

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: Garfield Historic District

historic name Brill's Addition

other names/site number Germania Place, Victoria Place, Garfield Place, McKinley Park

2. Location: Roughly bounded by 7th Street on the west, 16th Street on the east, Roosevelt Street on the north and Van Buren Street on the south.

street & number _____ not for publication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)

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

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

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
484	284	buildings
		district
1		site
		structure
		object
485	284	Subtotal
769		Total

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

Number of contributing resources previously listed in the National Register

Residential Subdivisions and Architecture in
Central Phoenix, 1870-1963

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6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Single Dwelling

RELIGIOUS/Church

RELIGIOUS/Church

DOMESTIC/Multiple Dwelling

DOMESTIC/Multiple Dwelling

LANDSCAPE/Park

LANDSCAPE/Park

COMMERCIAL/Retail

COMMERCIAL/Retail

AGRICULTURE/Irrigation Facility

AGRICULTURE/Irrigation Facility

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY
REVIVALS: Classical Revival, Tudor Revival,
Mission/Spanish Colonial Revival

foundation: Concrete

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

walls: Brick

MODERN MOVEMENT: Moderne, Ranch

Stucco

Wood

Stucco

roof: Asphalt

other: Red Clay Tile

Narrative Description

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

Summary Paragraph

See Continuation Sheet

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

Period of Significance

1883-1955

Significant Dates

1883

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

Undefined

Architect/Builder

N/A

Period of Significance (justification)

John T. Dennis platted the Dennis Addition in 1883, and the oldest extant resource in the district dates to 1893. Several other subdivisions contributed to the area now defined as the Garfield Historic District. Some development occurred in the additions in the late 19th and early 20th century but the district grew tremendously between 1912 and 1929. Infill development occurred through the 1930s and into the early postwar period. The district was significantly built out by 1955, when residential construction was concentrated in the many new subdivisions springing up around Phoenix's periphery. Later, nonhistoric redevelopment and infill began in the 1960s and continues to the present. The Period of Significance begins with the platting of the addition and continues through the period of sustained growth and development.

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

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

See Continuation Sheet

Developmental history/additional historic context information (if appropriate)

See Continuation Sheet

9. Major Bibliographical References

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

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 160 acres
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>401020.2 m</u>	<u>3702644.9 m</u>	3	<u>12S</u>	<u>402623.3 m</u>	<u>3701829.2 m</u>
	<u>12S</u>			<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
	<u>Zone</u>	<u>Easting</u>		<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
2	<u>12S</u>	<u>402636.5 m</u>	4	<u>12S</u>	<u>401021.6 m</u>	<u>3701840.5 m</u>
	<u>Zone</u>	<u>Easting</u>		<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
	<u>Zone</u>	<u>Easting</u>		<u>Zone</u>	<u>Easting</u>	<u>Northing</u>

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
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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

See Continuation Sheets

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 Garfield Historic District is an early suburban neighborhood located on the edge of downtown Phoenix, approximately three-quarters of a mile northeast of the city center and immediately north of East Van Buren Street. The district was developed in phases and largely contains domestic properties with a number of small scale commercial and religious buildings, including several churches. Domestic buildings reflect Classical Revival, Craftsman, and Southwest influences. The Garfield Historic District is a large, irregularly-shaped district approximately 160 acres in size. It contains 769 resources, 87% of which were built during the historic period, between 1893 and 1955. Of the total number of resources, 484 (63%), have been determined to be contributing elements in the district and 284 (37%), are noncontributing features. The district is predominately residential in nature, with 640 single-family houses, 57 duplexes, 4 small residential courts, and 48 apartment buildings or complexes. The district also contains eight commercial buildings, four churches, one parsonage, and one park, with four buildings, counted as a site. The boundaries of the National Register district generally correspond to the boundaries of the Phoenix local historic district of the same name which was listed in the city register in February, 2005.

NARRATIVE DESCRIPTION

The Garfield Historic District is located on the edge of downtown Phoenix, north of Van Buren Street and south of Interstate 10. The district has an irregular boundary that includes portions of eight east-west streets—Roosevelt, Garfield, McKinley, Pierce, Fillmore, Taylor, Polk, and Van Buren Streets—between 7th and 16th Streets. To the east and west of the district, 7th and 16th Streets are major six- and seven-lane north-south thoroughfares lined with commercial properties. At the south end of the district, Van Buren Street is a major east-west artery also lined with commercial properties. North of the district lies the North Garfield Historic District (NR pending), a neighborhood sharing Garfield's early history and possessing similar streetscapes and architectural character. Just beyond North Garfield is Interstate 10, also known as the Papago Freeway. The streets in the Garfield Historic District form an irregular grid, with the aforementioned named streets running east-west and multiple numbered streets running north-south. The east-west streets are regularly spaced in most places, although slight variation is found. The north-south streets, however, are not regularly spaced, and some streets do not continue through the entire district. This creates residential blocks of unequal size. Alleys are found in almost all of the interior blocks.

The streetscapes in the Garfield Historic District vary from one to another, but setbacks, massing, and landscaping are fairly consistent district-wide and create a congruous appearance. The streets are flat with traditional concrete curbs; most are paved in asphalt although a few, including McKinley between 14th and 15th streets, are covered in concrete. Most of the streets are about 30 feet wide. Alleys are approximately 15 feet in width. All of the streets have concrete sidewalks, although the sidewalk placement varies. For example, most east-west streets have sidewalks set approximately five feet from the street. There are a small number of exceptions where the sidewalk is placed adjacent to the street, including a section of McKinley between 7th and 9th Streets and an angled section of Taylor Street in the southeast corner of the district. The north-south streets in the western portion of the district, 9th, 10th, and 11th Streets, have sidewalks set back

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about 10 feet from the street, whereas 12th and 14th Streets have sidewalks less than five feet from the street. Despite the variation in block size and configuration, lot sizes in the district are fairly consistent. The majority of lots measure approximately 150 feet deep by 50 feet wide. Smaller, variously-shaped lots are found along north-south streets such as 9th, 11th, and 14th Streets, as well as along partial streets such as 11th Place and 13th Place in the southern portion of the district.

The buildings in the district are similarly sized, with the majority (93%) being one story in height. There are 53 buildings over one story in height, including 23 one-and a-half and two-story houses, several of which are new construction. The remaining 30 consist of ten secondary dwellings, three tall churches, six houses with second-story additions, and eleven apartment buildings. Setbacks are fairly consistent, with houses are set back between 30 and 40 feet from the curb. Lots facing the north-south streets and lots along the angled portion of Taylor Street have shorter setbacks. Approximately two-thirds of the resources have low, non-historic front yard fences about three feet high. The most common fence type is chain link, which is found at about one-third of houses. Two other common fence types are low concrete block or stuccoed walls, and fences with iron bars spaced between stuccoed piers. The district contains a small number of other fence types, such as iron, wood picket, brick, or wood and wire. The lots are minimally landscaped, with grass, dirt, or gravel yards, bushes or low hedges, or trees such as palo verde, palm, or mesquite. Many lots feature narrow concrete walkways leading to the houses. Most lots have straight concrete driveways which lead to garages in the rear or attached carports. Very few two-track driveways remain—the majority of driveways have been infilled, replaced with new concrete, or widened slightly. Rear yards are fenced at the alleys. The district contains fewer than one hundred non-historic streetlights, in fairly regular intervals along the streets. Approximately 11% of the houses in the district have small rear houses. Most of the secondary dwellings are non-historic or are significantly altered, however, and are located behind other houses, largely out of view. Since they do not directly contribute to the streetscape, they are not counted among the district's resources. A limited number of secondary dwellings were inventoried; these were generally located at the street instead of in the rear, and thus were part of the streetscape.

The district's period of significance is 1883-1955. This period covers the major building phases in the neighborhood: 1893 to 1915 Classical Revival and Craftsman; 1915-1925 Craftsman; mid-1920s to mid-1930s Southwest Style and other period revival; and late-1930s to mid-1950s Ranch. In all, approximately 10% of the houses in the district were built between 1893 and 1914 and are predominately Classical Revival in style. About 53% of the district's houses were built between about 1915 and 1925, with the Craftsman style most predominant. Approximately 13% of the neighborhood's resources date from 1926-1935. This span includes a wide range of house types, with Southwest Style the most common. Approximately 12% of the houses in the Garfield Historic District were built between about 1938 and 1955. Houses from this time period are primarily Early Ranch and Ranch in style, although period revivals and International Style houses are also found. Only 13% of the resources in Garfield were built after the period of significance; these are primarily single-family houses built to resemble Craftsman bungalows, and apartment buildings. The vast majority of secondary dwellings in Garfield are non-historic, or are significantly altered historic garages or similar. Their ad hoc construction makes them difficult to date.

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Garfield's architectural diversity is also created by various roof types, construction materials and decorative details. Seventy-four percent of the district's buildings have gabled roofs. Of the total number of gabled roofs, approximately 42% are front-gabled, 43% are side-gabled, and the remaining are cross-gabled. At least thirty-five houses have clipped gables. About 9% of the buildings in the district have hipped roofs, and another 1% have a hip roof variation such as cross-hip, hip with gable, or gable-on-hip. About 11% of the district's buildings have flat roofs, either with or without parapets. Stucco is the most common building material in Garfield, with 53% of buildings having stucco exteriors. In some cases the stucco is not original. Approximately 27% of the buildings in the district are brick, 6% are block, including rusticated concrete block and other decorative types, and 10% are wood. Replacement siding such as vinyl or aluminum is found on less than 1% of the district's buildings. The great majority of the gabled and hipped houses have asphalt shingle roofs. The flat-roofed resources have built-up roofs.

A variety of window types and configurations are found in the district. Approximately 55% of the houses in the district retain their historic windows. Approximately 40% of the houses feature wood double-hung windows, most with 1/1 sash. These are most frequently found in the Craftsman houses, but are also in some period revivals. Approximately 8% of the houses have wood casement windows, most often in vertical orientation with square divided light patterns. About 7% of the houses have steel casement windows. Wood and steel casements windows are commonly found on the period revival and Early Ranch houses. About 30% of the houses have aluminum replacement windows, and 15% have vinyl.

Ornamental details vary greatly with each architectural style. Craftsman houses have details such as exposed rafters, trusswork, and brackets. Many of the brick Craftsman houses have segmental arch window and door openings. Southwest Style and Spanish Colonial Revival houses are generally stucco, with flat roofs and decorative details such as tile porch roofs or parapets. Tudor Revival houses commonly have arched porch entries, and Early Ranch houses have minimal decoration such as window shutters. Many of the older houses in the district have brick chimneys. In general, the Early Ranch and Ranch houses do not have chimneys.

Porches are a defining characteristic of Garfield's architecture. Most of the houses in the district have porches, and those that do not have small stoop roofs. The sizes and configurations vary greatly, but 52% of houses have some type of partial-width porch, making this the most common porch type in Garfield. Of houses with partial-width porches, approximately 55% have gabled partial-width porches, 20% have shed-roofed partial-width, and about 23% have inset partial-width porches. Full-width porches are found on about 23% of the district's houses—69% of these are inset full-width and about 31% with gabled or shed-roofed full-width. Both full-width and partial-width porches are found on most architectural styles. About fourteen of the houses in the district have wraparound porches. The district's porches are constructed with a variety of materials and are most commonly supported by wood posts, brick piers, metal posts, or replacement posts. Tapered porch posts on short brick or stucco piers are common in the Craftsman houses. At least twenty-nine of the district's houses have infilled porches. Only about 13% of the resources do not have porches; many of these are apartment buildings or complexes. Approximately 5% of the houses have only small independent stoop roofs over their entries. These are gabled, flat, and shed-roofed, and are either cantilevered or supported by brackets or simple posts. Stoop roofs are most commonly found in Ranch, International Style, or Southwest

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Style houses. Approximately 13% of the houses have attached carports, most of which are not original. Portecocheres are found on about 5% of houses. At least one-third of these, however, are non-historic interpretations and are featured on new construction from circa 1995-2005. Approximately one-quarter of the houses have small garages in the rear near the alley, and about 11% have secondary dwellings.

The district's architectural diversity can be highlighted with examples of each of the styles present. Garfield Historic District contains 50 Classical Revival resources, dating primarily from 1893 to 1915. Most of the Classical Revival resources are bungalows with Classical symmetry and features such as columns. Two-thirds of them are contributing. Two of them are duplexes. The Classical Revival houses include both "pyramidal cottage" types with hipped roofs, and front-gabled houses with deeply inset porches. The circa 1905 house at *610 N. 9th Street* is a brick pyramidal-roofed Classical Revival house with a corner inset porch. It has tall 1/1 windows, two transom doors, and segmental arched window openings. Another brick example is *915 E. Pierce*, built circa 1900, which has a flared pyramidal roof and a wide eave overhang with enclosed soffit. It also has a partial-width inset porch, a hipped dormer, two transomed doors, and an arched double-hung window with an arched brick header. A similar house is *724 E. Pierce Street* from circa 1905, which has a full-width, deeply inset porch with round columns and segmental arch window openings. A front-gabled example is *1214 E. Taylor Street*, a Classical Revival house from circa 1910. It is constructed of Ideal block and has a full-width inset porch with a shingled gable end and two transomed doors. At *606 N. 9th Street* is another early concrete block example with a full-façade porch and classical columns. The Classical Revival house at *910 E. McKinley Street* is one of the oldest houses in Garfield. Built in 1897, it is a 1 ½-story house with a tall hipped roof accented by one hipped dormer window on each side. The house features a large wraparound porch with gently arched porch openings. The porch roof doubles as a second-story balcony. The house has segmental arch windows, a large entry door with sidelights and transom, and dentils at cornice level. A good example of a Classical Revival duplex can be found at *1138 E. Taylor Street*, built circa 1898, a wood-framed duplex with a pyramidal roof.

There are 339 Craftsman resources in Garfield, 45% of the district's total number of resources. Eighty-three percent of them are contributing. The Craftsman resources date primarily from about 1910 to 1925, and include 311 houses, 26 duplexes, one residential court, and one parsonage. Most of the Craftsman houses feature bungalow floor plans and prominent front independent or inset front porches. About 44% of the Craftsman houses are brick, and about 39% are stucco, although some of the latter may have been originally brick. The Craftsman duplexes have a similar distribution. Other Craftsman building materials include wood and rusticated concrete block.

Craftsman houses include *804 E. Garfield Street*, a large circa 1915 house with a side-gabled roof and shingled gable ends. A deeply inset full-width porch is supported by full-height brick piers at its corners only, creating a very long porch header span. At *1306 E. Fillmore Street* is a circa 1918 California-style Craftsman with a broad cross-gabled roof, wide eave overhangs, exposed rafter ends, and large brackets. The circa 1920 front-gabled house at *1009 E. Fillmore Street* is built with rusticated concrete blocks. It has a full-width inset porch, and concrete window headers. A typical modest Craftsman bungalow is located at *325 N. 11th Street*. It is a circa 1915 brick front-gabled house with a partial-width front-gabled porch. The porch is

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supported by tapered wood columns on brick piers. The house has 1/1 double hung windows, shingled gable ends, segmental arch window and door openings, and a brick chimney. The house at *1403 E. Fillmore Street* is a circa 1915 brick house with an unusual double roof. Its broad side-gabled roof has a second, smaller roof "floating" about two feet above it. This design is purportedly an early attempt at passive cooling. The house also has very wide eave overhangs, exposed rafters, river rock piers, and square brick chimneys. At *1348 E. Pierce Street* is a 1 ½-story stucco Craftsman house built circa 1918. It has a tall side-gabled roof, a large wraparound porch with square stucco piers, and a hip-roofed dormer window. Another good example of a Craftsman-influenced bungalow can be found at *717 E. McKinley Street*, which has almost Japanese detailing in its fascia and porch posts.

Craftsman duplexes include *521-523 N. 9th Street*, a side-gabled duplex with twin front-gabled porches. It is a stucco building with 1/1 double-hung windows, full-height piers, and exposed rafters. Built circa 1927, it has a matching neighbor, *517-519 N. 9th Street*. The duplex at *502-504 N. 12th Street*, built in 1920, is a brick building with a rectangular, front-gabled form. Both units are housed under the same broad front-gabled roof, and twin front-gabled porches lead to segmental-arched entry doors. The duplex also features tall brick chimneys and 1/1 double-hung windows. Another Craftsman duplex is *1202 E. McKinley Street* from circa 1922. It is a brick side-gabled building featuring twin front-gabled stucco porches with arched porch openings. It has one front-gabled vent dormer, exposed rafters, and twin tripartite windows with two 3/1 and one 4/1 windows each. Other good examples of Craftsman duplexes are at *906 N. 9th Street* and *318-320 N. 12th Street*. A small Craftsman residential court is located at *321 A, B, & C N. 11th Street*. It was built circa 1920 and contains three small wood-framed bungalows with partial-width front porches, brick chimneys, and exposed rafters. The Craftsman-style Parsonage is *908 E. McKinley Street*, a circa 1920 brick house with a side-gabled roof and front-gabled porch. It has exposed rafters, 6/1 double hung windows, and an entry door with sidelights.

A number of houses display elements of both Classical Revival and Craftsman styles and, as such, are hybrids. Good hybrid examples are found at *1214 E. Taylor Street*, *1225 E. Fillmore Street*, and *721-723 E. Pierce Street*. These are large Ideal Block houses with Classical symmetry and full-height columns or posts, and shingled Craftsman-style gable ends.

