4142 N. 9<sup>th</sup> Avenue* are Ranch in style, with linear plans and hipped roofs.

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There are 15 French Provincial Ranch houses, such as *953 W. Glenrosa Avenue*, a stucco house with several intersecting hipped volumes, casement windows including a corner casement, an inset corner entry, and a bulls-eye window. Another example is *918 W. Heatherbrae Drive*, a painted brick house with intersecting hip roofs, corner casements, a single decorative glass block near the entry, and a small stoop roof. The two Colonial Revival Ranch houses in the district feature exposed brick and symmetrical facades. One of them, *930 W. Heatherbrae Drive*, is a side-gabled house with a pedimented entry door flanked by 6/6 wood double hung windows. The other, *4243 N. 15<sup>th</sup> Avenue*, has a single broad hipped roof, an inset entry porch in the center of its front elevation, casement windows, and a prominent exterior corner chimney set at a 45-degree angle.

The presence of Period Revivals and other historic styles adds diversity to Woodlea. There are seven Southwest Style houses in the district, such as *4204 N. 9<sup>th</sup> Avenue*. It is a stucco house with a tiled stoop roof over a central entry door, wood casement windows, an arched wing wall, and a flat roof with parapet. The Southwest style house at *1309 W. Mackenzie Drive* has a decorative parapet and an arched entry porch, and the house at *903 W. Mackenzie Drive* has a shallow front ell, wood casement windows, and a corner tiled stoop roof.

There are five Tudor Revival style houses in the district, all of which have high-pitched cross-gabled roofs. For example, *921 W. Heatherbrae Drive* is a stucco house with 1/1 double hung windows and an exterior chimney. The house at *925 W. Heatherbrae Drive* features divided light sidelights at the entry door, an arched wing wall, and tall wood casement windows. At *707 W. Mackenzie Drive* is an example with arched window openings, an arched entry porch, and wood casements. There is one English Cottage style house, *711 W. Glenrosa Avenue*. It has random stone walls, a low-pitched gabled roof, and steel casement windows.

There are two Craftsman-influenced bungalows in the district. The house at *1103 W. Mackenzie Drive* is a side-gabled brick house with segmental arched window openings, double hung windows, and exposed rafters. It has a front-gabled porch with full-height brick piers. A simpler example is *907 W. Mackenzie Drive*, a cross-gabled stucco house with an exterior chimney and double hung windows. There are two other bungalows in the district—*4210 N. 9<sup>th</sup> Avenue*, a front-gabled stucco house with exposed rafters and a front-gabled porch; and *749 W. Mackenzie Drive*, a side-gabled stucco house with a broad roof, double hung windows, and a front-gabled porch.

The district's Art Moderne house, *1309 W. Glenrosa Avenue*, is an excellent example of the style. It is a flat-roofed, stucco house with a curved front ell and a side elevation with shallow projecting ells. It features narrow stringcourses at cornice level and around the curved front corner. It has several corner casements and two decorative rows of glass block windows.

Woodlea contains eight non-historic resources. Four of them are Ranch houses built in the early to mid-1960s. The house at *1129 W. Heatherbrae Drive* is an altered flat-roofed Ranch with an inset carport; *1305 W. Heatherbrae Drive* is a brick cross-gabled Ranch, *4244 N. 13<sup>th</sup> Avenue* is a small flat-roofed Ranch; and *1315 W. Heatherbrae Drive* is a cross-gabled painted block Ranch with a wide inset carport. A non-historic multi-

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unit dwelling built in circa 1960 is also Ranch in style. A house built in 1970, *1141 W. Glenrosa Avenue*, is a flat-roofed slump block house with a corbelled cornice, heavy wood beam across the garage door header, and an entrance hidden from view of the street. The remaining three nonhistoric houses are too new or too simple to be classified with a particular architectural style. They are all one-story houses with Ranch house massing and general appearance.

Of the 163 total resources in the district, only 30 (18%) are considered noncontributing. The eight non-historic houses previously discussed are noncontributing due to age. The other 23 are noncontributing due to various alterations. For example, the house at *1329 W. Heatherbrae Drive* has a two-story addition in the rear. Another two-story addition is found at *721 W. Heatherbrae Drive*, a house which has also been altered by the addition of stucco and replacement windows. The house at *914 W. Heatherbrae Drive* has replacement siding and windows, and the house at *4218 N. 9<sup>th</sup> Avenue* has had its garage infilled. The house at *4213 N. 15<sup>th</sup> Avenue* has been stuccoed and its porch has been altered, whereas *1317 W. Glenrosa Avenue* has had its front entry enclosed and one front window replaced.

