

## NORTH GARFIELD HISTORIC DISTRICT

**Number of Properties:** 304

**Period of Significance:** 1887-1955

**Predominant Architectural Styles:**

Bungalow, Period Revival, Colonial Revival, Prairie

**Register Listings:**

National Register of Historic Places (NRHP) 2010

Phoenix Historic Property Register (PHPR) 2005, as Diamond Street (PHPR 1997), as Moreland Street (PHPR 2002)

**Individually Listed Properties:**

Garfield Methodist Church, 1302 E. Roosevelt St. (NRHP 1993)

George Hidden House, 763 E. Moreland St. (NRHP 1995; PHPR 1994)

Pieri-Elliot House, 767 E. Moreland (NRHP 1983; PHPR 1997)

North Garfield contains a noteworthy concentration of late 19th and early 20th Century architectural styles. The majority of homes are modest Bungalows or Period Revivals, but examples of the rare Colonial Revival and Prairie-style homes are also present. A wide range of materials is present including brick, concrete block, stucco, wood siding and shingles, and adobe.

The west side of North Garfield began as part of the Brill Addition, one of the earliest additions to the original Phoenix townsite, recorded in 1887 by Frederick L. Brill, a miner and rancher from Wickenburg, Arizona. It included the area north of Roosevelt Street up to McDowell Road, from 7th Street to 12th Street. Due to increasing demand for residential lots, Brill resubdivided his land in 1895. His amended plat was annexed to Phoenix in 1910.

As with the Dennis Addition to the south, development in the Brill Addition was greatly

affected by the presence of the streetcar line. The Brill Line ran north along 10th Street from the Dennis Addition through the Brill Addition and up to McDowell Road. Like John Dennis, Frederick Brill was an investor in the Valley Street Railway Co. (predecessor to the Phoenix Street Railway). The 1895 replat of the Brill Addition clearly shows the influence of the streetcar line. The smallest lots in the addition measuring 50 feet x 120 feet deep are located along 10th Street, where the streetcar line was located. The lots gradually increase in size as they move away from the line.

The pattern of redevelopment in the Brill Addition followed that of the Dennis Addition, with many plats of land being subdivided and sold again.

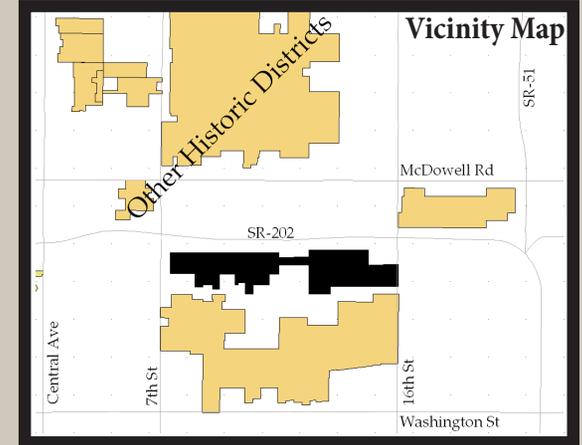
The east side of North Garfield grew at a slower pace. Unlike the rest of the greater Garfield neighborhood, it did not begin as a single plat that was later subdivided into smaller developments. Instead it grew as a series of

smaller, independent subdivisions. These included Mathers Subdivision (1911), Williams Place (1913), Rosemont (1914), Sedler's Addition (1914), Belvedere Amended (1920) and Sasse Addition (1925).

The final subdivision recorded in North Garfield was La Tourette Place, which encompasses the area bounded by Portland and Roosevelt streets, and 14th and 16th streets. Although platted in 1931, the subdivision did not see immediate building activity because of the Great Depression. The 44 homes on Diamond Street were all constructed with Federal Housing Authority financing between 1938 and 1948 as a collaborative effort between a contractor and a building material company. A significant number of homes in the La Tourette subdivision are constructed of adobe, which was most likely the builder's adaptation of the FHA requirement to use a durable building material.



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Phoenix, Arizona

Ownership within designated historic districts in the city of Phoenix carries with it both benefits and responsibilities. Exterior modifications and new development are subject to design review and approval through the Historic Preservation Office before permits can be issued. The Office also provides technical assistance to historic property owners and administers grants, when funds are available, for the preservation of historic properties.



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The activity that is the subject of this document has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

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