The district contains a number of revival style resources, primarily from the 1920s and 1930s. These include Tudor Revival, Spanish Colonial Revival, Mediterranean, and English Cottage. The Southwest Style combines Spanish Colonial and Pueblo Revival design attributes; this local variation is the most common revival-era style in Garfield. There are 45 houses, nineteen duplexes, and three residential courts in the Southwest Style. Three-quarters of them are contributing resources. There are also two Southwest Style commercial buildings and one Southwest Style church, discussed later in this section. The Southwest Style features stucco finishes, flat roofs with pronounced decorative parapets, and tiled porch or stoop roofs. At *745 E. McKinley Street* is a circa 1928 Southwest Style house with a partial-width porch with large porch openings, a matching stucco porte-cochere, and wood casement windows. A similar house can be found at *1518 E. McKinley Street*. The circa 1926 house at *1433 E. Fillmore Street* has tile trim along its parapet and a shallow front-gabled ell with a tile roof. At the intersection of the ell is a small entry porch with arched porch openings and tile roof. The circa

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1925 house at *716 E. Pierce Street* has a shallow front-gabled ell, containing the entry, located in the center of its front façade. It also features small decorative relief panels located above wood casement windows. An unusual design is the Southwest Style adobe house built at *1246 E. McKinley Street*, about 1928. It has a concave full-width porch that seems to “bend” outward from the house. The porch’s three bays are divided by massive piers that continue up past the parapet, heightening the effect. Its windows are currently boarded.

The Southwest style duplexes include *1204-1206 E. Pierce Street*, a circa 1925 flat-roofed stucco building with a decorative parapet. It has a symmetrical front façade with matching tiled, shed-roofed roofs over both front doors. The duplex at *1014-1016 E. McKinley Street* dates from circa 1925 and is a flat-roofed building with twin front-gabled porches. The porches have tiled roofs and arched openings. The house also features sidelights and double-hung windows. At *1205 E. McKinley Street* is a circa 1925 duplex with a zig-zag decorative parapet. Its front façade has one long flat-roofed porch sheltering two individual front porches, each with four concrete steps and square porch openings. Another good example is located at *740-742 E. McKinley Street*. The Southwest residential courts at *1507 E. Fillmore Street* and *1457 E. Fillmore Street* have virtually identical designs. Each unit is a square, flat-roofed building with a small corner inset porch. Above each porch is a tiled sloping roof that creates a “notch” in the overall flat roof form. At *1507 E. Fillmore Street*, four units comprise a small court. The buildings have paired vertical casement windows. At *1457 E. Fillmore Street*, all nine of the original units remain, and are arranged in a U-shape around a central court. The buildings here have different window openings, some of which have had replacement windows installed. The Southwest Style residential court at *901-905 E. McKinley Street (also addressed 731 N. 9th Street)* consists of five stucco buildings, each with decorative tile-trimmed parapets, tapered exterior chimneys, and shed-roofed tiled stoop roofs. The court originally had six units.

The neighborhood also contains ten Tudor Revival houses. Eight of the Tudor Revival houses are contributing. They include *418 N. 13th Place*, a cross-gabled stucco house built circa 1925. It has a lancet-arched entry porch, an arched porte-cochere, and tripartite wood casement windows. A simple example is the house at *1327 E. Fillmore Street* is a circa 1930 cross-gabled stucco house with casement windows. Another Tudor Revival example is *1509 E. Roosevelt Street*, a circa 1930 brick house with a high-pitched roof and faux half-timbering in its gable ends. The district’s one Spanish Colonial Revival house, *1111 E. Fillmore Street*, was built circa 1930. It has a low-pitched, tiled, cross-gabled roof and an arched porch opening. It is considered noncontributing due to replaced windows with insensitive stucco window surrounds. The one Mediterranean style house is *712 E. Pierce Street*, built circa 1925. It is a two-story stucco house with strong vertical proportioning, an arcaded partial-width porch with upper floor balcony, and concrete window sills. An unusual house in Garfield is *1434 E. Garfield Street*, built circa 1930. Its design recalls an English Cottage, with a cross-gabled roof with clipped gables, narrow wood siding, a brick chimney, and tripartite wood casement windows. The house at *1001 E. Fillmore Street* is a vernacular interpretation of the Gothic Revival style. The house, which dates to 1893, is the oldest house in the district and is listed on the National Register. It is a side-gabled brick house with a wraparound shed-roofed porch. It features tall curved window openings with arched headers. Its door and windows are currently boarded.

From the late 1930s through about 1955, the houses in Garfield were generally Minimal Traditional, Early

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Ranch, and Ranch in style. Garfield does contain two International Style houses from this period, however. The circa 1938 International Style house at *1517 E. Roosevelt Street* has a smooth stucco finish, a corner window, and a stepped façade with three distinct building volumes. A small curved awning-style stoop roof is located over the entry. At *1450 E. McKinley Street* is a 1940 International Style house with a similar stepped appearance. It has two corner casement windows and a flat porch roof supported by thin metal poles. It is constructed of painted concrete block. There are 20 Early Ranch houses in Garfield, 12 of which are contributing resources. They include *1448 E. McKinley Street*, a circa 1938 painted block house. It has a cross-hipped roof, a flat stoop roof, steel casement windows, and a stone chimney on its front façade. Another Early Ranch example is circa 1940 *1506 E. McKinley Street*, a hipped house with a front-gabled ell. It features red brick walls with buff-colored brick quoining and casement windows with concrete headers. There are two Early Ranch duplexes, such as *410-412 N. 13th Place*, a brick side-gabled building with casement windows and stoop roofs. The district has 36 Ranch style houses, only 15 of which are contributing. Twelve of the 36 are French Provincial Ranch in style, mainly characterized by broad, intersecting hipped volumes. Three of the contributing Ranch houses are: *1340 E. Polk Street*, a circa 1942 hipped house with a gabled ell, brick wainscoting, corner casement windows, and a shed-roofed porch; *1101 E. Fillmore Street*, a circa 1950 painted block house with a side-gabled roof and 6/6 double-hung windows; and *1232 E. Fillmore Street*, a circa 1950 side-gabled house with an inset carport and a large casement picture window. Three of the contributing French Provincial Ranch houses are: *1443 E. McKinley Street*, a circa 1938 cross-hipped brick house with casement windows and exposed rafters; *1312 E. Pierce Street*, also from circa 1938, which has the same form but is stucco with 6/6 double-hung windows; and *401 N. 13th Street* from circa 1945, which is also similar but is of painted block construction with wood casement windows. There are also three Ranch style duplexes and three Ranch style apartment complexes or buildings in the district.

There are 162 resources that do not convey a particular architectural style, either because they were simple houses with little stylistic embellishment styles to begin with, because they have had alterations that obscured their original style, or because they are recent construction. Only 25% of the resources without style are considered contributing. An example is *761 E. Pierce Street*, a circa 1920 brick house. It is side-gabled with a front-gabled porch and diamond pane-over-one double-hung windows. Also without specific styles are *1033* and *1035 E. McKinley Street*, matching cross-gabled cottages with stucco finishes. The circa 1940 house at *412 N. 11th Street* is another example. It is a small brick rectangular house with brick sills.

There are eight Commercial resources in the district, four of which are considered contributing. At *926 E. Pierce Street* is a circa 1920 one-part commercial building currently used as a market. It is a brick building with a flat roof and a short parapet. Its storefront windows have been truncated. Across 10th Street from that building is Brown's Pharmacy at *1002 E. Pierce Street* (NR 1985); it is a circa 1927 one-part stucco commercial building. Buttresses on its front façade create four bays; in the center of each near cornice level is a recessed decorative panel. This building also has an altered storefront. The J. B. Bayless Store No. 7 (NR 1985), is an intact one-part commercial building located at *825 N. 7th Street*. Built circa 1930, it is a large brick building with storefronts along both the 7th Street and Garfield Street elevations. The 7th Street façade has four regularly spaced storefront bays, three recessed decorative panels, and a stepped parapet with concrete finials. The Garfield Street façade has five regularly spaced bays. Each bay contains either three large

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windows or a single door flanked by two windows, and three divided light transom windows. Decorative tile is found beneath each bay, at sidewalk level. Across Garfield Street at *901 N. 7th Street* is a Southwest Style gas station built in 1939. It has a parapet trimmed in tile, wide garage bays, and a prominent porte-cochere with a decorative parapet. It is currently used as an auto garage.

There are four churches in the district, three of which are considered contributing. At *902 E. McKinley Street* is a large brick Romanesque Revival Church built in 1928. Its triangular front façade is punctuated by two large arched windows and has a small rose window near the roof ridge. These three windows are currently boarded. A large square tower located at the west corner of the building dominates the composition. The tower has a tripartite organization recalling an arcade, triforium, and clerestory, with large arched openings leading to an inset entry on the lowest level, small windows on the center level, and open double arches on the upper level where the church bell is located. The church is raised above street level, and the tower has two broad staircases leading to it. Along the sides of the church are round-arched 8/8 double-hung windows spaced between thick buttresses. This church has an associated parsonage, *908 E. McKinley Street*, discussed earlier in this section. A stucco Southwest Style church at *905 N. 9th Street* was built in 1931. It is a single broad front gable with a central, curved stair leading to an arched entry. The entry is flanked by twisted pilasters topped with a molded cornice. Above the cornice is an arched blind transom window with a delicate tracery screen. Along the building's raking cornice are stylized dentils. The side elevations have large casement windows spaced between stucco buttresses. The church at *1546 E. Garfield Street* is a Mission Revival church with Gothic Revival Influences. It was built in 1938. It is a front-gabled stucco church with a decorative parapet and a squat, buttressed square tower. Its window openings are lancet-arched. There are three associated buildings at the church site, clustered near the sanctuary. Two of them are arcaded and are positioned to create a three-sided cloister. All of the associated buildings are stucco with lancet-arched window openings; however, some windows have been replaced. The one noncontributing church is *927 E. Fillmore Street*, built in 1928, which has infilled windows and now operates as a boxing gym.

The Garfield Historic District also contains one park, Verde Park (NR 1995), located at the northwest corner of Van Buren Street and 9th Street. The current function dates to circa 1935 when the old city water works was converted to a public park. The park is approximately 500 feet by 400 feet, and contains grassy space, concrete paths, a basketball court and parking areas. It also contains several buildings, the most notable of which is a historic brick pump house once used by the City Water Works on the site. Other buildings include recreation centers, a gazebo, and a bus shelter, most of which are non-historic, but a small number of which may have been constructed in the mid-1950s during the historic period.

Of the 764 resources in the district, 283 (37%) are considered noncontributing. Of these, 96 are noncontributing due to age (built after the end of the period of significance, post-1955). The most common non-historic resource types in Garfield are apartment buildings and single-family houses. Of the 48 apartment buildings in the district, 38 are non-historic. They range in size from one-story four-plexes to large apartment complexes. The non-historic resources also include 40 single-family houses built between 1995 and 2008. The majority are designed to recall Craftsman Bungalows, and so their height and massing is sensitive to the streetscape. Most share a plan and appearance—side-gabled, with inset front porches and porte-cocheres or

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carports. There are a small number of non-historic houses with other forms, such as cross-gabled with carport. The noncontributing resources are considered noncontributing due to alterations that significantly detract from their historic appearance.

Despite its noncontributing fabric, the majority of the Garfield Historic District's properties (87%) date to the historic period and have minor or no alterations. In fact, of the 667 buildings constructed during the period of significance in Garfield, 481, or 72% are contributing.

INVENTORY OR RESOURCES

Address	Construction Date	Style	Contributing Status	Reason for NC Status
617 A & B N. 7th St.	c. 1915	Duplex; Craftsman	Contributing	
621 (617C) N. 7th St.	c. 1922	Craftsman	Contributing	
617D N. 7th St.	c. 1912	Classical Revival	Contributing	
705 N. 7th St.	c. 1920	Craftsman	Contributing	
715 N. 7th St.	c. 1924	Craftsman	Contributing	
717 N. 7th St.	c. 1924	Craftsman	Contributing	
723 N. 7th St.	c. 1917	Craftsman	Noncontributing	Alterations
825 N. 7th St.	1928	Commercial; One-part commercial	Contributing	
901 N. 7th St.	1939	Commercial; Southwest (gas station)	Contributing	
902 N. 8th St.	c. 1914	Triplex	Noncontributing	Alterations
911 N. 8th St.	c. 1925	Craftsman	Noncontributing	Alterations
915 N. 8th St.	c. 1920	Craftsman	Contributing	
916 N. 8th St.	c. 1915	Classical Revival	Contributing	
917 N. 8th St.	c. 1910	Classical Revival	Contributing	
918 N. 8th St.	c. 1925	Craftsman	Contributing	
927 N. 8th St.	c. 1920	Craftsman	Contributing	
928 N. 8th St.	c. 1925	Craftsman	Contributing	
929 N. 8th St.	2007		Noncontributing	Age
932 N. 8th St.	c. 1924	Craftsman	Contributing	
300 block N. 9th St.	c. 1935	Verde Park	Contributing	
509-511 N. 9th St.	c. 1925	Duplex; Southwest Style	Contributing	
517-519 N. 9th St.	c. 1927	Duplex; Craftsman	Contributing	
521-523 N. 9th St.	c. 1920	Duplex; Craftsman	Contributing	
606 N. 9th St.	c. 1908	Classical Revival	Contributing	
608 N. 9th St.	c. 1965	Apartment Buildings	Noncontributing	Age
609 N. 9th St.	c. 1975	Apartment Building	Noncontributing	Age
610 N. 9th St.	c. 1905	Classical Revival	Contributing	
614 N. 9th St.	c. 1980	Apartment Building	Noncontributing	Age
714 N. 8th St.	c. 1922	Craftsman	Contributing	

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810 N. 9th St.	c. 1924	Craftsman	Contributing	
814 N. 9th St.	c. 1922	Craftsman	Contributing	
818 N. 9th St.	c. 1925	Craftsman	Noncontributing	Alterations
822 N. 9th St.	c. 1924	Craftsman	Contributing	
825 N. 9th St.	c. 1929	Duplex	Noncontributing	Alterations
902 N. 9th St.	c. 1910	Craftsman	Contributing	
905 N. 9th St.	c. 1931	Southwest Style Church	Contributing	
906 N. 9th St.	c. 1910	Duplex; Craftsman	Contributing	
910 N. 9th St.	c. 1915	Craftsman	Contributing	
914 N. 9th St.	c. 1915	Craftsman	Contributing	
918 N. 9th St.	c. 1919	Craftsman	Contributing	
922 N. 9th St.	c. 1918	Craftsman	Contributing	
402 N. 10th St.	c. 1960	Apartment Building; Modern	Noncontributing	Age
407 N. 10th St.	c. 1914		Contributing	
417 N. 10th St.	c. 1958	Early Ranch	Noncontributing	Age
510 N. 10th St.	c. 1917		Noncontributing	Alterations
513 N. 10th St.	c. 1924		Noncontributing	Alterations
607 N. 10th St.	c. 1928	Southwest Style	Contributing	
705 N. 10th St.	c. 1929	Craftsman	Contributing	
807-809 N. 10th St.	c. 1928	Duplex; Craftsman	Contributing	
830 N. 10th St.	c. 1970		Noncontributing	Age
831 N. 10th St.	c. 1924	Craftsman	Contributing	
913 N. 10th St.	c. 1922	Craftsman	Noncontributing	Alterations
326-328 N. 11th Place	c. 1920	Duplex; Craftsman	Contributing	
330 N. 11th Place	c. 1915	Craftsman	Contributing	
334 N. 11th Place	c. 1922	Craftsman	Contributing	
338 N. 11th Place	c. 1930		Contributing	
317 N. 11th St.	c. 1912	Classical Revival	Contributing	
321 A, B, C N. 11th St.	c. 1920	Apartment Court; Craftsman	Contributing	
325 N. 11th St.	c. 1918	Craftsman	Contributing	
329 & 349 N. 11th St.	c. 1975	Apartment Building	Noncontributing	Age
410 N. 11th St.	c. 1920	Craftsman	Contributing	
412 N. 11th St.	c. 1940		Contributing	
414 N. 11th St.	c. 1925	Craftsman	Contributing	
416 N. 11th St.	c. 1925	Craftsman	Contributing	
418 N. 11th St.	c. 1925	Craftsman	Contributing	
420 N. 11th St.	c. 1925	Craftsman	Contributing	
508 N. 11th St.	2005		Noncontributing	Age

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509-511 N. 11th St.	c. 1930	Duplex; Southwest Style	Noncontributing	Alterations
514 N. 11th St.	c. 1928	Duplex; Southwest Style	Noncontributing	Alterations
714 N. 11th St.	c. 1914	Craftsman	Contributing	
812 N. 11th St.	c. 1927	Craftsman	Noncontributing	Alterations
816 N. 11th St.	c. 1920		Contributing	
318-320 N. 12th St.	c. 1912	Duplex; Craftsman	Contributing	
321 N. 12th St.	c. 1912	Classical Revival	Noncontributing	Alterations
322 N. 12th St.	c. 1930	Craftsman	Contributing	
324 N. 12th St.	c. 1928	Southwest Style	Contributing	
325 N. 12th St.	c. 1912	Classical Revival	Noncontributing	Alterations
326 N. 12th St.	c. 1928	Southwest Style	Contributing	
329 N. 12th St.	c. 1918	Craftsman	Noncontributing	Alterations
330 N. 12th St.	c. 1940		Contributing	
332 N. 12th St.	c. 1920	Craftsman	Contributing	
335 N. 12th St.	c. 1915	Classical Revival	Contributing	
337 N. 12th St.	c. 1940		Contributing	
340 N. 12th St.	c. 1915	Craftsman	Contributing	
401 N. 12th St.	c. 1920	Craftsman	Contributing	
405 N. 12th St.	c. 1925	Craftsman	Noncontributing	Alterations
406 N. 12th St.	c. 1918	Craftsman	Contributing	
409 N. 12th St.	c. 1910	Classical Revival	Noncontributing	Alterations
410 N. 12th St.	c. 1920		Noncontributing	Alterations
412 N. 12th St.	c. 1915	Classical Revival	Contributing	
415 N. 12th St.	c. 1910	Classical Revival	Contributing	
417 N. 12th St.	c. 1940	Early Ranch	Noncontributing	Alterations
418 N. 12th St.	c. 1935		Noncontributing	Alterations
421 N. 12th St.	2001		Noncontributing	Age
422 N. 12th St.	c. 1915	Craftsman	Contributing	
502-504 N. 12th St.	c. 1920	Duplex; Craftsman	Contributing	
505 N. 12th St.	c. 1925	Southwest Style	Contributing	
506 N. 12th St.	c. 1920	Craftsman	Contributing	
507 N. 12th St.	c. 1925	Southwest Style	Contributing	
715 N. 12th St.	c. 1926	Southwest Style	Contributing	
319 N. 13th Place	c. 1928	Southwest Style	Noncontributing	Alterations
323-325 N. 13th Place	c. 1928	Duplex; Southwest Style	Contributing	
324 N. 13th Place	c. 1925	Duplex; Craftsman	Contributing	
326 N. 13th Place	c. 1940		Contributing	
327-329 N. 13th Place	c. 1929	Duplex; Southwest Style	Contributing	