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**Inventory of Resources**

| Address                       | Construction Date | Style                   | Contributing Status | Reason Noncontributing |
|-------------------------------|-------------------|-------------------------|---------------------|------------------------|
| 4142 N. 9 <sup>th</sup> Ave.  | c. 1960           | Multi-unit; Ranch       | Noncontributing     | Age                    |
| 4203 N. 9 <sup>th</sup> Ave.  | 1947              | Transitional Ranch      | Noncontributing     | Alterations            |
| 4204 N. 9 <sup>th</sup> Ave.  | 1929              | Southwest               | Contributing        |                        |
| 4207 N. 9 <sup>th</sup> Ave.  | 1948              | Transitional Ranch      | Noncontributing     | Alterations            |
| 4208 N. 9 <sup>th</sup> Ave.  | 1938              | Transitional Ranch      | Contributing        |                        |
| 4210 N. 9 <sup>th</sup> Ave.  | 1929              | Bungalow                | Contributing        |                        |
| 4211 N. 9 <sup>th</sup> Ave.  | 1942              | Transitional Ranch      | Contributing        |                        |
| 4213 N. 9 <sup>th</sup> Ave.  | 1941              | Transitional Ranch      | Contributing        |                        |
| 4218 N. 9 <sup>th</sup> Ave.  | 1939              | Transitional Ranch      | Noncontributing     | Alterations            |
| 4220 N. 9 <sup>th</sup> Ave.  | 1929              | Tudor Revival           | Noncontributing     | Alterations            |
| 4225 N. 9 <sup>th</sup> Ave.  | 1946              | Transitional Ranch      | Contributing        |                        |
| 4226 N. 9 <sup>th</sup> Ave.  | 1940              | Transitional Ranch      | Contributing        |                        |
| 4229 N. 9 <sup>th</sup> Ave.  | 1944              | Transitional Ranch      | Contributing        |                        |
| 4230 N. 9 <sup>th</sup> Ave.  | 1940              | Transitional Ranch      | Contributing        |                        |
| 4235 N. 9 <sup>th</sup> Ave.  | 1944              | Transitional Ranch      | Contributing        |                        |
| 4236 N. 9 <sup>th</sup> Ave.  | 1946              | Transitional Ranch      | Contributing        |                        |
| 4239 N. 9 <sup>th</sup> Ave.  | 1946              | Transitional Ranch      | Contributing        |                        |
| 4240 N. 9 <sup>th</sup> Ave.  | 1931              | Southwest               | Contributing        |                        |
| 4242 N. 9 <sup>th</sup> Ave.  | 1950              | Transitional Ranch      | Contributing        |                        |
| 4200 N. 11 <sup>th</sup> Ave. | 1945              | Ranch                   | Noncontributing     | Alterations            |
| 4125 N. 15 <sup>th</sup> Ave. | 1944              | Transitional Ranch      | Contributing        |                        |
| 4127 N. 15 <sup>th</sup> Ave. | 1945              | Transitional Ranch      | Contributing        |                        |
| 4201 N. 15 <sup>th</sup> Ave. | 1946              | French Provincial Ranch | Contributing        |                        |
| 4213 N. 15 <sup>th</sup> Ave. | c.1950            | Ranch                   | Noncontributing     | Alterations            |
| 4219 N. 15 <sup>th</sup> Ave. | c.1950            | Ranch                   | Noncontributing     | Alterations            |
| 4225 N. 15 <sup>th</sup> Ave. | 1944              | Transitional Ranch      | Noncontributing     | Alterations            |
| 4235 N. 15 <sup>th</sup> Ave. | 1943              | Multi-unit; Ranch       | Contributing        |                        |
| 4243 N. 15 <sup>th</sup> Ave. | 1944              | Colonial Revival Ranch  | Contributing        |                        |
| 711 W. Glenrosa Ave.          | 1949              | English Cottage         | Contributing        |                        |
| 913 W. Glenrosa Ave.          | 1980              | Unclassified            | Noncontributing     | Age                    |
| 915 W. Glenrosa Ave.          | 1941              | Transitional Ranch      | Contributing        |                        |
| 919 W. Glenrosa Ave.          | 1941              | Transitional Ranch      | Contributing        |                        |
| 923 W. Glenrosa Ave.          | 1940              | Transitional Ranch      | Contributing        |                        |
| 927 W. Glenrosa Ave.          | 1941              | Transitional Ranch      | Contributing        |                        |
| 945 W. Glenrosa Ave.          | 1941              | Transitional Ranch      | Contributing        |                        |
| 949 W. Glenrosa Ave.          | 1941              | Transitional Ranch      | Contributing        |                        |
| 953 W. Glenrosa Ave.          | 1940              | French Provincial Ranch | Contributing        |                        |

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|-------------------------|-------------------|-------------------------|---------------------|------------------------|
| 1103 W. Glenrosa Ave.   | 1942              | Transitional Ranch      | Contributing        |                        |
| 1107 W. Glenrosa Ave.   | 1941              | Transitional Ranch      | Contributing        |                        |
| 1113 W. Glenrosa Ave.   | 1941              | Transitional Ranch      | Contributing        |                        |
| 1115 W. Glenrosa Ave.   | 1971              | Unclassified            | Noncontributing     | Age                    |
| 1117 W. Glenrosa Ave.   | 1940              | Transitional Ranch      | Contributing        |                        |
| 1119 W. Glenrosa Ave.   | 1946              | Transitional Ranch      | Contributing        |                        |
| 1121 W. Glenrosa Ave.   | 1945              | Transitional Ranch      | Contributing        |                        |
| 1127 W. Glenrosa Ave.   | 2003              | Unclassified            | Noncontributing     | Age                    |
| 1137 W. Glenrosa Ave.   | 1948              | Multi-unit; Ranch       | Contributing        |                        |
| 1141 W. Glenrosa Ave.   | 1970              | Unclassified            | Noncontributing     | Age                    |
| 1245 W. Glenrosa Ave.   | 1946              | Transitional Ranch      | Contributing        |                        |
| 1301 W. Glenrosa Ave.   | 1941              | Transitional Ranch      | Contributing        |                        |
| 1309 W. Glenrosa Ave.   | 1938              | Art Moderne             | Contributing        |                        |
| 1317 W. Glenrosa Ave.   | 1940              | Transitional Ranch      | Noncontributing     | Alterations            |
| 1323 W. Glenrosa Ave.   | 1940              | Transitional Ranch      | Contributing        |                        |
| 1401 W. Glenrosa Ave.   | 1945              | Ranch                   | Contributing        |                        |
| 1407 W. Glenrosa Ave.   | 1945              | Transitional Ranch      | Contributing        |                        |
| 1413 W. Glenrosa Ave.   | 1940              | Transitional Ranch      | Contributing        |                        |
| 721 W. Heatherbrae Dr.  | 1940              | Transitional Ranch      | Noncontributing     | Alterations            |
| 903 W. Heatherbrae Dr.  | 1941              | Transitional Ranch      | Contributing        |                        |
| 914 W. Heatherbrae Dr.  | 1942              | Unknown                 | Noncontributing     | Alterations            |
| 917 W. Heatherbrae Dr.  | 1929              | Southwest               | Contributing        |                        |
| 918 W. Heatherbrae Dr.  | 1942              | French Provincial Ranch | Contributing        |                        |
| 921 W. Heatherbrae Dr.  | 1929              | Tudor Revival           | Contributing        |                        |
| 924 W. Heatherbrae Dr.  | 1941              | Ranch                   | Noncontributing     | Alterations            |
| 925 W. Heatherbrae Dr.  | 1929              | Tudor Revival           | Contributing        |                        |
| 928 W. Heatherbrae Dr.  | 1941              | Transitional Ranch      | Contributing        |                        |
| 930 W. Heatherbrae Dr.  | 1940              | Colonial Revival Ranch  | Contributing        |                        |
| 933 W. Heatherbrae Dr.  | 1941              | Transitional Ranch      | Contributing        |                        |
| 936 W. Heatherbrae Dr.  | 1938              | Ranch                   | Contributing        |                        |
| 939 W. Heatherbrae Dr.  | 1941              | Transitional Ranch      | Contributing        |                        |
| 942 W. Heatherbrae Dr.  | 1951              | Transitional Ranch      | Contributing        |                        |
| 950 W. Heatherbrae Dr.  | 1949              | Transitional Ranch      | Contributing        |                        |
| 951 W. Heatherbrae Dr.  | 1941              | Transitional Ranch      | Contributing        |                        |
| 1101 W. Heatherbrae Dr. | 1941              | French Provincial Ranch | Contributing        |                        |
| 1102 W. Heatherbrae Dr. | 1946              | Ranch                   | Contributing        |                        |
| 1104 W. Heatherbrae Dr. | 1947              | Transitional Ranch      | Contributing        |                        |
| 1105 W. Heatherbrae Dr. | 1940              | Transitional Ranch      | Contributing        |                        |
| 1107 W. Heatherbrae Dr. | 1940              | Transitional Ranch      | Contributing        |                        |

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|-------------------------|-------------------|-------------------------|---------------------|------------------------|
| 1109 W. Heatherbrae Dr. | 1944              | Transitional Ranch      | Contributing        |                        |
| 1110 W. Heatherbrae Dr. | c.1945            | French Provincial Ranch | Contributing        |                        |
| 1111 W. Heatherbrae Dr. | 1944              | Transitional Ranch      | Contributing        |                        |
| 1112 W. Heatherbrae Dr. | 1942              | Transitional Ranch      | Contributing        |                        |
| 1114 W. Heatherbrae Dr. | 1942              | French Provincial Ranch | Contributing        |                        |
| 1124 W. Heatherbrae Dr. | 1950              | Transitional Ranch      | Contributing        |                        |
| 1125 W. Heatherbrae Dr. | 1940              | Ranch                   | Noncontributing     | Alterations            |
| 1126 W. Heatherbrae Dr. | c.1935            | Southwest               | Contributing        |                        |
| 1129 W. Heatherbrae Dr. | 1965              | Ranch                   | Noncontributing     | Age                    |
| 1130 W. Heatherbrae Dr. | 1940              | Transitional Ranch      | Contributing        |                        |
| 1137 W. Heatherbrae Dr. | 1945              | Transitional Ranch      | Contributing        |                        |
| 1138 W. Heatherbrae Dr. | 1941              | French Provincial Ranch | Contributing        |                        |
| 1142 W. Heatherbrae Dr. | c.1940            | Transitional Ranch      | Contributing        |                        |
| 1143 W. Heatherbrae Dr. | 1947              | Transitional Ranch      | Contributing        |                        |
| 1145 W. Heatherbrae Dr. | 1947              | Transitional Ranch      | Contributing        |                        |
| 1146 W. Heatherbrae Dr. | 1942              | Transitional Ranch      | Contributing        |                        |
| 1301 W. Heatherbrae Dr. | 1941              | Transitional Ranch      | Contributing        |                        |
| 1302 W. Heatherbrae Dr. | 1941              | Transitional Ranch      | Noncontributing     | Alterations            |
| 1305 W. Heatherbrae Dr. | 1964              | Ranch                   | Noncontributing     | Age                    |
| 1306 W. Heatherbrae Dr. | 1942              | Southwest               | Contributing        |                        |
| 1309 W. Heatherbrae Dr. | 1950              | Ranch                   | Contributing        |                        |
| 1310 W. Heatherbrae Dr. | 1941              | Transitional Ranch      | Contributing        |                        |
| 1314 W. Heatherbrae Dr. | 1941              | Transitional Ranch      | Contributing        |                        |
| 1315 W. Heatherbrae Dr. | 1961              | Ranch                   | Noncontributing     | Age                    |
| 1318 W. Heatherbrae Dr. | 1941              | French Provincial Ranch | Contributing        |                        |
| 1321 W. Heatherbrae Dr. | 1948              | Ranch                   | Contributing        |                        |
| 1322 W. Heatherbrae Dr. | 1940              | Transitional Ranch      | Contributing        |                        |
| 1325 W. Heatherbrae Dr. | c.1955            | Ranch                   | Contributing        |                        |
| 1326 W. Heatherbrae Dr. | 1941              | Transitional Ranch      | Noncontributing     | Alterations            |
| 1328 W. Heatherbrae Dr. | 1944              | Ranch                   | Contributing        |                        |
| 1329 W. Heatherbrae Dr. | 1947              | Ranch                   | Noncontributing     | Alterations            |
| 707 W. Mackenzie Dr.    | 1929              | Tudor Revival           | Contributing        |                        |
| 749 W. Mackenzie Dr.    | 1940              | Bungalow                | Contributing        |                        |
| 901 W. Mackenzie Dr.    | 1947              | Ranch                   | Contributing        |                        |
| 903 W. Mackenzie Dr.    | c.1935            | Southwest               | Contributing        |                        |
| 905 W. Mackenzie Dr.    | 1939              | Transitional Ranch      | Contributing        |                        |
| 907 W. Mackenzie Dr.    | 1931              | Bungalow                | Contributing        |                        |
| 908 W. Mackenzie Dr.    | 1946              | Transitional Ranch      | Contributing        |                        |

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|-----------------------|-------------------|-------------------------|---------------------|------------------------|
| 909 W. Mackenzie Dr.  | 1940              | Transitional Ranch      | Noncontributing     | Alterations            |
| 911 W. Mackenzie Dr.  | 1940              | Ranch                   | Contributing        |                        |
| 919 W. Mackenzie Dr.  | 1940              | French Provincial Ranch | Contributing        |                        |
| 920 W. Mackenzie Dr.  | 1941              | Unknown                 | Noncontributing     | Alterations            |
| 924 W. Mackenzie Dr.  | 1940              | Transitional Ranch      | Contributing        |                        |
| 930 W. Mackenzie Dr.  | 1940              | Transitional Ranch      | Contributing        |                        |
| 931 W. Mackenzie Dr.  | 1940              | Transitional Ranch      | Contributing        |                        |
| 932 W. Mackenzie Dr.  | 1938              | French Provincial Ranch | Contributing        |                        |
| 934 W. Mackenzie Dr.  | 1940              | Transitional Ranch      | Contributing        |                        |
| 935 W. Mackenzie Dr.  | 1944              | French Provincial Ranch | Contributing        |                        |
| 936 W. Mackenzie Dr.  | 1940              | Ranch                   | Contributing        |                        |
| 941 W. Mackenzie Dr.  | 1940              | Transitional Ranch      | Contributing        |                        |
| 946 W. Mackenzie Dr.  | c.1945            | Ranch                   | Contributing        |                        |
| 1101 W. Mackenzie Dr. | 1941              | French Provincial Ranch | Noncontributing     | Alterations            |
| 1103 W. Mackenzie Dr. | 1929              | Bungalow                | Contributing        |                        |
| 1106 W. Mackenzie Dr. | 1944              | Transitional Ranch      | Contributing        |                        |
| 1108 W. Mackenzie Dr. | 1939              | Transitional Ranch      | Contributing        |                        |
| 1109 W. Mackenzie Dr. | 1937              | Transitional Ranch      | Noncontributing     | Alterations            |
| 1110 W. Mackenzie Dr. | 1945              | Transitional Ranch      | Contributing        |                        |
| 1118 W. Mackenzie Dr. | 1945              | Transitional Ranch      | Contributing        |                        |
| 1117 W. Mackenzie Dr. | 1938              | Transitional Ranch      | Contributing        |                        |
| 1122 W. Mackenzie Dr. | 1947              | Transitional Ranch      | Contributing        |                        |
| 1123 W. Mackenzie Dr. | 1940              | Transitional Ranch      | Contributing        |                        |
| 1127 W. Mackenzie Dr. | 1944              | Transitional Ranch      | Contributing        |                        |
| 1128 W. Mackenzie Dr. | 1948              | Transitional Ranch      | Contributing        |                        |
| 1131 W. Mackenzie Dr. | 1942              | Transitional Ranch      | Contributing        |                        |
| 1132 W. Mackenzie Dr. | 1943              | Transitional Ranch      | Contributing        |                        |
| 1137 W. Mackenzie Dr. | 1942              | French Provincial Ranch | Contributing        |                        |
| 1138 W. Mackenzie Dr. | 1943              | Ranch                   | Contributing        |                        |
| 1141 W. Mackenzie Dr. | 1941              | Transitional Ranch      | Contributing        |                        |
| 1142 W. Mackenzie Dr. | 1944              | Ranch                   | Contributing        |                        |
| 1146 W. Mackenzie Dr. | 1941              | French Provincial Ranch | Contributing        |                        |
| 1147 W. Mackenzie Dr. | 1941              | Ranch                   | Contributing        |                        |
| 1301 W. Mackenzie Dr. | 1941              | Transitional Ranch      | Contributing        |                        |
| 1302 W. Mackenzie Dr. | 1941              | French Provincial Ranch | Contributing        |                        |