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330 N. 13th Place	c. 1945		Contributing	
331 N. 13th Place	c. 1932	Tudor Revival	Contributing	
334 N. 13th Place	c. 1925	Craftsman	Noncontributing	Alterations
338 N. 13th Place	c. 1923	Craftsman	Noncontributing	Alterations
401 N. 13th Place	c. 1925	Craftsman	Noncontributing	Alterations
405 N. 13th Place	c. 1925	Craftsman	Noncontributing	Alterations
409 N. 13th Place	c. 1925	Craftsman	Contributing	
410-412 N. 13th Place	c. 1945	Early Ranch	Contributing	
414 N. 13th Place	c. 1923	Craftsman	Noncontributing	Alterations
415 N. 13th Place	c. 1925	Craftsman	Contributing	
417 N. 13th Place	c. 1925	Craftsman	Contributing	
418 N. 13th Place	c. 1925	Tudor Revival	Contributing	
421 N. 13th Place	c. 1925	Craftsman	Noncontributing	Alterations
422 N. 13th Place	c. 1925	Craftsman	Contributing	
423 N. 13th Place	c. 1925	Duplex; Craftsman	Contributing	
425 N. 13th Place	c. 1920	Duplex; Craftsman	Contributing	
315 N. 13th St.	c. 1912	Classical Revival	Contributing	
317 N. 13th St.	c. 1920		Contributing	
318 N. 13th St.	c. 1918	Craftsman	Contributing	
321 N. 13th St.	c. 1915	Craftsman	Noncontributing	Alterations
322 N. 13th St.	c. 1920		Noncontributing	Alterations
325 N. 13th St.	c. 1915	Craftsman	Contributing	
326 N. 13th St.	2006-2007		Noncontributing	Age
328 N. 13th St.	c. 1912	Craftsman	Contributing	
329 N. 13th St.	c. 1950	Ranch	Contributing	
333 N. 13th St.	c. 1915	Craftsman	Contributing	
334 N. 13th St.	c. 1920		Noncontributing	Alterations
337 N. 13th St.	c. 1915	Craftsman	Noncontributing	Alterations
338 N. 13th St.	c. 1918	Craftsman	Contributing	
401 N. 13th St.	c. 1945	French Provincial Ranch	Contributing	
405 N. 13th St.	c. 1912	Craftsman	Contributing	
406 N. 13th St.	2000		Noncontributing	Age
409 N. 13th St.	c. 1918	Craftsman	Contributing	
410 N. 13th St.	c. 1914	Craftsman	Contributing	
413 N. 13th St.	c. 1920	Craftsman	Noncontributing	Alterations
414 N. 13th St.	c. 1957	Ranch	Noncontributing	Age
418 N. 13th St.	c. 1995	Apartment Building	Noncontributing	Age
419 N. 13th St.	c. 1920	Craftsman	Contributing	

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502 N. 13th St.	c. 1925	Craftsman	Noncontributing	Alterations
506 N. 13th St.	c. 1920	Craftsman	Contributing	
512 N. 13th St.	2000-2001		Noncontributing	Age
513-515 N. 13th St.	c. 1928	Duplex; Southwest Style	Contributing	
710 N. 13th St.	c. 1923		Noncontributing	Alterations
715 N. 13th St.	c. 1945	Ranch	Noncontributing	Alterations
501 N. 14th St.	c. 1920	Craftsman	Noncontributing	Alterations
505 N. 14th St.	c. 1920	Craftsman	Contributing	
508 N. 14th St.	c. 1912	Craftsman	Contributing	
606 N. 14th St.	c. 1918	Craftsman	Contributing	
609 N. 14th St.	c. 1928	Tudor Revival	Noncontributing	Alterations
617 N. 14th St.	c. 1925	Craftsman	Contributing	
709 N. 14th St.	c. 1925	Craftsman	Contributing	
711 N. 14th St.	c. 1950	Apartment Building	Noncontributing	Alterations
716 N. 14th St.	c. 1925	Duplex; Craftsman	Contributing	
809 N. 14th St.	c. 1942	Duplex; Early Ranch	Contributing	
811 N. 14th St.	c. 1930		Noncontributing	Alterations
815 N. 14th St.	c. 1920		Noncontributing	Alterations
602 N. 16th St.	c. 1960	Apartment Building	Noncontributing	Age
922 N. 16th St.	c. 2000	Commercial; Restaurant	Noncontributing	Age
906 E. Fillmore St.	c. 1980	Apartment Building	Noncontributing	Age
907 E. Fillmore St.	c. 1920	Duplex; Craftsman	Contributing	
909 E. Fillmore St.	2001		Noncontributing	Age
910 E. Fillmore St.	c. 1920	Craftsman	Contributing	
913 E. Fillmore St.	2000		Noncontributing	Age
914 E. Fillmore St.	c. 1915	Classical Revival	Noncontributing	Alterations
918 E. Fillmore St.	c. 1915	Classical Revival	Contributing	
922 E. Fillmore St.	c. 1920	Classical Revival	Contributing	
927 E. Fillmore St.	c. 1928	Church	Noncontributing	Alterations
1001 E. Fillmore St.	1893	Hadsell House	Contributing	
1008 E. Fillmore St.	c. 1910		Contributing	
1009 E. Fillmore St.	c. 1920	Craftsman	Contributing	
1010 E. Fillmore St.	2004		Noncontributing	Age
1015 E. Fillmore St.	c. 1955	Ranch	Noncontributing	Alterations
1017 E. Fillmore St.	c. 1915		Noncontributing	Alterations
1018 E. Fillmore St.	c. 1930		Noncontributing	Alterations
1021 E. Fillmore St.	c. 1920	Craftsman	Noncontributing	Alterations
1028 E. Fillmore St.	c. 1920	Craftsman	Contributing	

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1029 E. Fillmore St.	c. 1960	Ranch	Noncontributing	Age
1030 E. Fillmore St.	c. 1945	Early Ranch	Contributing	
1101 E. Fillmore St.	c. 1950	Ranch	Contributing	
1104 E. Fillmore St.	2005		Noncontributing	Age
1105 E. Fillmore St.	c. 1920		Contributing	
1108 E. Fillmore St.	c. 1918	Craftsman	Contributing	
1111 E. Fillmore St.	c. 1930	Spanish Colonial Revival	Noncontributing	Alterations
1114 E. Fillmore St.	c. 1948	Early Ranch	Contributing	
1115 E. Fillmore St.	c. 1916	Classical Revival	Contributing	
1117 E. Fillmore St.	c. 1915	Craftsman	Contributing	
1118 E. Fillmore St.	c. 1920	Craftsman	Contributing	
1121 E. Fillmore St.	c. 1930	Craftsman	Contributing	
1122 E. Fillmore St.	c. 1920		Noncontributing	Alterations
1125 E. Fillmore St.	c. 1920	Classical Revival	Noncontributing	Alterations
1126 E. Fillmore St.	c. 2008		Noncontributing	Age
1129 E. Fillmore St.	c. 1915		Noncontributing	Alterations
1130 E. Fillmore St.	c. 1925		Noncontributing	Alterations
1132 E. Fillmore St.	c. 1920		Noncontributing	Alterations
1134 E. Fillmore St.	c. 1920		Noncontributing	Alterations
1135 E. Fillmore St.	c. 1930		Noncontributing	Alterations
1137 E. Fillmore St.	c. 1914		Noncontributing	Alterations
1138 E. Fillmore St.	2006		Noncontributing	Age
1141 E. Fillmore St.	c. 1920		Noncontributing	Alterations
1146 E. Fillmore St.	c. 1980	Apartment Building	Noncontributing	Age
1148-1150 E. Fillmore St.	c. 1918	Duplex; Craftsman	Noncontributing	Alterations
1149 E. Fillmore St.	c. 1965	Daycare	Noncontributing	Age
1154 E. Fillmore St.	2000		Noncontributing	Age
1155 E. Fillmore St.	c. 1919	Craftsman	Contributing	
1202-1204 E. Fillmore St.	c. 1922	Duplex; Craftsman	Contributing	
1203-1205 E. Fillmore St.	c. 1960	Duplex; Ranch	Noncontributing	Age
1206-1208 E. Fillmore St.	c. 1922	Duplex; Craftsman	Contributing	
1209 E. Fillmore St.	c. 1912	Classical Revival	Noncontributing	Alterations
1210 E. Fillmore St.	c. 1970		Noncontributing	Age
1211 E. Fillmore St.	c. 1918	Craftsman	Noncontributing	Alterations
1215 E. Fillmore St.	c. 1920		Noncontributing	Alterations
1216 E. Fillmore St.	c. 1920	Craftsman	Contributing	
1219 E. Fillmore St.	c. 1930		Noncontributing	Alterations
1222 E. Fillmore St.	c. 1925	Craftsman	Contributing	

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1224-1226 E. Fillmore St.	c. 1928	Duplex; Craftsman	Contributing	
1225 E. Fillmore St.	c. 1912	Classical Revival	Contributing	
1228-1230 E. Fillmore St.	c. 1945	Duplex; Early Ranch	Contributing	
1229 E. Fillmore St.	c. 1960	Ranch	Noncontributing	Age
1231 E. Fillmore St.	c. 1928	Duplex; Southwest Style	Contributing	
1232 E. Fillmore St.	c. 1950	Ranch	Noncontributing	Alterations
1235 E. Fillmore St.	c. 1915	Classical Revival/Craftsman	Contributing	
1240 E. Fillmore St.	c. 1955	Ranch	Contributing	
1246 E. Fillmore St.	c. 1950	Ranch	Contributing	
1302 E. Fillmore St.	c. 1920	Craftsman	Noncontributing	Alterations
1306 E. Fillmore St.	c. 1918	Craftsman	Contributing	
1311 E. Fillmore St.	c. 1926	Southwest Style	Contributing	
1312 E. Fillmore St.	c. 1918	Craftsman	Contributing	
1315 E. Fillmore St.	c. 1918	Craftsman	Contributing	
1318 E. Fillmore St.	c. 1915	Craftsman	Contributing	
1319 E. Fillmore St.	c. 1945	Early Ranch	Noncontributing	Alterations
1323 E. Fillmore St.	c. 1945	Early Ranch	Noncontributing	Alterations
1324 E. Fillmore St.	c. 1925	Craftsman	Contributing	
1327 E. Fillmore St.	c. 1930	Tudor Revival	Contributing	
1328 E. Fillmore St.	c. 1915	Craftsman	Noncontributing	Alterations
1330 E. Fillmore St.	2002		Noncontributing	Age
1331 E. Fillmore St.	c. 1920	Craftsman	Contributing	
1335 E. Fillmore St.	2002		Noncontributing	Age
1336 E. Fillmore St.	2001		Noncontributing	Age
1338 E. Fillmore St.	c. 1942	Early Ranch	Contributing	
1339 E. Fillmore St.	c. 1950	Ranch	Noncontributing	Alterations
1341 E. Fillmore St.	c. 1915	Classical Revival	Contributing	
1343 E. Fillmore St.	c. 1926	Duplex; Southwest Style	Contributing	
1344 E. Fillmore St.	c. 1925	Craftsman	Contributing	
1346 E. Fillmore St.	c. 1918	Craftsman	Contributing	
1403 E. Fillmore St.	c. 1915	Craftsman	Contributing	
1408 E. Fillmore St.	c. 1918	Craftsman	Contributing	
1409 E. Fillmore St.	c. 1920	Craftsman	Contributing	
1412 E. Fillmore St.	c. 1950	Early Ranch	Noncontributing	Alterations
1413 E. Fillmore St.	c. 1920	Craftsman	Contributing	
1416 E. Fillmore St.	c. 1923	Craftsman	Contributing	
1417 E. Fillmore St.	c. 1920	Craftsman	Contributing	
1420 E. Fillmore St.	c. 1926	Southwest Style	Contributing	

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1421 E. Fillmore St.	c. 1980	Apartment Building	Noncontributing	Age
1425 E. Fillmore St.	c. 1915	Craftsman	Noncontributing	Alterations
1428 E. Fillmore St.	c. 1920	Craftsman	Noncontributing	Alterations
1429 E. Fillmore St.	c. 1980	Apartment Building	Noncontributing	Age
1432 E. Fillmore St.	c. 1928	Southwest Style	Contributing	
1433 E. Fillmore St.	c. 1926	Southwest Style	Contributing	
1436 E. Fillmore St.	c. 1928	Craftsman	Contributing	
1437 E. Fillmore St.	c. 1908	Classical Revival	Noncontributing	Alterations
1440 E. Fillmore St.	c. 1918	Craftsman	Contributing	
1441 E. Fillmore St.	c. 1945	French Provincial Ranch	Contributing	
1444 E. Fillmore St.	c. 1920	Duplex; Craftsman	Contributing	
1445 E. Fillmore St.	c. 1926	Duplex; Southwest Style	Contributing	
1446 E. Fillmore St.	c. 1928	Southwest Style	Noncontributing	Alterations
1449 E. Fillmore St.	c. 1945	Ranch	Noncontributing	Alterations
1452 E. Fillmore St.	c. 1920	Craftsman	Contributing	
1453 E. Fillmore St.	c. 1940	Southwest Style	Contributing	
1456 E. Fillmore St.	c. 1920		Noncontributing	Alterations
1457 E. Fillmore St.	c. 1930	Apartment Court; Southwest Style	Contributing	
1460 E. Fillmore St.	c. 1925	Craftsman	Contributing	
1462 E. Fillmore St.	c. 1920	Craftsman	Contributing	
1461-1463 E. Fillmore St.	c. 1925	Duplex; Southwest Style	Contributing	
1467 E. Fillmore St.	c. 1940	Apartment Building	Contributing	
1468 E. Fillmore St.	c. 1922	Craftsman	Contributing	
1469 E. Fillmore St.	c. 1955	Apartment Building; Ranch	Contributing	
1472 E. Fillmore St.	c. 1922	Craftsman	Contributing	
1476 E. Fillmore St.	c. 1922	Craftsman	Contributing	
1501 E. Fillmore St.	c. 1921	Craftsman	Contributing	
1502 E. Fillmore St.	c. 1922	Craftsman	Contributing	
1505 E. Fillmore St.	c. 1921	Southwest Style	Contributing	
1506 E. Fillmore St.	c. 1925	Craftsman	Noncontributing	Alterations
1507 E. Fillmore St.	c. 1938	Apartment Court; Southwest Style	Contributing	
1510 E. Fillmore St.	c. 1925	Craftsman	Contributing	
1513 E. Fillmore St.	c. 1925		Noncontributing	Alterations
1514 E. Fillmore St.	c. 1925	Craftsman	Contributing	
1517 E. Fillmore St.	c. 1927		Contributing	
1518 E. Fillmore St.	c. 1960	Apartment Building	Noncontributing	Age
1521 E. Fillmore St.	c. 1960	Apartment Building	Noncontributing	Age
714 E. Garfield St.	c. 1940	Southwest Style	Contributing	

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713-715 E. Garfield St.	c. 1955	Apartment Complex; Ranch	Contributing	
716 E. Garfield St.	c. 1931	Duplex; Southwest Style	Contributing	
718 E. Garfield St.	c. 1925		Noncontributing	Alterations
722 E. Garfield St.	c. 1947	Apartment Building; Ranch	Contributing	
727-733 E. Garfield St.	c. 1955	Apartment Complex	Contributing	
801 E. Garfield St.	c. 1920	Craftsman	Contributing	
804 E. Garfield St.	c. 1915	Craftsman	Contributing	
805 E. Garfield St.	c. 1928	Duplex; Craftsman	Contributing	
809 E. Garfield St.	c. 1930	Duplex; Craftsman	Contributing	
810 E. Garfield St.	c. 1920	Craftsman	Contributing	
811 E. Garfield St.	c. 1945		Noncontributing	Alterations
813 E. Garfield St.	c. 1945		Noncontributing	Alterations
814 E. Garfield St.	c. 1923	Craftsman	Noncontributing	Alterations
821 E. Garfield St.	c. 1955	Apartment Building	Contributing	
825 E. Garfield St.	c. 1950	Apartment Building	Contributing	
901 E. Garfield St.	c. 1919	Craftsman	Contributing	
905 E. Garfield St.	c. 1919	Craftsman	Contributing	
909 E. Garfield St.	c. 1910	Classical Revival	Contributing	
915 E. Garfield St.	c. 1980	Apartment Building	Noncontributing	Age
916 E. Garfield St.	c. 1965	Apartment Building	Noncontributing	Age
917 E. Garfield St.	c. 1912	Craftsman	Contributing	
918 E. Garfield St.	c. 1960	Apartment Building	Noncontributing	Age
921 E. Garfield St.	c. 1912	Classical Revival	Contributing	
924 E. Garfield St.	c. 1945		Noncontributing	Alterations
925 E. Garfield St.	c. 1915	Classical Revival	Noncontributing	Alterations
926 E. Garfield St.	c. 1918	Craftsman	Noncontributing	Alterations
1001 E. Garfield St.	c. 1918	Craftsman	Contributing	
1005 E. Garfield St.	c. 1920	Craftsman	Contributing	
1009 E. Garfield St.	c. 1920	Craftsman	Contributing	
1013 E. Garfield St.	c. 1920	Craftsman	Contributing	
1017 E. Garfield St.	c. 1920	Craftsman	Noncontributing	Alterations
1021 E. Garfield St.	c. 1926	Craftsman	Contributing	
1025 E. Garfield St.	c. 1940	French Provincial Ranch	Contributing	
1029 E. Garfield St.	c. 1915	Craftsman	Contributing	
1033 E. Garfield St.	c. 1925		Noncontributing	Alterations
1401 E. Garfield St.	c. 1926	Southwest Style	Contributing	
1402 E. Garfield St.	c. 1926		Noncontributing	Alterations
1405 E. Garfield St.	c. 1928	Craftsman	Contributing	