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|-----------------------|--------------------------|--------------------|----------------------------|-------------------------------|
| 1305 W. Mackenzie Dr. | 1941                     | Ranch              | Contributing               |                               |
| 1306 W. Mackenzie Dr. | 1939                     | Transitional Ranch | Contributing               |                               |
| 1308 W. Mackenzie Dr. | 1939                     | Ranch              | Noncontributing            | Alterations                   |
| 1309 W. Mackenzie Dr. | 1930                     | Southwest          | Contributing               |                               |
| 1310 W. Mackenzie Dr. | 1940                     | Transitional Ranch | Contributing               |                               |
| 1312 W. Mackenzie Dr. | 1945                     | Ranch              | Contributing               |                               |
| 1315 W. Mackenzie Dr. | 1951                     | Ranch              | Contributing               |                               |
| 1321 W. Mackenzie Dr. | 1952                     | Ranch              | Contributing               |                               |
| 1326 W. Mackenzie Dr. | 1944                     | Ranch              | Contributing               |                               |
| 1327 W. Mackenzie Dr. | 1931                     | Tudor Revival      | Contributing               |                               |
| 1333 W. Mackenzie Dr. | 1948                     | Ranch              | Contributing               |                               |
| 1335 W. Mackenzie Dr. | 1946                     | Ranch              | Contributing               |                               |
| 1336 W. Mackenzie Dr. | 1944                     | Transitional Ranch | Contributing               |                               |
| 1339 W. Mackenzie Dr. | 1948                     | Ranch              | Noncontributing            | Alterations                   |

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**STATEMENT OF SIGNIFICANCE SUMMARY PARAGRAPH**

The Woodlea Historic District is significant as a good example of an *FHA-Influenced Subdivision (1935-1963)* as identified in the three historic contexts discussed in the Multiple Property Listing “*Residential Subdivisions and Architecture in Central Phoenix, 1870-1963.*” It relates to *Context 1: Trends and Patterns of Residential Subdivision Development in Phoenix, 1870-1963*, as a good example of major development trends in Phoenix, including the conversion of farm land into residential subdivisions which allowed the city to expand from its original limits in the early to mid-20<sup>th</sup> century. It is also associated with *Context 2: The Progression of Residential Architectural Styles, Building Materials and Construction Practices in Central Phoenix Neighborhoods, 1870-1963*, as the district reflects major architectural styles from the late 1920s through the 1940s, particularly the Transitional/Early Ranch style house. Finally, Woodlea’s development 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 FHA-insured loans allowed families who would not otherwise qualify for a mortgage build or buy their own houses in Woodlea, thus completing the subdivision. Today, the district is filled with mid-century residential properties that share common size, setback, building materials, massing, and architectural styles. It is largely intact, with 133 (82%) of its 163 properties considered as contributing elements of the district and only 30 (18%) as noncontributing. The Woodlea Historic District retains its original architectural fabric to a good degree. As a result, it conveys a strong sense of the historic period in which it was developed. Because it represents significant trends in Phoenix’s physical development and possesses a good stock of mid-century resources with high architectural integrity, the Woodlea Historic District is nominated to the National Register of Historic Places under Criterion A, Community Planning and Development, and Criterion C, Architecture, both at the local level of significance.

**NARRATIVE STATEMENT OF SIGNIFICANCE**

The Woodlea Historic District is significant as a good example of a medium-scale residential subdivision with historic resources dating from 1929 through the mid-1950s. Although platted in 1928, the district was not substantially developed until the late 1930s and 1940s, when the advent of Federal Housing Administration (FHA) insured loans helped loosen economic constraints on new construction. Numerous Phoenix subdivisions, including Country Club Park, North Encanto, Yapple Park, and Woodlea, whose development was stalled by the Great Depression, were reinvigorated with federal loan guarantees. The availability of FHA-insured loans, combined with the demand for defense workers’ housing during World War II and newcomers in the postwar era, contributed to the Phoenix building boom responsible for substantially completing the Woodlea Historic District by 1955. As a result, the district clearly demonstrates the trends and patterns of residential subdivisions in Phoenix, particularly in the years leading up to and including World War II as well as through the early postwar period. The district is also noteworthy for its many Transitional/Early Ranch style houses which dominated residential design from the late 1930s through the postwar period both nationally and locally.

Because the Woodlea Historic District reflects these contexts to a good degree, it is nominated to the National Register of Historic Places under Criterion A, for its associations with the broad patterns of history, and under

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Criterion C, for its architecture, both at the local level of significance. These criteria are further discussed below.