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1406 E. Garfield St.	c. 1915	Craftsman	Contributing	
1409 E. Garfield St.	c. 1915	Craftsman	Contributing	
1410 E. Garfield St.	c. 1915	Craftsman	Contributing	
1414 E. Garfield St.	c. 1926	Southwest Style	Contributing	
1415 E. Garfield St.	c. 1980	Apartment Building	Noncontributing	Age
1418 E. Garfield St.	c. 1926		Contributing	
1419 E. Garfield St.	c. 1915	Craftsman	Contributing	
1421 E. Garfield St.	c. 1925	Craftsman	Noncontributing	Alterations
1424 E. Garfield St.	c. 1928		Contributing	
1426 E. Garfield St.	c. 1920		Noncontributing	Alterations
1429 E. Garfield St.	c. 1940	Early Ranch	Contributing	
1430 E. Garfield St.	1999-2000		Noncontributing	Age
1431 E. Garfield St.	c. 1945	Duplex; French Provincial Ranch	Contributing	
1433 E. Garfield St.	2001		Noncontributing	Age
1434 E. Garfield St.	c. 1930	English Cottage	Contributing	
1438 E. Garfield St.	c. 1915	Craftsman	Noncontributing	Alterations
1439 E. Garfield St.	2001-2002		Noncontributing	Age
1441 E. Garfield St.	c. 1920	Craftsman	Noncontributing	Alterations
1442 E. Garfield St.	c. 1940	Ranch	Noncontributing	Alterations
1445 E. Garfield St.	c. 1925		Noncontributing	Alterations
1446 E. Garfield St.	c. 1915		Noncontributing	Alterations
1449 E. Garfield St.	c. 1930		Noncontributing	Alterations
1450 E. Garfield St.	c. 1915	Craftsman	Contributing	
1501 E. Garfield St.	c. 1940		Contributing	
1502 E. Garfield St.	c. 1915	Craftsman	Contributing	
1505 E. Garfield St.	c. 1942	French Provincial Ranch	Contributing	
1506 E. Garfield St.	c. 1920	Craftsman	Noncontributing	Alterations
1509 E. Garfield St.	c. 1926	Southwest Style	Contributing	
1510 E. Garfield St.	c. 1925	Craftsman	Contributing	
1513 E. Garfield St.	c. 1925	Craftsman	Noncontributing	Alterations
1514 E. Garfield St.	c. 1925	Craftsman	Contributing	
1517 E. Garfield St.	c. 1925	Craftsman	Contributing	
1518 E. Garfield St.	c. 1925	Craftsman	Contributing	
1521 E. Garfield St.	c. 1928	Craftsman	Contributing	
1522 E. Garfield St.	c. 1925	Craftsman	Contributing	
1525 E. Garfield St.	c. 1925	Craftsman	Contributing	
1526 E. Garfield St.	c. 1925	Craftsman	Contributing	
1529 E. Garfield St.	c. 1922	Southwest Style	Contributing	

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1530 E. Garfield St.	c. 1925	Craftsman	Contributing	
1533 E. Garfield St.	c. 1925	Craftsman	Contributing	
1534 E. Garfield St.	c. 1925	Craftsman	Contributing	
1537 E. Garfield St.	c. 1925	Craftsman	Contributing	
1541 E. Garfield St.	c. 1925	Craftsman	Contributing	
1546 E. Garfield St.	c. 1938	Mission Revival Church	Contributing	
711 E. McKinley St.	c. 1917	Craftsman	Contributing	
714 E. McKinley St.	c. 1914	Craftsman	Contributing	
716 E. McKinley St.	c. 1917	Craftsman	Contributing	
717 E. McKinley St.	c. 1916	Craftsman	Contributing	
720 E. McKinley St.	c. 1916	Craftsman	Noncontributing	Alterations
721 E. McKinley St.	2001		Noncontributing	Age
725 E. McKinley St.	2000		Noncontributing	Age
726 E. McKinley St.	c. 1919	Craftsman	Contributing	
727 E. McKinley St.	c. 1916	Craftsman	Contributing	
730 E. McKinley St.	c. 1914	Craftsman	Noncontributing	Alterations
733 E. McKinley St.	c. 1930		Contributing	
734 E. McKinley St.	c. 1916	Craftsman	Contributing	
737 E. McKinley St.	c. 1925	Craftsman	Contributing	
738 E. McKinley St.	c. 1925	Southwest Style	Contributing	
739 E. McKinley St.	c. 1928	Southwest Style	Contributing	
740-742 E. McKinley St.	c. 1925	Duplex; Southwest Style	Contributing	
745 E. McKinley St.	c. 1928	Southwest Style	Contributing	
747 E. McKinley St.	c. 1925	Craftsman	Contributing	
748 E. McKinley St.	c. 1925	Duplex; Southwest Style	Contributing	
754 E. McKinley St.	c. 1925	Craftsman	Contributing	
755 E. McKinley St.	c. 1925	Southwest Style	Contributing	
757 E. McKinley St.	c. 1928	Southwest Style	Contributing	
758 E. McKinley St.	c. 1925	Southwest Style	Contributing	
759 E. McKinley St.	c. 1925	Southwest Style	Contributing	
760 E. McKinley St.	c. 1928	Southwest Style	Contributing	
763 E. McKinley St.	c. 1924	Duplex; Craftsman	Contributing	
764 E. McKinley St.	c. 1927	Duplex; Craftsman	Contributing	
901-905 E. McKinley St. & 713 N. McKinley St.	c. 1925	Apartment Court; Southwest Style	Contributing	
902 E. McKinley St.	c. 1928	Romanesque Revival Church	Contributing	
908 E. McKinley St.	c. 1920	Parsonage; Craftsman	Contributing	
909-911 E. McKinley St.	c. 1915	Duplex; Craftsman	Contributing	
910 E. McKinley St.	c. 1897	Classical Revival	Contributing	

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913 E. McKinley St.	c. 1920	Craftsman	Contributing	
915-917 E. McKinley St.	c. 1910	Duplex	Noncontributing	Alterations
920 E. McKinley St.	c. 1910		Noncontributing	Alterations
923 E. McKinley St.	c. 1912	Craftsman	Noncontributing	Alterations
926 E. McKinley St.	c. 1920		Noncontributing	Alterations
927 E. McKinley St.	c. 1920	Apartment Building	Contributing	
1002 E. McKinley St.	c. 1912	Craftsman	Contributing	
1006 E. McKinley St.	c. 1915	Craftsman	Contributing	
1007 E. McKinley St.	c. 1905	Craftsman	Contributing	
1010 E. McKinley St.	2004		Noncontributing	Age
1011 E. McKinley St.	c. 1914		Noncontributing	Alterations
1014-1016 E. McKinley St.	c. 1925	Duplex; Southwest Style	Contributing	
1013-1015 E. McKinley St.	c. 1916	Duplex	Noncontributing	Alterations
1017 E. McKinley St.	c. 1985	Apartment Building	Noncontributing	Age
1020 E. McKinley St.	c. 1910	Duplex; Classical Revival	Noncontributing	Alterations
1021 E. McKinley St.	c. 1985	Apartment Building	Noncontributing	Age
1022 E. McKinley St.	c. 2005		Noncontributing	Age
1026 A & B E. McKinley St.	c. 1995	Apartment Building	Noncontributing	Age
1027 E. McKinley St.	c. 1915		Noncontributing	Alterations
1029 E. McKinley St.	c. 1915	Craftsman	Contributing	
1030 E. McKinley St.	c. 1926	Craftsman	Contributing	
1033 E. McKinley St.	c. 1928		Contributing	
1034 E. McKinley St.	c. 1915	Craftsman	Contributing	
1035 E. McKinley St.	c. 1928		Contributing	
1202 E. McKinley St.	c. 1922	Duplex; Craftsman	Contributing	
1205 E. McKinley St.	c. 1925	Duplex; Southwest Style	Contributing	
1206 E. McKinley St.	c. 1920	Craftsman	Contributing	
1209 E. McKinley St.	c. 1918	Craftsman	Contributing	
1210 E. McKinley St.	c. 1922	Craftsman	Contributing	
1213 E. McKinley St.	c. 1945	French Provincial Ranch	Noncontributing	Alterations
1214 E. McKinley St.	c. 1917	Craftsman	Noncontributing	Alterations
1217 E. McKinley St.	c. 1915	Craftsman	Contributing	
1218 E. McKinley St.	c. 1920	Craftsman	Contributing	
1221 E. McKinley St.	c. 1926	Southwest Style	Contributing	
1222 E. McKinley St.	c. 1925	Early Ranch	Contributing	
1225 E. McKinley St.	c. 1918	Craftsman	Contributing	
1226 E. McKinley St.	c. 1922	Craftsman	Noncontributing	Alterations
1228 E. McKinley St.	c. 1918	Craftsman	Contributing	

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1229 E. McKinley St.	2003		Noncontributing	Age
1233 E. McKinley St.	2003		Noncontributing	Age
1236 E. McKinley St.	c. 1918	Craftsman	Noncontributing	Alterations
1238 E. McKinley St.	c. 1917	Craftsman	Contributing	
1239 E. McKinley St.	c. 1945	French Provincial Ranch	Noncontributing	Alterations
1241 E. McKinley St.	c. 1960	Ranch	Noncontributing	Age
1242 E. McKinley St.	c. 1916	Craftsman	Contributing	
1245 E. McKinley St.	c. 1925	Southwest Style	Noncontributing	Alterations
1246 E. McKinley St.	c. 1928	Southwest Style	Contributing	
1305 E. McKinley St.	c. 1925	Craftsman	Contributing	
1309 E. McKinley St.	c. 1918	Craftsman	Noncontributing	Alterations
1315 E. McKinley St.	c. 1925	Craftsman	Contributing	
1319 E. McKinley St.	c. 1922	Craftsman	Noncontributing	Alterations
1331 E. McKinley St.	c. 1952	Ranch	Noncontributing	Alterations
1339 E. McKinley St.	c. 1935		Noncontributing	Alterations
1341 E. McKinley St.	c. 1955		Noncontributing	Alterations
1345 E. McKinley St.	c. 1922	Craftsman	Contributing	
1401 E. McKinley St.	c. 1915	Craftsman	Contributing	
1407 E. McKinley St.	c. 1925	Craftsman	Contributing	
1408 E. McKinley St.	c. 1915	Craftsman	Contributing	
1409 E. McKinley St.	2002-2003		Noncontributing	Age
1412 E. McKinley St.	c. 1925	Craftsman	Contributing	
1415 E. McKinley St.	c. 1922	Craftsman	Contributing	
1416-1418 E. McKinley St.	c. 1950	French Provincial Ranch	Noncontributing	Alterations
1419 E. McKinley St.	c. 1914	Craftsman	Contributing	
1420 E. McKinley St.	c. 1918	Craftsman	Contributing	
1423 E. McKinley St.	c. 1925	Craftsman	Contributing	
1422-1424 E. McKinley St.	c. 1920	Duplex; Craftsman	Contributing	
1427 E. McKinley St.	c. 1920	Craftsman	Contributing	
1428 E. McKinley St.	c. 1920	Craftsman	Contributing	
1431 E. McKinley St.	c. 1920	Craftsman	Contributing	
1432 E. McKinley St.	c. 1920	Southwest Style	Noncontributing	Alterations
1435 E. McKinley St.	c. 1912	Classical Revival	Noncontributing	Alterations
1436 E. McKinley St.	c. 1918		Noncontributing	Alterations
1439 E. McKinley St.	c. 1915	Craftsman	Contributing	
1440 E. McKinley St.	c. 1925	Craftsman	Contributing	
1442 E. McKinley St.	c. 1930	Early Ranch	Contributing	
1443 E. McKinley St.	c. 1938	French Provincial Ranch	Contributing	

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Address	Construction Date	Style	Contributing Status	Reason for NC Status
1447 E. McKinley St.	c. 1922	Craftsman	Contributing	
1448 E. McKinley St.	c. 1938	Early Ranch	Contributing	
1450 E. McKinley St.	c. 1940	International Style	Contributing	
1451 E. McKinley St.	c. 1925	Craftsman	Contributing	
1501 E. McKinley St.	c. 1926		Noncontributing	Alterations
1502 E. McKinley St.	c. 1938	Early Ranch	Contributing	
1505 E. McKinley St.	c. 1926	Southwest Style	Noncontributing	Alterations
1506 E. McKinley St.	c. 1940	Early Ranch	Contributing	
1508 E. McKinley St.	c. 1925	Craftsman	Contributing	
1509 E. McKinley St.	c. 1928	Southwest Style	Contributing	
1513 E. McKinley St.	c. 1925	Craftsman	Contributing	
1514 E. McKinley St.	c. 1928	Early Ranch	Contributing	
1517 E. McKinley St.	c. 1928	Craftsman	Contributing	
1518 E. McKinley St.	c. 1926	Southwest Style	Contributing	
1521 E. McKinley St.	c. 1925	Craftsman	Contributing	
1522 E. McKinley St.	c. 1950	Ranch	Contributing	
1525 E. McKinley St.	c. 1928	Southwest Style	Contributing	
1526 E. McKinley St.	c. 1925	Craftsman	Contributing	
1529 E. McKinley St.	c. 1925	Craftsman	Contributing	
1530 E. McKinley St.	c. 1920	Craftsman	Contributing	
1533 E. McKinley St.	c. 1932	Tudor Revival	Contributing	
1537 E. McKinley St.	c. 1932	Tudor Revival	Contributing	
1538 E. McKinley St.	c. 1940	Apartment Building	Contributing	
1541 E. McKinley St.	c. 1940	Early Ranch	Noncontributing	Alterations
1542 E. McKinley St.	c. 1940		Noncontributing	Alterations
1546 E. McKinley St.	c. 1985	Commercial	Noncontributing	Age
709 E. Pierce St.	c. 1920	Craftsman	Contributing	
712 E. Pierce St.	c. 1925	Mediterranean	Contributing	
716 E. Pierce St.	c. 1925	Southwest Style	Contributing	
717 E. Pierce St.	c. 1905	Classical Revival	Noncontributing	Alterations
720 E. Pierce St.	c. 1918	Craftsman	Contributing	
721-723 E. Pierce St.	c. 1910	Craftsman	Contributing	
726 (724) E. Pierce St.	c. 1905	Classical Revival	Contributing	
728-730 E. Pierce St.	c. 1920	Craftsman	Noncontributing	Alterations
734 E. Pierce St.	c. 1918	Craftsman	Contributing	
735 E. Pierce St.	c. 1995	Apartment Building	Noncontributing	Age
736 E. Pierce St.	c. 1918	Craftsman	Contributing	
739 E. Pierce St.	c. 1975	Apartment Building	Noncontributing	Age

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743 E. Pierce St.	c. 1925	Southwest Style	Contributing	
744 E. Pierce St.	c. 1916	Craftsman	Contributing	
749 E. Pierce St.	c. 2004		Noncontributing	Age
753 E. Pierce St.	c. 1910	Classical Revival	Contributing	
756 E. Pierce St.	c. 1912		Contributing	
757 E. Pierce St.	c. 1905	Classical Revival	Contributing	
760 E. Pierce St.	c. 1915		Contributing	
761 E. Pierce St.	c. 1920		Contributing	
764 E. Pierce St.	c. 1912	Craftsman	Contributing	
768 E. Pierce St.	c. 1915	Craftsman	Contributing	
769 E. Pierce St.	c. 1960	Apartment Building	Noncontributing	Age
901 E. Pierce St.	c. 1960	Apartment Building	Noncontributing	Age
905 E. Pierce St.	c. 1920	Craftsman	Noncontributing	Alterations
906 E. Pierce St.	c. 1916	Craftsman	Contributing	
909 E. Pierce St.	c. 1912	Craftsman	Contributing	
910 E. Pierce St.	c. 1925	Craftsman	Contributing	
915 E. Pierce St.	c. 1900	Classical Revival	Contributing	
916 E. Pierce St.	c. 1910	Classical Revival	Contributing	
917 E. Pierce St.	c. 1912	Craftsman	Contributing	
920 E. Pierce St.	c. 1905	Classical Revival	Noncontributing	Alterations
921 E. Pierce St.	c. 1920	Craftsman	Contributing	
926 E. Pierce St.	c. 1920	Commercial; One-part commercial	Contributing	
1002 E. Pierce St.	c. 1927	Commercial; One-part commercial	Contributing	
1201 E. Pierce St.	c. 1915	Craftsman	Contributing	
1202 E. Pierce St.	c. 1918	Craftsman	Contributing	
1204-1206 E. Pierce St.	c. 1925	Duplex; Southwest Style	Contributing	
1205 E. Pierce St.	c. 1912	Classical Revival	Contributing	
1207 E. Pierce St.	c. 1923		Contributing	
1210 E. Pierce St.	c. 1915	Craftsman	Contributing	
1213-1215 E. Pierce St.	c. 1922	Duplex; Craftsman	Contributing	
1214 E. Pierce St.	c. 1915	Craftsman	Contributing	
1216 E. Pierce St.	c. 1920		Noncontributing	Alterations
1217 E. Pierce St.	c. 1915	Craftsman	Contributing	
1221 E. Pierce St.	2004		Noncontributing	Age
1222 E. Pierce St.	c. 1950	Ranch	Noncontributing	Alterations
1225 E. Pierce St.	c. 1941	Ranch	Contributing	
1226-1228 E. Pierce St.	c. 1920	Duplex	Contributing	
1229 E. Pierce St.	c. 1940	Early Ranch	Noncontributing	Alterations