**Criterion A: Community Planning and Development**

The Woodlea Historic District is significant under National Register Criterion A, as an illustration of Community Planning and Development in Phoenix. The district represents major patterns in Phoenix's residential development in the early- to mid-20<sup>th</sup> century, including land speculation and the conversion of agricultural property into suburban residential tracts as the city grew beyond its original townsite boundaries. (See the Multiple Property Documentation Form, "*Historic Residential Subdivision Development in Phoenix, 1870-1963*"). The Woodlea tract is a good illustration of this pattern of suburban growth. Platted from 47 acres of irrigated farmland in 1928, and developed largely in the late 1930s and throughout the 1940s, the Woodlea district followed prevailing subdivision patterns, marketing techniques, and development practices of the period. Its subdivision plan, which pre-dates FHA guidelines that encouraged curvilinear streets and cul-de-sacs, is laid out on a strict grid pattern in accordance with standard practices for the time. The developer laid out blocks, lots, and streets and provided basic amenities but did not, himself, build houses. Newspaper advertisements and articles in the real estate section of the paper were used to promote the subdivision; they specifically touted the good water and lack of city taxes.

At the same time, development in the tract represents a transition in building practices that began to move away from building houses one at a time for specific buyers to building houses on a speculative basis. As a result, historic resources in the district reflect its development as a mixture of custom designed and speculative houses for working- and middle-class families. Financial stagnation during the Great Depression left most of the subdivision undeveloped until the late 1930s and early 1940s, when an improved economy and the availability of Federal Housing Authority (FHA) insured loans inspired renewed building activity. Despite war-time restrictions on construction, some houses were built during World War II and most of the remaining ones were completed in the early postwar period.

Spanning periods of both good and bad economic times, the Woodlea Historic District well represents the vagaries of subdivision planning and development in Phoenix from the boom years of the late 1920s through the early postwar period. As a good, representative district from this period, the Woodlea Historic District is nominated to the National Register of Historic Places under Criterion A, Community Planning and Development. As a good representation of these subdivision patterns, the Woodlea Historic District is nominated to the National Register of Historic Places under Criterion A, Community Development and Planning.

**Criterion C: Architecture**

The Woodlea Historic District is also significant under National Register Criterion C, for its architecture. The district's historic building stock reflects architectural styles and materials popular from the late 1920s through the early postwar period. A few bungalows and Revival style houses in the district date from its first period of construction and represent popular styles from the 1920s and early 1930s. However, because it was largely at a time when Transitional/Early Ranch style houses were popular, the district has an abundance of such houses. The district reflects the national and local trends that propelled the Ranch style and its variations to

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immense popularity during that time. Regardless of style, most resources in the district are relatively small, two or three bedroom houses, geared to families of moderate means. Both custom designed and speculative houses exist in the district, a fact that illustrates a transition from earlier subdivisions, in which builders erected homes for specific clients, and later ones, in which builders purchased multiple lots and completed houses for unknown buyers.

Spanning several decades and interrupted by economic hardship during the early 1930s, the subdivision was ultimately built out with 163 individual resources. Of those, 133 (82%) contribute to the historic character of the district while 30 (18%) do not. Because it retains a high level of architectural fabric and integrity, the Woodlea Historic District is nominated to the National Register under Criterion C, Architecture.

**DEVELOPMENTAL HISTORY/ADDITIONAL HISTORIC CONTEXT INFORMATION**

**Introduction**

The Woodlea Historic District is a medium-sized, mid-century neighborhood in central Phoenix that was platted in 1928, but largely developed in the 1940s. The Woodlea Historic District was developed in two principal building campaigns. The first occurred shortly after the subdivision plat was filed, in 1929. That year, eight houses were erected. The onset of the Great Depression brought construction to a standstill by 1935 when developer Thomas Mackenzie was forced to foreclose on the remaining lots. After several years of inactivity, Woodlea's promoters revived their efforts to complete the subdivision in the late 1930s when FHA loan guarantees were made available to potential home buyers. With an improved economy and federally insured mortgages, building began anew in Woodlea. Between 1939 and 1942, scores of houses filled lots in the subdivision. Although war restrictions generally prohibited "nonessential" construction during World War II, a number of houses were approved for the Woodlea subdivision, likely due housing shortages for defense workers. As building continued at a rapid pace in the postwar period, the subdivision was almost entirely built out by 1955; only eight houses were constructed after that time.

The Woodlea Historic District generally follows the original subdivision lines and is bounded by 9th Avenue to the east, 15th Avenue to the west, Glenrosa Avenue (formerly Neelia Drive) to the north, and the alley between Mackenzie Drive and Monterosa Street on the south. The district lies a few blocks south of the Grand Canal, which likely provided water for the original farm operation, and just a short distance from the busy 7th Avenue, commercial strip.

**Early History**

The Woodlea subdivision was carved from one of many farm tracts that surrounded Phoenix in the early 20<sup>th</sup> century. As the city grew beyond its original boundaries, irrigated farms gave way to new subdivisions, especially during the building boom that occurred in the 1920s and after World War II. The property changed hands several times between 1900 and 1928, passing from one absentee owner to another (Frank, 1997). They likely bought the land as a speculative venture, gambling that Phoenix would one day grow in their direction and increase their property values. Meanwhile, they leased their acreage to Phoenix area farmers

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who irrigated their fields with water from the nearby Grand Canal. Reportedly, the Woodlea tract was planted in truck crops such as lettuce, rather than citrus, and possibly used for dairy farming (Frank, 1997).

Phoenix experienced phenomenal growth in the early part of the century, adding subdivisions around the city – principally to the north – at an impressive rate. Signs looked good for continued growth and Thomas Mackenzie, a miner from Ray, Arizona, seized the opportunity to capitalize on the city's rapid development. On November 9, 1928, Mackenzie purchased a 47-acre tract of farmland north of Indian School Road and west of 7<sup>th</sup> Avenue, from California resident Sophoria E. Haeberlin. The land in Section 19 (Township 2 North, Range 3 East) had, indeed, risen in value over the years. When it sold in 1900, the tract brought a mere \$200, but in 1928, Mackenzie paid Mrs. Haeberlin \$20,000 in gold coins for the same property (Frank 1997; deed records in file).

### Woodlea Subdivision

Mackenzie quickly subdivided his rectangular plot as "Woodlea," for the trees that surrounded the tract. He created twelve blocks with 190 building lots, most of which addressed three major east-west streets that ran through the tract – Mackenzie, Heatherbrae and Neelia (now Glenrosa) – between 7<sup>th</sup> and 15<sup>th</sup> avenues. Like most suburban developers of the period, Mackenzie provided basic amenities; he dedicated streets and alleys for public use and granted easements for utilities. Because the subdivision lay at a distance from the city and its services, he dug a deep well to provide water to the subdivision. The Maricopa County Board of Supervisors approved the Woodlea plat on December 30, 1928 and it was filed at the County Recorder's office on January 2, 1929 (Woodlea Subdivision Map, Book 20: 20).