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1230-1232 E. Pierce St.	c. 1928	Duplex; Southwest Style	Contributing	
1233 E. Pierce St.	c. 1938	Early Ranch	Noncontributing	Alterations
1234 E. Pierce St.	2004		Noncontributing	Age
1237 E. Pierce St.	c. 1916	Craftsman	Contributing	
1238 E. Pierce St.	c. 1915	Craftsman	Contributing	
1241 E. Pierce St.	c. 1960		Noncontributing	Age
1242 E. Pierce St.	c. 1970	Apartment Building	Noncontributing	Age
1245 E. Pierce St.	c. 1940	Early Ranch	Contributing	
1246 E. Pierce St.	c. 1918	Craftsman	Contributing	
1301 E. Pierce St.	c. 1926	Southwest Style	Contributing	
1302 E. Pierce St.	c. 1911	Craftsman	Noncontributing	Alterations
1308 E. Pierce St.	c. 1915		Contributing	
1309 E. Pierce St.	c. 1920	Craftsman	Contributing	
1312 E. Pierce St.	c. 1938	French Provincial Ranch	Contributing	
1313 E. Pierce St.	c. 1920	Craftsman	Contributing	
1314 E. Pierce St.	c. 1915	Craftsman	Contributing	
1315 E. Pierce St.	c. 1918	Craftsman	Contributing	
1318 E. Pierce St.	2002		Noncontributing	Age
1319 E. Pierce St.	c. 1923		Noncontributing	Alterations
1322 E. Pierce St.	c. 1920	Craftsman	Noncontributing	Alterations
1323 E. Pierce St.	c. 1918	Craftsman	Contributing	
1324 E. Pierce St.	c. 1915	Classical Revival	Contributing	
1327 E. Pierce St.	1994-1995		Noncontributing	Age
1330 E. Pierce St.	c. 1920	Craftsman	Contributing	
1335 E. Pierce St.	c. 1920	Craftsman	Contributing	
1336 E. Pierce St.	c. 1926	Southwest Style	Contributing	
1340 E. Pierce St.	c. 1915	Craftsman	Contributing	
1344 E. Pierce St.	c. 1920	Craftsman	Contributing	
1348 E. Pierce St.	c. 1918	Craftsman	Contributing	
1401 E. Pierce St.	c. 1920	Commercial	Noncontributing	Alterations
1402 E. Pierce St.	2003		Noncontributing	Age
1406 E. Pierce St.	c. 1906		Contributing	
1407 E. Pierce St.	c. 1945		Noncontributing	Alterations
1411 E. Pierce St.	c. 1960		Noncontributing	Age
1412 E. Pierce St.	c. 1906	Craftsman	Contributing	
1415 E. Pierce St.	c. 1923	Southwest Style	Noncontributing	Alterations
1419 E. Pierce St.	c. 1922	Craftsman	Contributing	
1420 E. Pierce St.	1990		Noncontributing	Age

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1423 E. Pierce St.	c. 1920	Southwest Style	Contributing	
1424 E. Pierce St.	c. 1910	Classical Revival	Contributing	
1427 E. Pierce St.	c. 1938	French Provincial Ranch	Contributing	
1428 E. Pierce St.	c. 1905	Classical Revival	Noncontributing	Alterations
1431 E. Pierce St.	c. 1915	Craftsman	Noncontributing	Alterations
1432 E. Pierce St.	c. 1920	Craftsman	Contributing	
1435 E. Pierce St.	c. 1980	Apartment Building	Noncontributing	Age
1439 E. Pierce St.	c. 1920	Craftsman	Contributing	
1440 E. Pierce St.	c. 1925		Noncontributing	Alterations
1441 E. Pierce St.	c. 1922	Craftsman	Contributing	
1444 E. Pierce St.	c. 1910		Noncontributing	Alterations
1447 E. Pierce St.	c. 1925	Craftsman	Contributing	
1450 E. Pierce St.	c. 1910	Craftsman	Contributing	
1451 E. Pierce St.	c. 1925		Contributing	
1454 E. Pierce St.	c. 1915		Noncontributing	Alterations
1501 E. Pierce St.	c. 1925		Noncontributing	Alterations
1502 E. Pierce St.	c. 1925		Noncontributing	Alterations
1505 E. Pierce St.	c. 1920		Noncontributing	Alterations
1506 E. Pierce St.	c. 1925		Contributing	
1510 E. Pierce St.	c. 1980	Apartment Building	Noncontributing	Age
1513 E. Pierce St.	c. 1920		Noncontributing	Alterations
1514 E. Pierce St.	c. 1940		Noncontributing	Alterations
1515 E. Pierce St.	c. 1925	Craftsman	Noncontributing	Alterations
1517 E. Pierce St.	c. 1920	Craftsman	Contributing	
1518 E. Pierce St.	c. 1925		Noncontributing	Alterations
1521 E. Pierce St.	c. 1925		Noncontributing	Alterations
1522 E. Pierce St.	c. 1925	Craftsman	Noncontributing	Alterations
1525 E. Pierce St.	c. 1920	Craftsman	Contributing	
1528 E. Pierce St.	c. 1940	Duplex; French Provincial Ranch	Noncontributing	Alterations
1529 E. Pierce St.	c. 1935		Noncontributing	Alterations
1530 E. Pierce St.	c. 1960	Apartment Building	Noncontributing	Age
1533 E. Pierce St.	c. 1925	Craftsman	Contributing	
1534 E. Pierce St.	2007		Noncontributing	Age
1537 E. Pierce St.	c. 1918	Craftsman	Contributing	
1538 E. Pierce St.	c. 1925	Craftsman	Contributing	
1540 E. Pierce St.	c. 1925	Craftsman	Contributing	
1541 E. Pierce St.	c. 1916	Craftsman	Contributing	
1542 E. Pierce St.	c. 1925	Craftsman	Noncontributing	Alterations

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1545 E. Pierce St.	c. 1914	Craftsman	Noncontributing	Alterations
1546 E. Pierce St.	c. 1928	Craftsman	Contributing	
906 E. Polk St.	c. 1930	Tudor Revival	Noncontributing	Alterations
910 E. Polk St.	c. 1930	Tudor Revival	Contributing	
918 E. Polk St.	c. 1920		Contributing	
922 E. Polk St.	c. 1920	Craftsman	Contributing	
1004 E. Polk St.	c. 1914	Duplex	Noncontributing	Alterations
1006 A & B E. Polk St.	c. 1920	Duplex	Noncontributing	Alterations
1010 E. Polk St.	c. 1915	Craftsman	Contributing	
1014 E. Polk St.	c. 1920	Craftsman	Contributing	
1018 E. Polk St.	c. 1965	Apartment Building	Noncontributing	Age
1026 E. Polk St.	c. 1945		Contributing	
1032 E. Polk St.	c. 1915	Craftsman	Contributing	
1102 E. Polk St.	c. 1980	Apartment Building	Noncontributing	Age
1106 E. Polk St.	c. 2009		Noncontributing	Age
1110 E. Polk St.	c. 1980	Apartment Building	Noncontributing	Age
1114 E. Polk St.	2007-2008		Noncontributing	Age
1117 E. Polk St.	c. 1945		Noncontributing	Alterations
1118 E. Polk St.	c. 1918	Craftsman	Contributing	
1124 E. Polk St.	2003-2004		Noncontributing	Age
1126 E. Polk St.	c. 1928	Duplex; Southwest Style	Contributing	
1130 E. Polk St.	c. 1920	Craftsman	Noncontributing	Alterations
1134 E. Polk St.	c. 1920		Contributing	
1138 E. Polk St.	c. 1916	Craftsman	Contributing	
1142 E. Polk St.	c. 1940		Contributing	
1146 E. Polk St.	c. 1900		Noncontributing	Alterations
1150 E. Polk St.	c. 1915	Classical Revival	Contributing	
1154 E. Polk St.	c. 1938	Southwest Style	Contributing	
1161 E. Polk St.	c. 1924		Noncontributing	Alterations
1204 E. Polk St.	c. 1927	Craftsman	Contributing	
1314 E. Polk St.	c. 1923	Craftsman	Contributing	
1317 E. Polk St.	c. 1945		Noncontributing	Alterations
1322 E. Polk St.	c. 1923	Craftsman	Contributing	
1329 E. Polk St.	c. 1926	Southwest Style	Noncontributing	Alterations
1334 E. Polk St.	c. 1930	Craftsman	Contributing	
1336 E. Polk St.	c. 1945		Contributing	
1337 E. Polk St.	c. 1915	Craftsman	Noncontributing	Alterations
1340 E. Polk St.	c. 1942	Ranch	Contributing	

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1344 E. Polk St.	c. 1960		Noncontributing	Age
719 E. Roosevelt St.	c. 1924	Craftsman	Contributing	
723 E. Roosevelt St.	c. 1924	Craftsman	Contributing	
811 E. Roosevelt St.	c. 1925	Southwest Style	Contributing	
813 E. Roosevelt St.	c. 1931	Southwest Style	Contributing	
815 E. Roosevelt St.	c. 1925	Southwest Style	Contributing	
917 E. Roosevelt St.	1898	Classical Revival	Noncontributing	Alterations
921 E. Roosevelt St.	c. 1919	Craftsman	Contributing	
925 E. Roosevelt St.	c. 1916	Craftsman	Contributing	
1001 E. Roosevelt St.	c. 1925	Commercial	Noncontributing	Alterations
1509 E. Roosevelt St.	c. 1930	Tudor Revival	Contributing	
1513 E. Roosevelt St.	c. 1925	Craftsman	Contributing	
1517 E. Roosevelt St.	c. 1938	International Style	Contributing	
1521 E. Roosevelt St.	c. 1927	Craftsman	Contributing	
1525 E. Roosevelt St.	c. 1925	Craftsman	Contributing	
1529 E. Roosevelt St.	c. 1930	Tudor Revival	Contributing	
1533 E. Roosevelt St.	c. 1925	Craftsman	Contributing	
1537 E. Roosevelt St.	c. 1925	Craftsman	Contributing	
902 E. Taylor St.	c. 1915	Craftsman	Contributing	
906 E. Taylor St.	1998		Noncontributing	Age
910 E. Taylor St.	c. 1918	Craftsman	Contributing	
911 E. Taylor St.	c. 1918	Craftsman	Contributing	
915 E. Taylor St.	c. 1910		Contributing	
916 E. Taylor St.	c. 1917	Craftsman	Contributing	
917 E. Taylor St.	c. 1910	Classical Revival	Contributing	
918 E. Taylor St.	c. 1910	Classical Revival	Contributing	
921 & 923 E. Taylor St.	c. 1915		Noncontributing	Alterations
922 E. Taylor St.	c. 1905	Classical Revival	Contributing	
925 E. Taylor St.	c. 1940	Ranch	Contributing	
926 E. Taylor St.	c. 1950	Ranch	Noncontributing	Alterations
929 E. Taylor St.	c. 1950	Apartment Building	Noncontributing	Alterations
930 E. Taylor St.	c. 1905	Classical Revival	Contributing	
1002 E. Taylor St.	c. 1925	Craftsman	Contributing	
1010 E. Taylor St.	c. 1980	Apartment Building	Noncontributing	Age
1014 E. Taylor St.	c. 1918	Craftsman	Contributing	
1017 E. Taylor St.	c. 1915	Craftsman	Contributing	
1018 E. Taylor St.	c. 1920		Noncontributing	Alterations
1021 E. Taylor St.	c. 1912	Craftsman	Contributing	

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1024 E. Taylor St.	c. 1915	Craftsman	Contributing	
1030 E. Taylor St.	c. 1965	Apartment Building	Noncontributing	Age
1104 E. Taylor St.	c. 1918	Craftsman	Contributing	
1105 E. Taylor St.	c. 1915	Craftsman	Contributing	
1106 E. Taylor St.	c. 1915	Classical Revival	Contributing	
1109 E. Taylor St.	c. 1915		Contributing	
1110 E. Taylor St.	c. 1916	Craftsman	Contributing	
1113 E. Taylor St.	c. 1918	Classical Revival	Contributing	
1114 E. Taylor St.	c. 1914	Craftsman	Contributing	
1117 E. Taylor St.	c. 1915		Noncontributing	Alterations
1118 E. Taylor St.	c. 1915	Craftsman	Noncontributing	Alterations
1122 E. Taylor St.	c. 1918		Contributing	
1126 E. Taylor St.	c. 1915	Craftsman	Noncontributing	Alterations
1130 E. Taylor St.	c. 1950	Ranch	Noncontributing	Alterations
1133 E. Taylor St.	c. 1930		Contributing	
1136 E. Taylor St.	c. 1950	Ranch	Noncontributing	Alterations
1137 E. Taylor St.	1999		Noncontributing	Age
1138-1140 E. Taylor St.	c. 1898	Duplex; Classical Revival	Contributing	
1141 E. Taylor St.	c. 1918		Noncontributing	Alterations
1144 E. Taylor St.	c. 1908	Classical Revival	Contributing	
1145 E. Taylor St.	c. 1915		Noncontributing	Alterations
1146 E. Taylor St.	c. 1898		Noncontributing	Alterations
1149 E. Taylor St.	c. 1920		Noncontributing	Alterations
1150 E. Taylor St.	c. 1920		Contributing	
1153 E. Taylor St.	c. 1970	Apartment Building	Noncontributing	Age
1202 E. Taylor St.	c. 1925	Southwest Style	Contributing	
1208 E. Taylor St.	c. 1912	Classical Revival	Noncontributing	Alterations
1212 E. Taylor St.	c. 1928	Craftsman	Contributing	
1214 E. Taylor St.	c. 1910	Classical Revival	Contributing	
1220 E. Taylor St.	c. 1930		Noncontributing	Alterations
1224 E. Taylor St.	c. 1918	Craftsman	Noncontributing	Alterations
1228 E. Taylor St.	c. 1925		Noncontributing	Alterations
1232 E. Taylor St.	c. 1975	Apartment Building	Noncontributing	Age
1236 E. Taylor St.	c. 1920		Noncontributing	Alterations
1240 E. Taylor St.	c. 1925		Contributing	
1301 E. Taylor St.	c. 1955	French Provincial Ranch	Noncontributing	Alterations
1304 E. Taylor St.	2003-2004		Noncontributing	Age
1306 E. Taylor St.	2003-2004		Noncontributing	Age

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1307 E. Taylor St.	c. 1930		Noncontributing	Alterations
1308 E. Taylor St.	2003-2004		Noncontributing	Age
1310 E. Taylor St.	c. 1918	Craftsman	Contributing	
1320 E. Taylor St.	c. 1980		Noncontributing	Age
1324 E. Taylor St.	c. 1980	Apartment Building	Noncontributing	Age
1328 E. Taylor St.	c. 1980	Apartment Building	Noncontributing	Age
1329 E. Taylor St.	c. 1946		Contributing	
1332 E. Taylor St.	c. 1925	Craftsman	Contributing	
1336 E. Taylor St.	c. 1950	French Provincial Ranch	Contributing	
1339 E. Taylor St.	c. 1940		Contributing	
1418 E. Taylor St.	c. 1945		Contributing	
1434 E. Taylor St.	c. 1970		Noncontributing	Age
1438 E. Taylor St.	c. 1960		Noncontributing	Age

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STATEMENT OF SIGNIFICANCE SUMMARY PARAGRAPH

The Garfield Historic District is a large, densely developed neighborhood whose resources reflect a significant span of Phoenix's early residential development dating from the city's late 19th and early 20th century expansion beyond its original townsite boundaries, through the boom years of the 1910s, 1920s, and into the period leading up to and following World War II. The district lies just northeast of the original Phoenix city limits and its current downtown core. It stretches from 7th Street on the west to 16th Street on the east, and from Van Buren Street on the south to Roosevelt St. on the north. Within these boundaries lie 764 cultural resources, the majority of which contribute to the historic character of the district and express the prevailing architectural styles and residential building trends in Phoenix from the late 19th century to 1955, when the district was substantially built out. The district is comprised of numerous subdivisions, the first of which was the Dennis Addition, platted in 1883. Little construction took place in the Dennis Addition in the 19th century, but the arrival of a streetcar line through the tract in 1895 inspired considerable growth that established distinctive patterns including street layout, lot size and configuration, and building orientation. The district developed as a typical *Streetcar Subdivision (1887-1925)* and scores of pyramidal cottages, Craftsman influenced bungalows, and Period Revival style houses appeared along the streets in the 1900s, 1910s, and 1920s. In the late 1930s and early 1940s, and increasingly in the immediate postwar period, Early/Transitional Ranch style houses added to the district's historic fabric. More recently, the Garfield Historic District has experienced some redevelopment but most of the new houses respect the size, scale, massing, and, in some cases, design, of their neighbors. Streetscapes are remarkably consistent throughout the district, characterized by relatively small, one-story houses of similar size, setback, massing, materials and ornament. Because the Garfield Historic District contains some of the earliest additions to the city of Phoenix and conveys a strong sense of its historic streetcar suburb development, the district is nominated to the National Register of Historic Places under Criterion A, Community Planning and Development, at the local level of significance.