Mackenzie did not, himself, build or contract the construction of houses in his subdivision. Instead, he sold lots to realtors and builders who were then responsible for the improvements. Just over a month after filing his plat, Mackenzie sold his first two lots to husband and wife, J. A. and Anna Holmes, who were described in deed records as "builders and contractors". The couple purchased two lots for building purposes. Lot 3, Block 20, now 4210 N. 9<sup>th</sup> Avenue, sold for \$600.00, and Lot 4, Block 10, now 907 W. Mackenzie Drive, sold for \$450.00 (Frank, 1997; deed records in file). It is not known whether Mr. and Mrs. Holmes meant to sell both houses or live in one and sell the other, but deed records clearly state their intention to construct two houses. This initial lot sale was typical of the district's development which included owner-builders, speculative builders, and small investors.

After platting his subdivision and selling the first two lots, Mackenzie entered into an agreement with Lister Realty Company to broker the remaining parcels.<sup>i</sup> J. Lister held a grand opening for the Woodlea subdivision on March 17, 1929 (*The Arizona Republican*, March 17, 1929). To attract a crowd, they offered a free lunch and widely touted Woodlea's amenities including "wide, well graveled streets," electricity, and a nearby church and school. Lister's ads for the subdivision emphasized that there were no city taxes. Woodlea's most noteworthy feature, according to most early advertisements, was its pure, soft water, described as "the best in the city" and "pumped from a depth of 347 feet by a 7.5 horsepower motor". Prospective home buyers were

<sup>i</sup> Mackenzie may have sold the subdivision to Lister Realty with a contingency clause. During the Great Depression, Lister defaulted on the agreement and Mackenzie resumed control of the property.

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urged to bring canteens to sample the water. In a newspaper article covering the grand opening, Lister declared "The results of the first day were exceedingly gratifying" (*The Arizona Republican*, March 24, 1929).

Early newspaper articles and advertisements offer a few clues about Mackenzie and Lister's intended buyers. They sought to attract both speculative builders and prospective home owners to build single-family houses throughout the subdivision. Articles and advertisements in the real estate section of *The Arizona Republican* appealed to builders by hinting at Woodlea's investment potential. They emphasized its low-priced lots and location near exclusive subdivisions and promised a "choice location at a small cost in the path of the Salt River Valley's greatest development!" (*The Arizona Republican*, March 24, 1929). Advertisements were also aimed at families wishing to build a home of their own. One portrayed a child's eagerness to see Woodlea. It read,

"Say Dad" "You have read the news, let's drive out Seventh Ave. north of Indian School Road and see WOODLEA the new subdivision all the neighbors are talking about. We will take our canteen and sample the GOOD SOFT WATER . . ." (*The Arizona Republican*, March 24, 1929).

Deed restrictions limited the addition to single-family residences and clearly stated that Woodlea was intended to be a "choice and restrictive residence addition" that prohibited "tents or tent houses," garages, and outdoor toilets. In addition, only those of "the Caucasian race" were allowed to occupy, lease or own property in the subdivision (Deed record in file, December 31, 1935). It was a biased, but typical, subdivision restriction for that period.

Although the subdivision was then far north of the city limits, initial lot sales were brisk and in October, 1929, Lister announced that development in Woodlea "far exceeded the company's expectations". Eight houses were completed between March and October, 1929 and others were on the drawing board when J. Lister predicted that Woodlea would be "one of the fastest developments completed in the history of city real estate circles" if progress continued at that pace. He anticipated building 40 houses by the end of the year (Weight, 1998). Unfortunately, even as Lister made his remarks, the stock market tumbled, precipitating the onset of the Great Depression.

### **The Great Depression and the FHA**

The failed economy had an almost immediate and dramatic impact on the Woodlea development. The neighborhood saw few sales in the early 1930s; only one house sold in 1930, three in 1931, and none in 1933 or 1934. By the end of 1935, Mackenzie was forced to foreclose on the remaining lots. He paid the Phoenix Title and Trust Company the sum of ten dollars for the return of his property (Deed Records in file, December 31, 1935). Sales remained dismal through 1937; only three houses sold in the three-year period from 1935 through 1937. In total, only fifteen houses in the 190-lot subdivision had been sold by the end of 1937.

Assistance came from the Federal Housing Administration (FHA), which helped would-be home owners obtain mortgages with federally-insured loans. Building in Woodlea resumed at a modest rate with five new houses completed in 1938 and another five in 1939. Angle Realty heavily promoted Woodlea in newspaper

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advertisements in the late 1930s. The company typically offered “ample” five room houses built of painted brick or frame and stucco, with steel casement windows and stained concrete floors. Added features included garages and Venetian blinds. The company further enticed prospective buyers with FHA loans and costs as much as 35% lower than in comparable neighborhoods (*The Arizona Republic*, March 12, 1939).

### World War II and the Postwar Era

Residential construction in Woodlea accelerated on the eve of World War II, as defense industries led to a housing shortage in Phoenix. Some houses were built by independent contractors hired by owners but many others were constructed as speculative ventures by builders who purchased multiple lots. Andy Womack, one of Woodlea's prominent builders, constructed eight houses in the neighborhood, all of brick with either wood or steel frame windows. His two and three bedroom floor plans were used as templates for many houses throughout Phoenix. George Funk and William Bezy were among other active builders in Woodlea during the resurgence of the 1940s (*The Arizona Republic*, real estate ads, various).

While the war effort curtailed housing starts in many parts of the country, construction in Phoenix continued to grow during World War II, as the area's many defense industries warranted workers' housing. Woodlea benefited from the housing shortage and the years immediately preceding the war were the most successful for the subdivision. Twenty-eight houses were completed in 1940, with another 31 finished in 1941. Even in the depths of the war, construction continued in Woodlea where 10 houses were built in 1942, three in 1942, and 14 in 1944.

The *Arizona Republic* carried many advertisements for the Woodlea subdivision in the early 1940s. Homes in Woodlea were described as the “most modern and up-to-the-minute architecture” with “easy FHA terms available.” Woodlea remained outside the city limits and builder William Bezy attracted buyers by advertising Woodlea's “city conveniences [with] no city taxes.” He also noted that he would “accept [a] late model coupe or pickup as down payment” from prospective buyers for his newly built house at 916 W. Mackenzie Dr. (*The Arizona Republic*, February 1941). According to Angle Realty's ads, the firm had sold thirty houses in six months (*The Arizona Republic*, April 1941). After lackluster sales in the mid-1930s, construction in Woodlea boomed during the 1940s. By 1955, the subdivision was almost entirely built out; only eight houses were built thereafter.