NARRATIVE STATEMENT OF SIGNIFICANCE

Contexts

Like other early suburban tracts in the Phoenix area, the Garfield Historic District originated as a large farm adjacent to the nascent townsite. As Phoenix's population began to grow beyond its original boundaries in the late 19th century, land owners, including John T. Dennis, platted their farms for suburban development. To increase sales in their subdivisions, these early developers encouraged streetcar companies to build in their additions; Dennis invested in a new streetcar line to serve his subdivision, thus assuring potential homeowners of transportation to and from the downtown core. Reliable transportation increased land sales in the Dennis Addition and the neighborhood developed as a typical streetcar suburb, with residential construction sited within walking distance of the streetcar and small scale commercial development at stops where passengers could shop for staples before heading home in the district. Because it retains its original street layout, lot size and configuration, setback, size, scale, and early housing stock to a large degree, the Garfield Historic District is a good example of an early *Street Car Subdivision (1887-1925)* in Phoenix.

The district's cultural resources, the great majority of which are residential, can be understood and analyzed according to three major historic contexts associated with residential subdivision in Phoenix. These contexts

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are analyzed in the Multiple Property Listing *Residential Subdivisions and Architecture in Central Phoenix, 1870-1963*. The first, *Context 1: Trends and Patterns of Residential Subdivision Development in Phoenix from 1870-1963*, discusses the predominant land subdivision practices in Phoenix from its first major population surge with the completion of Roosevelt Dam (1911) through the tremendous building boom that followed World War II. *Context 2: The Progression of Residential Architectural Styles, Building Materials and Construction Practices in Central Phoenix Neighborhoods from 1870-1963*, details the design motifs, building materials, and construction methods during this growth period. *Context 3: Influence of Federal, State and Local Housing and Planning Policies on Phoenix Domestic Architecture and Subdivision Planning, 1934-1963*, is applicable to a lesser extent but does apply to some infill housing in the district that was built with the aid of FHA or GI bill loans.

Criterion A: Community Planning and Development

The Garfield Historic District is significant at the local level under Criterion A because it is a good example of early subdivision practices in Phoenix and represents the trends that guided residential development in the city in the late 19th and early 20th centuries. These patterns developed as Phoenix began growing beyond its original townsite boundaries in the late 19th century, with nearby farmers began platting their agricultural tracts for suburban additions to the city. Several large additions were platted from farmland on the east side of the city. They included the Dennis Addition (1883) and Germania Place (1909), in the Garfield Historic District, and Brill's Addition (1895), in the North Garfield Historic District. As was typical of the time and place, the property owners divided their land into blocks with lots fronting onto streets laid out on a standard grid pattern. For the most part, residential lots fronted onto the east-west running streets to avoid the full brunt of the western sun. Contrary to later practices, these developers did not themselves design or contract houses; rather, they sold lots or smaller parcels of their addition to others. In some instances, land was sold to other developers who platted new, smaller subdivisions from the original tracts. Victoria Place (1911), platted along McKinley Street between 7th and 9th streets, is an example of a resubdivision of part of the Dennis Addition. Some of the buyers were builders who generally built one or two dwellings for specific clients; others were prospective home owners who hired builders to erect houses on their chosen lots. To promote their new additions, property owners banded together to extend streetcar lines to their areas. Their efforts were successful and by 1899, the entire Dennis Addition, which encompasses the western half of the Garfield Historic District, was annexed by the city of Phoenix. Initial development occurred on or near the streetcar lines which provided suburban residents access to downtown businesses and shopping.

The Garfield Historic District continued to follow major development trends through the first half of the 20th century. Such trends are clearly evident in the district's built environment. The City of Phoenix grew tremendously during the first decades of the 20th century, particularly after the completion of Roosevelt Dam ensured its agricultural hegemony in the region. That growth spilled over into the Garfield Historic District where streets filled with Classical Revival and Craftsman bungalows in the 1910s and 1920s. Several churches and a school served the community, and a small scale commercial node evolved along the streetcar route at the intersection of Pierce and 10th streets. The district was largely built out by the mid-1950s. Some infill construction and redevelopment has occurred since that time. Nevertheless, the Garfield Historic District is a good, illustrative example of an early Phoenix streetcar subdivisions filled with early 20th century housing stock and a number of small scale churches, schools, and commercial buildings serving the local community.

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As such, it meets Criterion A, for its association with historic streetcar development in Phoenix.

DEVELOPMENTAL HISTORY/ADDITIONAL HISTORIC CONTEXT

Phoenix Townsite

The Garfield Historic District traces its origins to early agricultural development in the Salt River Valley during the last quarter of the 19th century. In 1870, a handful of farmers were establishing irrigated fields near present Phoenix. In 1870, they formed the "Salt River Valley Association" to determine the best place, among several contenders, to found a townsite. Members selected the north half section of Section 8, Township 1 North, Range 3 East and employed Captain William A. Hancock to survey and lay out the city of Phoenix. Although the area population was estimated at only 235 residents in 1870, the settlers predicted that Phoenix would become a metropolis and planned their city accordingly.

The city stretched one mile east to west and a half a mile north to south (See Continuation Sheet pg. 65; Official Plat of the Original Townsite of Phoenix). The townsite was divided into 98 blocks. Most blocks were 300 feet long and contained twelve lots measuring 50' by approximately 135' apiece. Even Block 22, which was set aside for a Public School, was divided into twelve lots.ⁱ The overwhelming majority of lots fronted onto the long east-west streets. Exceptions were blocks that formed the eastern and western boundaries of the town; they contained only 10 lots apiece. Two blocks remained undivided; Block 23 and Block 76 were entirely dedicated for a city hall and courthouse square, respectively. Lots around the two public squares were narrow, 25-foot parcels configured to front onto the courthouse and city hall. With direct access to the city hall and courthouse, these lots commanded higher prices at auction for their commercial value.

Streets were laid out in a strict gridiron pattern. East-west running streets were named for presidents; Washington and Jefferson streets were slated as the principal downtown thoroughfares. Center (now Central Avenue) Street was the main north-south running street. Center Street divided the townsite into two equal halves, with seven north-south streets to the east and seven north-south avenues to the west. Most streets were eighty feet wide, with the exception of Washington and Jefferson Streets, and Central Avenue, which were 100 feet wide and intended to be the principal thoroughfares of the city. Most lots front onto east-west running streets, although some blocks fronting on the courthouse and city hall faced north-south.

The plan was practical and democratic. As platted, the city was rectangular in shape, twice as wide, east to west, as it was long, north to south. Its unwavering grid-like streets contained equal-sized blocks with equal-sized lots. The pattern was relieved only by the commercial and civic blocks at the core of the plat, and even they were laid out and subdivided in a symmetrical fashion.

Seeds of Suburban Development in Phoenix

The farmers who selected the Phoenix townsite had more than a passing interest in choosing its location. Access to markets and shipping facilities, as well as the potential for development opportunities in the new city,

ⁱ Sanborn maps indicate that a school was under construction at the site in 1893.

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may have driven the proceedings. Among the founding members of the Salt River Valley Association formed to identify the townsite was John T. Dennis, a farmer who had moved to the valley in 1868, shortly after modern irrigation was initiated. Upon his arrival, Dennis established a large farm just beyond the northeast corner of the future Phoenix townsite. It ranged from present 7th Street on the west, to 12th Street on the east, and from Van Buren on the south, to Roosevelt on the north. As a member of the Salt River Valley Association, Dennis helped choose the location for the Phoenix townsite in 1870. The site's proximity to his farm may have played a role in his deliberations.

Over the next fifteen years, Dennis farmed his tract and pursued several business ventures in Phoenix. With his partner, James Murphy, he established a mercantile business on Washington Street, between First and Second streets. The firm of Murphy & Dennis brought the first threshing machines to the Phoenix area (Farish 1918: 137).

Phoenix grew slowly at first but higher agricultural prices in the 1870s, immigration through the Desert Land Act of 1877, and the arrival of the Southern Pacific Railroad in 1879, enhanced the region's prospects and helped spur the city's population. By 1881, Phoenix incorporated and land owners on the city's edge were eager to subdivide their farmland for more lucrative residential development. Dennis was one of the first to take advantage of the opportunity.ⁱⁱ and his farm lay just beyond the Phoenix townsite boundaries. In 1883, he carved the farm into nine large blocks of varying sizes and filed a plat for the Dennis Addition to the city of Phoenix (Dennis Addition, November 16, 1883, Maricopa County) (See Continuation Sheet pg. 66, Dennis Addition and Subdivisions).

The Dennis Addition Plat

Unlike later developers who planned every aspect of their subdivisions, Dennis's main contribution to the addition was its initial plat which carved the former farm into blocks and streets. He divided his property into nine large blocks separated by a network of perpendicular streets. Dennis connected his principal streets to key city thoroughfares for direct access to the city. He platted major east-west running streets north of, and parallel to, Van Buren, the addition's southern boundary and the city's northernmost street. The original east-west streets were Canal (Polk) and Desert (Pierce). Another east-west street, Eleventh (Roosevelt), marked the northernmost boundary of the addition. All of these east-west streets ran unencumbered through the addition to connect with 7th Street, a major Phoenix street and its eastern boundary.ⁱⁱⁱ

Major north-south streets in the addition were Arizona Avenue (9th Street), California Avenue (11th Street), and Carr Avenue (12th Street). All of these streets led directly to Van Buren Street, the southern boundary of the Dennis Addition. Like 7th Street, Van Buren was a major city thoroughfare. It formed the northernmost boundary of the Phoenix townsite.

The streets divided the farm into nine large blocks of unequal size. Blocks 1-3, at the southern edge of the

ⁱⁱ The Dennis Addition was only the second addition to the city of Phoenix.

ⁱⁱⁱ By 1899, when the addition was annexed by the city of Phoenix, other streets were created through the neighborhood including the Highland Street (Garfield), Sunnyside Avenue (Garfield), State (McKinley), Hermosa (Fillmore) Prospect (Taylor), and Alta (10th) Street. These streets resulted from later resubdivisions within the addition.

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addition, were smaller than blocks 4-9. Block 1, at the southwest corner of the tract, measured about 1020 feet from east to west by 815 feet from north to south. It was one of the first to be platted into individual building lots and Dennis may have subdivided it himself.^{iv} The 1899 annexation plat showed that the tract consisted of 51 building lots with 17 lots fronting onto Van Buren, and the remainder on either side of Dennis Street, between 7th and 9th streets. Block 2 was the same size as Block 1 but it was divided into ten lots that measured about 200' by 400'. Block 3, at the eastern edge of the plat, was somewhat smaller with only eight 200' by 400' lots.

The northern three-quarters of the Dennis Addition was divided into six large blocks that would eventually be broken into numerous smaller ones bisected by new streets throughout the district. According to Dennis's original plat, four blocks between 7th and 11th Streets were the same size, measuring about 1,360' by 525'. The easternmost blocks between 11th and 12th Streets were somewhat narrower. The blocks were further divided into tracts for later resubdivision.

With the basic form in place, Dennis began to sell parcels to investors who typically resubdivided them into building lots for sale to individual buyers. Between 1883, when he filed the Dennis Addition, and 1900, Dennis saw seven new subdivisions emerge from his former farm. Among them were the Mount Pleasant Tract (1892), the Sunny Side Tract (1894), Highland Addition (1894), and Hooper's Subdivision (1900). Dennis retained most of the land in blocks 6 and 7, at the western edge of the addition, for future development. Their proximity to the growing city of Phoenix likely increased their value as investment property. Of his remaining property, only Block 1 and lots 5 and 6 of Block 6 were carved into individual building lots by the turn of the 20th century.

Although most of the lots in the Dennis Addition and its subdivisions were intended for housing starts, the western part of Block 2 held the Phoenix Water Company's pumping station. The station occupied a large lot at the southeast corner of Dennis (Polk Street) and 9th Street (Sanborn Fire Insurance Co., 1893). The private Phoenix Water Works Company had drilled several wells in the block as early as April 1889. The company's eight-mile pipe system supplied the city with about two million gallons of water a day. As depicted in the 1893 Sanborn map, the property contained a pump house building with an open porch around three sides, an attached repair shop, a well, an open-sided auxiliary building, and a pond. The private company satisfied the city's needs until a severe drought between 1899 and 1904 prompted voters to pass a bond election for a new municipal water system (Phoenix Water Services). In addition, the Salt River Valley Canal stretched across the southern portion of the district.

Despite Dennis's efforts, buyers did not immediately flock to his subdivision. However, a few noteworthy individuals ventured out to "the country" where they built substantial homes in the 1890s. Among them were B. A. Hadsell, who built the Hadsell House (NR 1995) at 1001 E. Fillmore Street in 1893. Hadsell was one of the founders of the city of Glendale. Hadsell was followed by B. F. McFall, president of the Board of Education,

^{iv}The 1899 annexation plat of the Dennis Addition showed Block 1 divided into building lots but did not indicate that the land had been resubdivided since Dennis's original addition was filed.

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and C. F. McFall, an assistant U.S. attorney, who occupied the house in 1918. George E. Cisney built the house at 916 (aka 910) E. McKinley Street (NR 1995) in 1897. Later, J. W. Spear, editor of the *Arizona Republican*, lived in the house. Other 19th century houses in the district include the 1898 E. W. Skinner House (NR 1995) at 917 E. Roosevelt Street, and the Phoenix Building and Loan House (NR 1995) built in 1898 at 1138-1140 E. Taylor Street.

The Brill Line Streetcar

Still, no sustained development occurred in the area. As late as 1893, the Sanborn fire insurance company declined to map the area in detail, a sign that construction in the district was sparse. The maps did, however, show major streets in the addition, indicating that increased development was imminent. Furthermore, the maps showed a public school at the southeast corner of Washington and 9th Streets. Its presence at the edge of the district was further evidence that the neighborhood was poised for significant residential construction in the 1890s (Sanborn Fire Insurance Co., 1893).

Lack of transportation may have deterred potential buyers from building in the Dennis Addition and its junior subdivisions initially. One of the great impediments to suburban development in the 19th century was the distance between home and work. Nationwide, as cities expanded beyond their town limits, developers planned and promoted suburban additions with the aid of streetcar lines. In an age before automobiles, the technique became extremely popular with developers and cities alike, leading to the proliferation of "streetcar suburbs" throughout the country. By 1888, a small, horse-powered streetcar line serviced downtown Phoenix, enabling residents to live some distance from work and business. In the following five years, the streetcar line was greatly expanded and electrified by 1893, rails stretched northwest to the fairgrounds and eastward to 16 ½ Street (now known as 16th Place).

As the street railway system began to grow in Phoenix, John T. Dennis came to understand that access to streetcar transportation could improve land sales in his former farm; developers used streetcars to bring prospective buyers to their tracts and to guarantee their future transportation from the suburbs to the city center. Dennis collaborated with adjacent property owner Frederick Brill, who owned the quarter-section of land north of the Dennis Addition, to bring the streetcar line to their land. In 1895, Brill platted his land as Brill's Addition. That same year, Dennis and Brill invested in an extension of the Phoenix Street Railway to access both of their subdivisions.

The extension was known as the Brill Line and it traveled east along Pierce Street into the Dennis Addition, where it turned north at 10th Street (formerly Alta) (See Continuation Sheet pg. 67, The Brill Line 1895). The line then passed through both the Dennis and Brill additions and terminated at McDowell Road at the northern end of Brill's land. Major stops in the Garfield Historic District in 1895 were at Pierce and 7th Street (then Cave Creek Road), at the western edge of the Dennis Addition, and at 10th and Roosevelt (then Baltimore), the northern boundary of the Dennis Addition and the southern extent of Brill's Addition.

The investment proved fruitful, and houses began to appear on and near the streetcar line during the following decade. By 1899, with the aid of the streetcar extension, the neighborhood had grown sufficiently that the city of Phoenix annexed all of the original Dennis Addition, including its subdivisions.

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Early Development in the Garfield Historic District

By 1899, the junior subdivisions had been carved into smaller blocks with new streets, including Prospect (Taylor), Hermosa (Fillmore), State (McKinley), and Highland (Garfield). For many years, these streets were limited to the interior of the Dennis Addition, as they did not extend through the undivided western blocks which formed a barrier between Polk Street, on the south, and Eleventh Street on the north. Eventually, as the western blocks were subdivided, streets were cut through to align with Phoenix city streets.

As the various subdivisions were platted, all of blocks 1, 4, 5, 8, and the northern portions of blocks 6 and 9, were cut into long, narrow building lots, most of which measured between 40' and 50' in width and 137.5' in length. Much of the western section of the Dennis Addition remained intact with individual lots only in Block 1 and the northernmost lots of Block 6, which fronted onto the streetcar line along Pierce Street.

In all, the Dennis Addition and its subdivisions contained 393 individual building lots. Mount Pleasant was the largest, with 180 lots fronting onto the east-west, Polk, Taylor, Fillmore, and Pierce streets. The Highland subdivision had 100 lots fronting onto Pierce, McKinley, Garfield, and Roosevelt Streets. The Sunnyside Tract contained only 42 lots, two-thirds of which fronted on both side of Garfield and the remainder on Roosevelt Streets.

All but eight of the 393 lots were surveyed with the narrow ends fronting onto the east-west running streets throughout the Dennis Addition and its subdivisions. The eight remaining lots fronted onto north-south streets; four lots faced 9th Street, and four faced 7th Street. The layout served several purposes for developers. Houses facing east-west streets were spared the full brunt of the Arizona sun, a fact that must have been a selling point to potential buyers. Also, the narrow lot layout allowed greater access to the streetcar line for more residents.