### Demographic Composition

From the start, the subdivision attracted families of modest to moderate means who typically owned their own homes. Some of the earliest houses were occupied by men working in the building trades; M. S. Payne (707 W. Mackenzie Dr.) and J. A. Hetherington (903 W. Mackenzie Dr.), who lived in the district in 1934, were both carpenters. In 1940, G. L. Funk, one of the subdivision's principal building contractors (1107 W. Heatherbrae Dr.) and E.L. Chase, a valuator for the FHA (1103 W. Mackenzie Dr.), lived in the district. A. W. Rogers, the superintendent of Tanner Construction Company, lived in the district at 4200 N. 11<sup>th</sup> Ave. (Phoenix city directory, 1946).

By 1946, Mackenzie and Heatherbrae drives were almost fully developed and occupants included military personnel, an electrician, clerks, a doctor, a teacher, a pharmacist, and several service station managers and

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attendants. O. A. Hills (903 W. Mackenzie Ave.), a long time resident of the district was an entomologist for the U.S. Department of Agriculture (Phoenix city directory, 1946).

By 1951, Mackenzie and Heatherbrae were virtually complete and Glenrosa and the cross streets, from 9<sup>th</sup> Ave. to 15<sup>th</sup> Ave., were nearly finished. Residents in 1951 included clerical workers such as Mrs. B. J. Becker (4211 N. 9<sup>th</sup> Ave.), Mrs. Lanette Pool (4235 N. 9<sup>th</sup> Ave.), and C. J. Hinton (1321 W. Heatherbrae Dr.), a secretary for Marshall Mortgage and Trust. A number of residents were active duty servicemen or civilian employees of veterans or other service-related agencies. W. J. Doud (911 W. Mackenzie Dr.), was a clerk for the Veterans Administration, H. W. Fox (1107 W. Heatherbrae Dr.), a ratings specialist for the Veterans Administration, and V. E. Anderson (4240 N. 9<sup>th</sup> Ave.), was a procurement officer with the U. S. selective service system (the draft) (Phoenix city directory, 1951).

City directories indicate the neighborhood's stability; many residents who bought homes in the 1940s and early 1950s still lived in those homes ten years later. Long term residents held a variety of occupations, many in construction or blue-collar jobs. Among them were J. A. Cooper (4125 N. 15<sup>th</sup> Ave.), a blacksmith for the Salt River Power District, D. A. Hanna (4127 N. 15<sup>th</sup> Ave.), a projectionist and stage hand, G. A. Hunsicker (953 W. Glenrosa St.), a millwright and livestock feeder, A. W. Weinel (903 W. Heatherbrae Dr.), an electrician, and E. H. Cheves (1327 W. Mackenzie Dr.), a mechanic (Phoenix city directory, 1963). One noteworthy resident was Judge Lorna Lockwood, the first female State Chief Justice in the United States. Judge Lockwood lived at 1146 W. Mackenzie Dr. while serving on the bench (Garner correspondence, January 25, 2006).

City directories over the years show a mix of both white collar and blue collar jobs in the district but regardless of income or occupation, the percentage of home ownership was significant. In a random sampling of 35 residents in 1951, nearly 90% owned their homes; in a sampling of the same houses in 1957, that rate increased to 98% (Phoenix city directories, 1951, 1957). Such figures indicate a high level of interest and investment in the neighborhood.

### **Building Stock**

Today, the Woodlea Historic District consists of some Period Revival style houses including Tudor Revival, Southwest, and Pueblo Revival, most dating to the early years of its development. These early styles are more common on Mackenzie Drive. The district also has examples of International and Art Moderne designs. However, Ranch style houses, including French Provincial and Early/Transitional varieties, predominate in the district. Most date to the late 1930s and the 1940s.

The Woodlea Historic District remains largely intact with a relatively high degree of architectural integrity. Of 163 houses, only 30 are considered noncontributing elements of the historic district. Several of these properties postdate the period of significance as they were built between 1955 and 1980. The remaining noncontributing houses date from the 1930s or 1940s and have been significantly altered such that they no longer convey a sense of history. However, most are compatible in size, roof form, materials, setback, and scale with the rest of the district. Overall, the district remains architecturally cohesive, despite the small number of additions or alterations to some structures. Mature landscaping also aids in Woodlea's cohesive appearance.



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**Conclusion**

The Woodlea Historic District is a largely intact residential subdivision of 163 modest homes whose styles and materials are strongly evocative of early to mid-20<sup>th</sup> century suburban development in Phoenix. Platted just before the onset of the Great Depression, Woodlea was largely developed with the aid of FHA loan guarantees and thus can be classified as an *FHA-Influenced Subdivision (1935-1955)*. FHA guidelines mandated health and safety features, construction materials, and modern amenities for new homes, resulting in a certain degree of standardization throughout the neighborhood. Most of the houses in Woodlea retain their original design and materials to a high degree and contribute to the district's overall sense of history. Although some houses in the district were built after the historic period, and others have been significantly altered, such noncontributing properties are generally compatible with the district in size, scale, massing, setback, and other character-defining features of the neighborhood. The overall appearance and composition of the district conveys a strong sense of history and reflects trends and patterns of suburban development from the late 1920s and throughout the 1940s.

The Woodlea Historic District is associated with three historic contexts developed in the National Register Multiple Property Listing, *Residential Subdivisions and Architecture in Central Phoenix, 1870-1963*. It is nominated to the National Register of Historic Places under Criteria A and C at the local level of significance.

The district is strongly associated with *Historic Context 1: Trends and Patterns of Residential Subdivision Development in Phoenix, 1870-1963*. The district represents an important era in Phoenix's suburban development as growth moved beyond the original townsite boundaries and into surrounding farmland. Platted in 1928, the district lay far to the north of the city but, as early advertisements claimed, only about ten minutes by automobile. Therefore, it is nominated under NRHP Criterion A as a good example of suburban trends in Phoenix.

The Woodlea Historic District is also associated with *Historic Context 3: Influence of Federal, State and Local Housing and Planning Policies on Phoenix Domestic Architecture and Subdivision Planning, 1934-1963* and is nominated under Criterion A for this association. FHA financing in the late 1930s and through the 1940s allowed families of moderate means to build homes in the Woodlea subdivision and the district was largely built out by 1955 as a direct result of federally funded loans.

Finally, the district possesses significant residential architecture styles, particularly the Period Revival styles of the 1920s and early 1930s and especially the Early/Transitional Ranch styles of the 1940s. It is associated with *Historic Context 2: The Progression of Residential Architectural Styles, Building Materials and Construction Practices in Central Phoenix Neighborhoods, 1870-1963* and is nominated under Criterion C for its architecture.

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*The Arizona Republican*. Phoenix, Arizona. Various dates.

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**VERBAL BOUNDARY DESCRIPTION**

That part of the Southeast quarter of Section 19, Township 2 North, Range 3 East, G&SRB&M, described as follows:

BEGINNING at the Northwest corner of the South half of the Southeast quarter of said Section 19, being identical with the intersection of the monument lines of 15th Avenue and Neelia Drive (now known as Glenrosa Avenue), as shown on the plat of WOODLEA, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 20 of Maps at page 20;

Thence Easterly along said monument line of Neelia Drive to the Northerly prolongation of the East line of Lot 10, Block 1, in said WOODLEA;

Thence Southerly along said prolongation, along said East line, and along the Southerly prolongation thereof, to the Southeast corner of Tract "A" in said WOODLEA, being a point in the South line of said subdivision;

Thence Westerly along said South line to said monument line of 15th Avenue;

Thence Northerly along last said monument line to the POINT OF BEGINNING.

**BOUNDARY JUSTIFICATION**

The Woodlea National Register District corresponds to the original 1929 Woodlea subdivision plat with the exception of east-facing properties on 7<sup>th</sup> Avenue which have been commercially redeveloped. The National Register boundaries correspond directly to the local Phoenix Historic District boundaries.



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**1 of 17****Name of Property:** 1309 W. Glenrosa Ave.**Name of District:** Woodlea Historic District**City or Vicinity:** Phoenix**County:** Maricopa                      **State:** Arizona**Photographer:** Terri Myers**Date Photographed:** November 19, 2009**Description of Photograph:** Art Moderne house; View looking south/southwest**2 of 17****Name of Property:** 1329 W. Heatherbrae Dr.**Name of District:** Woodlea Historic District**City or Vicinity:** Phoenix**County:** Maricopa                      **State:** Arizona**Photographer:** Terri Myers**Date Photographed:** November 19, 2009**Description of Photograph:** View looking southwest**3 of 17****Name of Property:** 1321 W. Heatherbrae Dr.**Name of District:** Woodlea Historic District**City or Vicinity:** Phoenix**County:** Maricopa                      **State:** Arizona**Photographer:** Terri Myers**Date Photographed:** November 19, 2009**Description of Photograph:** View looking southwest**4 of 17****Name of Property:** 1100 block Mackenzie Dr. from 13<sup>th</sup> Ave. (1146 W. Mackenzie Dr.)**Name of District:** Woodlea Historic District**City or Vicinity:** Phoenix**County:** Maricopa                      **State:** Arizona**Photographer:** Terri Myers**Date Photographed:** November 19, 2009**Description of Photograph:** View looking northwest**5 of 17****Name of Property:** 900 block W. Heatherbrae Dr., east of 11<sup>th</sup> Ave.**Name of District:** Woodlea Historic District**City or Vicinity:** Phoenix**County:** Maricopa                      **State:** Arizona**Photographer:** Terri Myers**Date Photographed:** November 19, 2009**Description of Photograph:** View looking northeast

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**Name of Property:** 930 W. Heatherbrae Dr.  
**Name of District:** Woodlea Historic District  
**City or Vicinity:** Phoenix  
**County:** Maricopa **State:** Arizona  
**Photographer:** Terri Myers  
**Date Photographed:** November 19, 2009  
**Description of Photograph:** View looking north/northwest

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**Name of Property:** 925 W. Heatherbrae Dr.  
**Name of District:** Woodlea Historic District  
**City or Vicinity:** Phoenix  
**County:** Maricopa **State:** Arizona  
**Photographer:** Terri Myers  
**Date Photographed:** November 19, 2009  
**Description of Photograph:** View looking south

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**Name of Property:** 918 W. Heatherbrae Dr.  
**Name of District:** Woodlea Historic District  
**City or Vicinity:** Phoenix  
**County:** Maricopa **State:** Arizona  
**Photographer:** Terri Myers  
**Date Photographed:** November 19, 2009  
**Description of Photograph:** View looking north/northwest

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**Name of Property:** 900 block W. Heatherbrae Dr., west of 9<sup>th</sup> Ave.  
**Name of District:** Woodlea Historic District  
**City or Vicinity:** Phoenix  
**County:** Maricopa **State:** Arizona  
**Photographer:** Terri Myers  
**Date Photographed:** November 19, 2009  
**Description of Photograph:** View looking southwest

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**Name of Property:** 4240 North 9<sup>th</sup> Ave.  
**Name of District:** Woodlea Historic District  
**City or Vicinity:** Phoenix  
**County:** Maricopa **State:** Arizona  
**Photographer:** Terri Myers  
**Date Photographed:** November 19, 2009  
**Description of Photograph:** View looking west

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**Name of Property:** 1312 W. Mackenzie Dr.  
**Name of District:** Woodlea Historic District  
**City or Vicinity:** Phoenix  
**County:** Maricopa **State:** Arizona  
**Photographer:** Terri Myers  
**Date Photographed:** November 19, 2009  
**Description of Photograph:** View looking northwest

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**Name of Property:** 1309 W. Mackenzie Dr.  
**Name of District:** Woodlea Historic District  
**City or Vicinity:** Phoenix  
**County:** Maricopa **State:** Arizona  
**Photographer:** Terri Myers  
**Date Photographed:** November 19, 2009  
**Description of Photograph:** View looking southwest

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**Name of Property:** 1100 block Mackenzie Dr. (1138 W. Mackenzie Dr.)  
**Name of District:** Woodlea Historic District  
**City or Vicinity:** Phoenix  
**County:** Maricopa **State:** Arizona  
**Photographer:** Terri Myers  
**Date Photographed:** November 19, 2009  
**Description of Photograph:** View looking southwest

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**Name of Property:** 1103 W. Mackenzie Dr.  
**Name of District:** Woodlea Historic District  
**City or Vicinity:** Phoenix  
**County:** Maricopa **State:** Arizona  
**Photographer:** Terri Myers  
**Date Photographed:** November 19, 2009  
**Description of Photograph:** View looking southwest

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**Name of Property:** 903 W. Mackenzie Dr.  
**Name of District:** Woodlea Historic District  
**City or Vicinity:** Phoenix  
**County:** Maricopa **State:** Arizona  
**Photographer:** Terri Myers  
**Date Photographed:** November 19, 2009  
**Description of Photograph:** View looking south/southwest

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**Name of Property:** 4204 North 9<sup>th</sup> Ave.

**Name of District:** Woodlea Historic District

**City or Vicinity:** Phoenix

**County:** Maricopa                      **State:** Arizona

**Photographer:** Terri Myers

**Date Photographed:** November 19, 2009

**Description of Photograph:** View looking northwest

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**Name of Property:** 707 W. Mackenzie Dr.

**Name of District:** Woodlea Historic District

**City or Vicinity:** Phoenix

**County:** Maricopa                      **State:** Arizona

**Photographer:** Terri Myers

**Date Photographed:** November 19, 2009

**Description of Photograph:** View looking southwest