Despite the initial slow pace of growth, the streetcar extension provided good access to both the Dennis and Brill additions and ultimately helped spur development in the tracts. Between 1900 and 1911, numerous pyramidal cottages were built in the neighborhood, many of them along the streetcar line on Pierce Street. By 1910, eighteen such houses were completed on Pierce Street between 7th and 9th streets (See Continuation Sheet pg. 73, 1911 Sanborn Map). The cottages are distinguished by their compact size and pyramidal-shaped roofs. Typically they follow a bungalow plan with two in-tandem rows of rooms arranged in a rectangular footprint with an inset porch. Most of those found in the Garfield Historic District are constructed of brick, though molded concrete block and frame examples exist. Early versions feature Classical order columns while later ones adopt the tapered posts of Craftsman influenced bungalows. Such houses were once common in Phoenix but they are quickly disappearing from the landscape. The Garfield Historic District has the largest concentration of early 20th century pyramidal cottages in the city.

Early 20th century development in the neighborhood remained on or near the streetcar line and in the blocks closest to the city core. By 1910, a number of houses were built in the western blocks of Van Buren and E. Polk and Dennis streets, close to the original townsite boundaries.

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Germania Place

The growing success of the Dennis Addition and its smaller subdivisions prompted several adjacent landowners to pursue similar projects. The largest of these was Germania Place (See Continuation Sheet pg. 68, Germania Place), which was platted by the German Investment Corporation in 1909. The corporation was represented by Jacob Hirschy, H. J. Latham, and Mary Culver. Hirschy, a native of Indiana, served as president of the corporation. Latham was the official secretary.

The subdivision lay immediately east of the Dennis Addition and extended from 12th Street on the west, to 16th Street on the east, and from Van Buren on the south, to Roosevelt Street on the north. Unlike the junior subdivisions in the Dennis Addition, the original layout and configuration of lots and blocks in Germania Place was irregular, due in part to the presence of the Salt River Valley Canal, which ran at a slight angle east to west through the subdivision and separated the southern third from the northern portion.

The northern portion was divided into fifteen blocks, most of which measured approximately 340' by 630'. They were not further divided into lots, indicating that they were not ready for immediate development. Three of the blocks bordered the canal and were of irregular size. Only one street, Fillmore, penetrated into the northern portion but it did not extend through the addition. The southern section was divided into eastern and western portions. The western portion of the plat was blank but the eastern portion was subdivided into lots and blocks. Comprising most of the southeastern quarter of the plat, this section was the only part of the addition with lots on streets. Most lots fronted onto the east-west streets of Van Buren and Polk, but four faced the north-south 14th Street. All lots were narrow and deep, with the narrow side fronting the streets. They varied widely in size; most lots were 100' wide but they ranged from 200'-512' in depth (Germania Place, February 15, 1909).

Because it lay further from the streetcar lines, between 12th and 16th streets, Germania Place did not see immediate development. However, the timing of the subdivision in 1909 was fortuitous, as the Roosevelt Dam was completed just a few years later, in 1911; the achievement ensured substantial agricultural growth and attracted thousands of new residents to Phoenix. At the same time, the rising use of automobiles allowed families to live further from the streetcar lines. As a result, development spread into Germania Place and the addition evolved as a continuation of the Dennis Addition and its smaller subdivisions. The earliest development in the neighborhood corresponds to the completion of Roosevelt Dam in 1911 and is similar to that which occurred in the Dennis Addition at the same time. Later development in Germania Place reflects Phoenix's continued growth in the early 20th century and the rise of automobile use for basic transportation.

The City Water Works and Verde Park

Some industrial development also occurred in the southwestern part of the addition. Valley Flour Mills lay at the southwest corner of Van Buren and 9th streets, and the new city water works occupied the southeast corner of Dennis and 9th streets. Such uses were not atypical in the years before zoning laws.

The water works, in particular, has been a permanent fixture in the history of the Garfield Historic District. In 1889, the Phoenix Water Works Company, a private operation, drilled several water wells outside the city boundaries near the intersection of present 9th and Van Buren streets (Phoenix Water Services). The 1893

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Sanborn Fire Insurance Co. map clearly shows the city water works on that site (See Continuation Sheet pg. 69, City Water Works, 1893). In 1907, the city purchased the private water works for \$150,000 and assumed operation of the system. By 1911, the location contained the pump house and a new repair shop, a 50 foot well, a standpipe, and several tool sheds and other auxiliary buildings. In addition, the old street railway power house which was no longer in use at that time, lay just behind the pump house to the east. In 1913, the city began to investigate the possibility of obtaining water from the Verde River and in 1920, work commenced on the 28-mile Verde pipeline which began supplying water to the city in 1922. The pipeline terminated at the city water works at present Verde Park (See Continuation Sheet pg. 70, Verde Park 1949). By 1949, the site contained a small pump house for an Allis-Chalmers deep well pump (Phoenix Water Services; Sanborn maps).

The water works site served the Phoenix public in other ways, as well. As city property, it became one of seven small municipal parks scattered among the Phoenix neighborhoods. Little was done to improve the site until the 1930s when federal money was made available to the city for parks development through the Public Works Administration (PWA). Although Phoenix did not use grant money for its existing parks, the funding helped jump-start the city's park development and a small recreation center was built on the grounds of Verde Park. The park is named for the Verde River and is part of the Garfield Historic District.

The city property also became home to "C Shift" of the fire department in 1947. Firemen were enlisted to repair small equipment for the Parks Department on the site. A small building with firemen's quarters was built in 1949 and another structure was completed in 1952. Today, the park contains recreation facilities and a small building that dates from the Verde River project, as well as two buildings that served as Fire Station No. 2, built in 1949 and 1952.

The neighborhood that grew up around the historic water works and park was largely residential in nature. Occupants in the new neighborhood included ranchers and farmers whose land probably lay just beyond the eastern or northern boundaries of the district. Mechanics and laborers, some of whom worked at the mill, the city water works, or at other nearby industrial plants, lived in the neighborhood. Various building contractors lived in the district, including G. W. Holt, a carpenter, who occupied the ca. 1910 house at 1008 E. Fillmore Street in 1918, and Bert Davis, a plasterer, who lived in the ca. 1915 house at 1015 E. Fillmore Street, the same year. Also in 1918, boilermaker A. G. Lambert resided at the ca. 1910 house at 915 E. Taylor Street. A handful of residents, including O. H. Kerr, owned their own businesses. Kerr was the co-owner of the Kerr & Smalley Music Company and lived at 1302 E. Pierce Street, a house built ca. 1911.

Roosevelt Dam, 1911

Development increased in the district after 1911 when the Roosevelt Dam was completed. The dam enhanced the Valley's agricultural potential, and its completion sparked a population boom that spurred demand for close-in housing throughout the Phoenix area. As a result, significant activity took place in the Dennis Addition between 1911 and 1915 as scores of bungalows filled the streets. Pierce Street remained a popular address on the streetcar line but McKinley Street, one block to the north, and Fillmore and Taylor Streets, one and two blocks to the south, respectively, also saw significant development.

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The Valley Realty and Construction Company may have foreseen the impact of Roosevelt Dam on the Phoenix area's population and growth. In 1911, the company bought lots 2 and 9 of the original Dennis Addition and filed a new plat for their Victoria Place (NR 1989) (See Continuation Sheet pg. 71, Victoria Place 1911). The company was one of the few entities to build more than a couple of houses in the Dennis Addition during the early years. It subdivided the narrow tract in the 700 block of McKinley Street and filled the lots with ready-made California bungalows. The houses sold before and after World War I.

By 1918, numerous occupations were represented in the district. They ranged from educators and ministers, to retail salesmen and construction workers. The following residents indicate the variety of occupations in the district as shown in the 1918 city directory. Professionals included R. T. Cook, the principal of Phoenix Union High School in 1918, lived at 902 E. Taylor Street, a house built about 1915. L. B. Ragsdale, the principal of the Seventh Day Adventist School in the neighborhood, lived at 1117 E. Fillmore Street, which was also built about 1915. Minister E. D. Raley lived in the ca. 1915 duplex at 1417-1419 E. Garfield Street in 1918.

L. L. Dominguez, whose family lived in the ca. 1918 house at 927 N. 8th Street through the 1960s, was a clerk at Popular Dry Goods. Clerk Russell Linebarger, lived at 917 E. Garfield Street, a house built ca. 1912. Rancher R. H. Fields occupied the ca. 1914 house at 730 E. McKinley Street and candymaker J. J. Kennedy, lived in the ca. 1912 house at 1435 E. McKinley Street. J. B. Walters, a fieldman for a creamery, lived at a house built about 1916 at 1138 E. Polk Street. Bert Davis, a plasterer (1015 E. Fillmore Street, built ca. 1915), and C. O. Townsend, an engineer (1403 E. Fillmore Street, built ca. 1915), were among the districts' contractors.

Rapid development in the years following the construction of the dam and through the 1920s resulted in relatively cohesive streetscapes of similarly sized houses that shared common plan types, architectural styles, set backs and materials. The nationwide enchantment with bungalows during that period greatly influenced construction in the district which filled with Craftsman and California bungalows. Most are one-story, compact houses with wide roof overhangs, gabled roofs and full or partial width front porches. Craftsman bungalows typically exhibit some structural members such as exposed rafter ends, knee braces, and tapered porch posts. California bungalows are similar in form and plan but tend to possess less ornamentation.

Development in the Mid- to Late-1920s

The western portion of the Garfield Historic District developed first, due to its proximity to the streetcar line and city services. By the 1920s, however, developers turned to the eastern portion of the tract. As automobiles gained favor, residents were no longer tied to the streetcar for transportation. At the same time, the subdivision patterns were changing in the undeveloped portion of the district. Whereas earlier developments were typically small, sometimes only encompassing a few houses, larger scale development began to take place in the district in the mid-1920s, particularly in the sparsely settled eastern half of the district.

Fred C. Henshaw exemplifies the trend toward larger developments in the eastern portion of the Garfield Historic District. In 1925, he filed the Garfield Place Subdivision, which includes the 1400-1600 blocks of Roosevelt (south side), Garfield, McKinley, Pierce and Fillmore streets. The physical effect of such large scale development is easily seen in streetscapes filled with nearly identical California bungalows. They appear to have been built by the same builder or from kits such as those available through national vendors like Pacific

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Ready-Cut Homes or Ye Planry (See Continuation Sheet pg. 72, Ye Planry House Plan 1918). Some may have been built as speculative ventures.

New construction in the 1910s and 1920s far outnumbered the original housing stock and imposed its own patterns on the neighborhood. Earlier houses in the district varied greatly in their size, scale, setback and style, and appeared to be anomalies rather than models for the bungalow era. As the pace of construction quickened during the 1910s and through the 1920s, one-story brick or frame bungalows with side, front, or cross-gabled roofs came to dominate the streetscapes. Set squarely on their lots with a uniform setback and similar size, porch configuration, building materials and stylistic embellishment, these bungalows collectively established a rhythm, tone, and density followed by later infill development.

An overview of neighborhood occupations shows that the Garfield Historic District was largely occupied by middle- and working-class families. Exceptions include R. W. Kramer, an attorney who lived in a large Craftsman house at 705 N. 7th Street (built ca. 1920), and J. W. Spear, editor of the *Arizona Republican*, at 916 (aka 910) E. McKinley Street. More typically, though, were the many clerks, building contractors, mechanics, and salesmen who lived in the neighborhood. Most lived with their families although some single people resided in the community, often living in duplexes or rear dwellings.

Although the district was almost entirely residential in character, it attracted a number of neighborhood institutions and small commercial businesses. Three of the four extant churches in the district were built between 1925 and 1928 and an addition to the 1913 Garfield Public School was built in 1925. Such investment in the neighborhood indicated its size and stability. And, while small retail enterprises existed in the area as early as 1915, a variety of stores including a drug store, several groceries, and gas stations were located in the district by the 1920s. Most were clustered at the streetcar stops at Pierce and 10th Streets and at 10th and Roosevelt streets. Others appeared at the periphery of the district, on 7th Street, 16th Street, and Van Buren Street, which became a U.S. highway.

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Later Development

By 1929, single-family dwellings and duplexes, most of which were bungalows of some type, could be found throughout the neighborhood. Henshaw's development in the eastern half of the district consisted largely of Craftsman or California bungalows and Period Revival style houses based on a bungalow floor plan. His project reinforced the patterns set by earlier bungalow development and served as a model for later development in the 1930s, 1940s, and early 1950s. As a consequence, streetscapes are fairly uniform in rhythm, scale, and set back throughout the Garfield Historic District.

While the Great Depression stymied many new development projects throughout Phoenix during the 1930s, the Garfield Historic District was already a mature neighborhood with approximately 85% of the present housing stock intact by 1935. On the remaining vacant lots, builders began to move away from the familiar bungalow plans and build in the modern styles. By the end of the 1930s, early Ranch style houses with low pitched roofs and steel casement windows began to appear as infill housing in the neighborhood. After World War II, builders resumed construction of Early/Transitional Ranch Style houses; some were built on the few undeveloped lots in the neighborhood but others replaced some of the oldest houses in the district. Most are brick or concrete block Ranch houses with hipped roofs, clay tile ridgelines, and steel casement windows.

By 1955, the neighborhood was largely filled with houses and neighborhood stores and services. Most of the decade passed with little or no new construction other than remodeling. By the 1960s, some multi-family apartment complexes appeared in the district. While some replaced the original houses on the lots, others merely occupied lots that had remained vacant for decades. More recently, historic homes have been torn down and replaced with numerous new "bungalows". Many are side-gabled stucco houses with shed-roofed "eyebrow" dormers. They are similar in size, scale, massing, and setback to the many Craftsman and Classical Revival bungalows throughout the district. This trend continues to the present.

Building Stock

In keeping with the agricultural origins of the addition, only a handful of properties from the late 19th century survive in the district. Some farmhouses and associated resources may have pre-dated the Dennis Addition (1883), but the oldest extant dwelling in the district is the 1893 Burgess Hadsell House at 1001 E. Fillmore (NR 1989). A "mass vernacular" brick dwelling with few architectural references beyond a wraparound porch and segmental arched windows, it represents the earliest type of residential architecture in Phoenix. Other late 19th century houses in the district followed the "builder's tradition" in which small and moderate-sized houses were assembled by local builders – often carpenters – following standardized plans published in pattern books. Several late 19th century houses in the district, including the hipped roof cottage at 1138 E. Taylor Street, reflect this trend.

Popular 20th century architectural forms and styles abound in the Garfield Historic District largely because the addition was carved into many small parcels with numerous builders working on individual projects. Among the more popular plan types in the addition from 1900-1911 was the pyramidal cottage. Built in an era before widespread automobile usage, these houses are found primarily in the western half of the district on or near the old streetcar line. Most of those found in the Garfield district are square-shaped brick houses with pyramidal roofs and half-façade inset porches. Early examples have Classical references such as round or

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square Doric columns and boxed cornices; later ones adopted Craftsman motifs including exposed rafter ends and tapered porch posts. A good example of a pyramidal cottage with Classical influences including a round Doric porch column can be found at 1205 E. Pierce Street.

Despite the streetcar line through the Dennis Addition, the neighborhood experienced only modest growth in its formative years. An architectural survey conducted in 1994 found only 49 buildings in the combined Garfield and North Garfield districts built in the nearly three decades between 1883, when the Dennis Addition was platted, and 1911, when Roosevelt Dam was completed. This number constitutes only about 5% of the district's present building fabric, compared with approximately 500 houses built during the phenomenal building boom of the 1910s and 1920s. This growth spurt accounts for about 66% of the districts' present building stock.

Most of the houses built during the boom years (1912-1929) followed a bungalow plan: they had rectangular footprints with two adjacent rows of in-tandem rooms. One row contained the private spaces (two or three bedrooms separated by a bathroom), and the other row held the public spaces (living room, dining room, and kitchen). The bungalow craze, as it was called, swept the country and became the most popular house form for middle and working class families throughout the nation. The bungalow's national popularity coincided with the Phoenix building boom and it was replicated throughout the Garfield Historic District which has many fine examples. Early bungalows featured Classical treatments such as full-façade porches supported by Classical order columns. Ultimately, though, Craftsman influenced bungalows highlighting structural elements came to dominate the district with exposed rafter ends, knee braces, and partial façade porches with tapered wood posts on brick piers. Starting in the 1920s, the California Bungalow appeared in the neighborhood, especially in the eastern, previously undeveloped portion. The California bungalow generally features less ornamentation than the Craftsman bungalow.

Despite bungalow hegemony in the Garfield Historic District, other styles gained favor with the house-buying public and Period Revival styles began to crop up in the neighborhood during the 1920s. Foremost among them was the Spanish Colonial Revival style which was particularly popular in California and the Southwest for its romantic architectural references to Spanish heritage such as arched entries, use of stucco, and red clay tile roofs and porches. Toward the end of the 1920s, Tudor and English Cottage styles appeared in eastern streets in the district, particularly on Garfield and McKinley streets.

Over the course of its residential development, a number of stores arose to serve the neighborhood. Most are 1-part brick commercial buildings with awnings. The oldest appears to date to the turn of the 20th century and has segmental arch windows and a wraparound porch supported by decorative posts reminiscent of the Victorian period. Such stores generally sold staple items, some produce, and dry goods. Later stores in the district date to the 1920s and 1930s and offered greater selection. They feature glass storefronts and metal canopies held by iron tie rods. Increased automobile use opened the neighborhood to a greater customer base and these later enterprises served both the immediate neighborhood and the larger community. The J. B. Bayless Store No. 7 (NR 1985), at 825 N. 7th Street is an excellent example of this type of store in the Garfield Historic District. Built on a busy commuter route in 1928, the store featured five departments and advertised "ample automobile parking" in front of the store. Another example is Brown's Pharmacy (NR 1985), built in 1927 at 1002 E. Pierce Street. Located at the principal streetcar stop in the Garfield neighborhood –

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the corner of Pierce and 10th streets – the business likely catered to residents in surrounding neighborhoods in addition to the local clientele.

Although the neighborhood was largely completed by the 1930s, builders continued to develop the remaining vacant lots with modern houses. By the end of the 1930s, early Ranch style houses with low pitched roofs and steel casement windows began to appear as infill housing in the neighborhood. After World War II, builders resumed construction of Early/Transitional Ranch Style houses; some were built on the few undeveloped lots in the neighborhood but others replaced some of the oldest houses in the district.

A relatively long period through the 1950s passed with little or no new construction in the district. 1950s. By the 1960s, some older houses were demolished for some multi-family apartment complexes. More recently, older homes have been demolished and replaced with new “bungalows”. Most are side-gabled stucco houses with shed-roofed “eyebrow” dormers. While they are noncontributing elements of the district, they are similar in size, scale, massing, and setback to the many Craftsman and Classical Revival bungalows throughout the district.

Due to the district’s age, houses in the Garfield Historic District displays a variety of residential styles that represent a wide range of architectural designs that gained popularity over an approximately 60-year period of time. Among the earliest houses are a handful of Vernacular farmhouses. In the early 20th century, Classical Revival houses with overarching hipped roofs and deep porches supported by classical order columns were built. In the 1910s, 1920s, and into the 1930s, Craftsman bungalows held sway and many are represented in the district. Because the neighborhood was largely built out by the 1930s, it has only a handful of Period Revival styles. Tudor and Spanish Colonial Revival or Southwest styles are the most common in this district. The postwar period saw a number of early and transitional Ranch Style houses as well as some modest Minimal Traditional cottages. Early/Transitional Ranch style houses are more common and feature brick or concrete block with hipped roofs, clay tile ridgelines, and steel casement windows.

Conclusion

The Garfield Historic District includes most of the area described by the original Dennis and Germania Place additions. Roughly, they are defined by 7th Street on the west, 16th Street on the east, Van Buren Street on the south, and Roosevelt Street on the north. The western half of the district lies within the 1883 Dennis Addition to the City of Phoenix, which was one of the city’s first outlying subdivisions. Early growth was slow, but the extension of the streetcar line in 1895 prompted modest residential development in the addition. In 1909, when the construction of Roosevelt Dam promised agricultural success and momentous growth in the Phoenix area, the German Investment Corporation platted a new subdivision, Germania Place, to the east of the Dennis Addition. From these two large additions, scores of smaller tracts, some consisting of only a block or two, were carved out of the original Dennis and Germania Place subdivisions. Unlike planned subdivisions with prices and deed restrictions geared to upper-class patrons, the Garfield subdivisions attracted many working-class families who built relatively small homes and relied on the streetcar system for transportation. A booming population in the early 20th century proved the viability of the district. Between 1912 and 1929, hundreds of one-story Classical, Craftsman, and California bungalows cropped up in blocks throughout all of the subdivisions. Later, Spanish-influenced bungalows with flat roofs, low parapets, and stuccoed siding

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appeared among them. In the late 1930s and 1940s a scattering of Early/Transitional Ranch houses were built on the few remaining vacant lots in the district.

Despite its somewhat piecemeal development, the district maintains consistency through factors such as uniform setback, size and scale of buildings, and the large number of Classical Revival and Craftsman influenced houses dating from the mid-1910s through the early 1930s. And, while many historic houses in the district have been modified since their construction, and some recent redevelopment has replaced vacant lots with new bungalows, the Garfield Historic District retains sufficient integrity to convey a sense of its historic fabric and development patterns. The Garfield Historic District is a significant part of Phoenix's developmental history and represents the success of modest neighborhoods built largely for working class families in the early 20th century. It is therefore nominated under Criterion A as a good example of early Phoenix subdivision patterns as discussed in the *Historic Context I: Trends and Patterns of Residential Subdivision Development in Phoenix, 1870-1963*. It is nominated under Criterion A at the local level of significance.

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Germania Place (1909)
Highland Addition (1894)
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Mount Pleasant (1892)
Sunny Side Tract (1894)
Victoria Place (1911)

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BOUNDARY DESCRIPTION

BEGINNING at a POINT located at the intersection of the monument lines of 9th Street and Van Buren Street;
Thence northerly along the monument line of 9th Street to the monument line of Fillmore Street;
Thence westerly along last said monument line to the prolongation of the west parcel line of Lot 1, Jones Addition (MCR 5-40);
Thence northerly along said parcel line and the west parcel line of Lot 2 of said subdivision to the northwest corner of last said parcel;
Thence westerly a distance of 107.21 feet along the prolongation of the north parcel line of last said parcel to a point located 7.21 feet west of the northwest corner of Lot 4 of said subdivision;
Thence northerly a distance of 75 feet along the east parcel line of Lot 5 of said subdivision to the northeast corner of last said parcel;
Thence westerly along the prolongation of the north parcel line of last said parcel to the monument line of 7th Street;
Thence northerly along last said monument line to the monument line of McKinley Street;
Thence easterly along last said monument line to the prolongation of the west parcel line of Lot 3, Block 1, Victoria Place (MCR 5-6);
Thence northerly along the prolongation of last said parcel line to a point located 80 feet north of the northwest corner of last said parcel;
Thence westerly to a point on the 7th Street monument line located 80 feet north of the prolongation of last said parcel line;
Thence northerly along last said monument line to a point located 35 feet north of the prolongation of the south parcel line of Lot 2, Block 1, Hamilton Subdivision (MCR 3-35);
Thence easterly a distance of 91.5 feet to a point located 91.5 feet east and 35 feet north of the southwest corner of last said parcel;
Thence southerly a distance of 9 feet to a point located 100 feet west and 26 feet north of the southeast corner of last said parcel;
Thence easterly a distance of 110 feet to the monument line of the alley located east of 7th Street;
Thence northerly along last said monument line to the monument line of Roosevelt Street;
Thence easterly along last said monument line to the monument line of the alley east of 8th Street;
Thence southerly along last said monument line to the prolongation of the north parcel line of Lot 11, Block 2 of last said subdivision;
Thence easterly along the prolongation of last said parcel line to the monument line of 9th Street;

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Thence southerly along last said monument line to the monument line for the alley located south of Roosevelt Street;

Thence easterly along last said monument line to a point located 20 feet east of the prolongation of the west parcel line of Lot 4, Highland Addition (MCR 2-35);

Thence northerly a distance of 40.5 feet to a point located 40.5 feet north and 20 feet east of the southwest corner of last said parcel;

Thence westerly a distance of 20 feet to a point on the west parcel line of last said parcel located 40.5 feet north of the southwest corner of last said parcel;

Thence northerly along the prolongation of last said parcel line to the monument line of Roosevelt Street;

Thence easterly along last said monument line to the prolongation of the east parcel line of Lot 9 of last said subdivision;

Thence southerly along the prolongation of last said parcel line to the monument line of the alley south of Roosevelt Street;

Thence westerly along last said monument line to the monument line of 10th Street;

Thence southerly along last said monument line to the monument line of Garfield Street;

Thence easterly along last said monument line to the monument line of 11th Street;

Thence southerly along last said monument line to the monument line of the alley south of McKinley Street;

Thence westerly along last said monument line to the prolongation of the east parcel line of Lot 91 of last said subdivision;

Thence southerly along the prolongation of last said parcel line to the monument line of Pierce Street;

Thence westerly along last said monument line to the monument line of 10th Street;

Thence southerly along last said monument line to the monument line of the alley located south of Pierce Street;

Thence easterly along last said monument line to the monument line of 12th Street;

Thence northerly along last said monument line to the monument line of the alley north of McKinley Street;

Thence easterly along last said monument line to the monument line of 13th Street;

Thence southerly along last said monument line to the monument line of McKinley Street;

Thence easterly along last said monument line to the monument line of 14th Street;

Thence northerly along last said monument line to the monument line of the alley north of Garfield Street;

Thence easterly along last said monument line to the prolongation of the west parcel line of Lot 1, Block 1, Garfield Place (MCR 14-40);

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Thence northerly along the prolongation of the last said parcel line to the monument line of Roosevelt Street;
Thence easterly along last said monument line to the monument line of 16th Street;
Thence southerly along last said monument line to the prolongation of the south parcel line of Lot 10, Barkley Place (MCR 7-16);
Thence westerly along the prolongation of last said parcel line to the monument line of 15th Street;
Thence southerly along last said monument line to the monument line of Taylor Street;
Thence westerly along last said monument line to the monument line of 14th Street;
Thence northerly along last said monument line to the monument line of Taylor Street;
Thence westerly along last said monument line to the monument line of the first alley west of 14th Street;
Thence southerly along last said monument line to the monument line of the alley south of Polk Street;
Thence westerly along last said monument line to the monument line of 13th Place;
Thence northerly along last said monument line to a point located 60 feet south of the prolongation of the north parcel line of Tract A, Madrona Place (MCR 11-27); Thence westerly a distance of 133 feet to the monument line of the alley west of 13th Place'
Thence southerly along last said monument line to the monument line of the alley north of Van Buren Street;
Thence westerly along last said monument line to the monument line of 13th Street;
Thence northerly along last said monument line to the prolongation of the south parcel line of Lot 41, East Van Buren Place (MCR 4-65);
Thence westerly along the prolongation of last said parcel line to the monument line of the alley west of 13th Street;
Thence northerly along last said monument line to the prolongation of the south parcel line of Lot 12, Van Buren Place (MCR 4-13);
Thence westerly along the prolongation of last said parcel line to the monument line of 12th Street;
Thence southerly along last said monument line to the prolongation of the south parcel line of Lot 9 of last said subdivision;
Thence westerly along the prolongation of last said parcel line to the monument line of the alley west of 12th Street;
Thence northerly along last said monument line to the monument line of Polk Street;
Thence westerly along last said monument line to the monument line of 11th Place;
Thence southerly along last said monument line to the prolongation of the south parcel line of Lot 8, Marston Heights Amended (MCR 5-7);

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Thence westerly along the prolongation of last said parcel line to the northwest corner of last said parcel;
Thence southerly along the prolongation of the west parcel line of last said parcel to the southwest corner of Lot 10 of last said subdivision;
Thence westerly along the prolongation of the south parcel line of last said parcel to the monument line of 11th Street;
Thence northerly along last said monument line to the monument line of Polk Street;
Thence westerly along last said monument line to the prolongation of the east parcel line of Lot 9, Block 2, Dennis Addition (MCR 1-8);
Thence southerly along last said parcel line to the monument line of Van Buren Street;
Thence westerly along Van Buren Street to the POINT of BEGINNING.

VERBAL BOUNDARY JUSTIFICATION

The boundaries of the National Register District correspond to the City of Phoenix Garfield local historic district boundaries. They contain most of the original 1883 Dennis Addition and Germania Place Subdivisions, between 12th St. and 16th St. The boundaries define a district of cultural resources that share a similar history, building patterns, and design attributes. The district boundaries generally follow the street grid or lot lines within a roughly rectangular district formed by 7th Street on the west, 16th Street on the east, Van Buren Street on the south, and Roosevelt Street on the north. Some properties on the outer edges of the additions were excluded due to severe alterations to historic properties and to the introduction of nonhistoric redevelopment. Such properties were excised along lot lines.

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Name of Property: 825 North 7th Street

Name of District: Garfield Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Terri Myers

Date Photographed: November 2009

Description of Photograph: Brick One-Part Commercial building; Looking E

2 of 25

Name of Property: 804 East Garfield Street

Name of District: Garfield Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Terri Myers

Date Photographed: November 2009

Description of Photograph: Side-gabled Craftsman house; Looking NE

3 of 25

Name of Property: 906 North 9th Street

Name of District: Garfield Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Terri Myers

Date Photographed: November 2009

Description of Photograph: Craftsman duplex; Looking W/SW

4 of 25

Name of Property: 902 East McKinley Street

Name of District: Garfield Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Terri Myers

Date Photographed: November 2009

Description of Photograph: Romanesque Revival church; Looking NE along McKinley Street

5 of 25

Name of Property: 908 East McKinley Street

Name of District: Garfield Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Terri Myers

Date Photographed: November 2009

Description of Photograph: Craftsman parsonage; Looking N

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Name of Property: 910 (916) East McKinley Street

Name of District: Garfield Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Terri Myers

Date Photographed: November 2009

Description of Photograph: 1 ½-story Classical Revival house; Looking N/NE

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Name of Property: 926 & 1002 East Pierce Street

Name of District: Garfield Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Terri Myers

Date Photographed: November 2009

Description of Photograph: Two One-Part Commercial buildings; Looking NE along Pierce Street

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Name of Property: 1546 East Garfield Street

Name of District: Garfield Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Terri Myers

Date Photographed: November 2009

Description of Photograph: Mission Revival church; Looking NE

9 of 25

Name of Property: 1400 block East McKinley Street

Name of District: Garfield Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Terri Myers

Date Photographed: November 2009

Description of Photograph: Streetscape; Looking NE at north side of street

10 of 25

Name of Property: 1442 & 1448 East McKinley Street

Name of District: Garfield Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Terri Myers

Date Photographed: November 2009

Description of Photograph: Early Ranch houses; Looking N/NW

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Name of Property: 1450 East McKinley Street

Name of District: Garfield Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Terri Myers

Date Photographed: November 2009

Description of Photograph: International Style house; Looking N/NW

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Name of Property: 1506 East McKinley Street

Name of District: Garfield Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Terri Myers

Date Photographed: November 2009

Description of Photograph: Early Ranch house; Looking NW

13 of 25

Name of Property: 1518 East McKinley Street

Name of District: Garfield Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Terri Myers

Date Photographed: November 2009

Description of Photograph: Southwest Style house; Looking N

14 of 25

Name of Property: 1204-1206 East Pierce Street

Name of District: Garfield Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Terri Myers

Date Photographed: November 2009

Description of Photograph: Southwest Style duplex; Looking N

15 of 25

Name of Property: 1300 block East Pierce Street

Name of District: Garfield Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Terri Myers

Date Photographed: November 2009

Description of Photograph: Streetscape; Looking W/NW at north side of street

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property: Garfield Historic District

County and State: Maricopa County, Arizona

Name of multiple property listing (if applicable):
Historic Residential Subdivisions and Architecture in
Central Phoenix, 1912-1963

Section number PHOTO LOG Page 61

16 of 25

Name of Property: 1202-1204 & 1206-1208 East Fillmore Street

Name of District: Garfield Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Terri Myers

Date Photographed: November 2009

Description of Photograph: Twin Craftsman duplexes; Looking NE

17 of 25

Name of Property: 1225 East Fillmore Street

Name of District: Garfield Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Terri Myers

Date Photographed: November 2009

Description of Photograph: Classical Revival bungalow; Looking SW

18 of 25

Name of Property: 1327 East Fillmore Street

Name of District: Garfield Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Terri Myers

Date Photographed: November 2009

Description of Photograph: C. 1930 Tudor Revival House, Facing SSW

19 of 25

Name of Property: 1403 East Fillmore Street

Name of District: Garfield Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Terri Myers

Date Photographed: November 2009

Description of Photograph: Double-roofed Craftsman house; Looking SW

20 of 25

Name of Property: 901 East Pierce Street

Name of District: Garfield Historic District

City or Vicinity: Phoenix

County: Maricopa **State:** Arizona

Photographer: Terri Myers

Date Photographed: November 2009

Description of Photograph: Nonhistoric, Noncontributing apartment building; Looking E

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property: Garfield Historic District

County and State: Maricopa County, Arizona

Name of multiple property listing (if applicable):
Historic Residential Subdivisions and Architecture in
Central Phoenix, 1912-1963

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21 of 25

Name of Property: 915 East Pierce Street
Name of District: Garfield Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Terri Myers
Date Photographed: November 2009
Description of Photograph: Classical Revival house; Looking SSW

22 of 25

Name of Property: 906 East Taylor Street
Name of District: Garfield Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Terri Myers
Date Photographed: November 2009
Description of Photograph: Nonhistoric, Noncontributing house; Looking N

23 of 25

Name of Property: 1001 East Fillmore Street
Name of District: Garfield Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Terri Myers
Date Photographed: November 2009
Description of Photograph: Oldest house in district; Looking NE

24 of 25

Name of Property: 1111 East Fillmore Street
Name of District: Garfield Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Terri Myers
Date Photographed: November 2009
Description of Photograph: Noncontributing house; Looking SSW

25 of 25

Name of Property: 324 & 326 North 12th Street
Name of District: Garfield Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Photographer: Terri Myers
Date Photographed: November 2009
Description of Photograph: Twin Southwest Style houses; Looking NW

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property Garfield Historic District

County and State Maricopa County, Arizona

Name of multiple property listing (if applicable)
Residential Subdivisions and Architecture in Central
Phoenix, 1870-1963

Section number ADDL DOCUMENTATION Page 63

51

OFFICIAL PLAT
OF THE ORIGINAL TOWNSITE OF
PHOENIX
MARICOPA CO. AT.

BEING ALL OF THE NORTH HALF (N²) OF SECTION EIGHT (8) TOWN ONE
(1) NORTH RANGE THREE (3) EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, TERRITORY OF ARIZONA.

ADOPTED OCT. 1893, BY THE COMMON COUNCIL OF THE CITY OF PHOENIX.
2647,97' SURVEYED BY S.A. JOHNS, CITY ENGINEER, OCT. 22ND 1893. 2628,35'



DEDICATION

THE ANNEXED PLAT OF BLOCKS AND LOTS, STREETS, AVENUES AND ALLEYS, BEING ALL OF THE NORTH HALF (N²) OF SECTION EIGHT (8) TOWN ONE (1) NORTH RANGE THREE (3) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY TERRITORY OF ARIZONA IS HEREBY PUBLISHED AS THE OFFICIAL AND COMPLETE PLAT OF THE ORIGINAL TOWNSITE OF PHOENIX, MARICOPA COUNTY, ARIZONA TERRITORY, SHOWING LOTS AND BLOCKS AND THEIR SIZES OF LOTS, THE NUMBER OF EACH LOT AND BLOCK NAMES AND WIDTHS OF ALL STREETS AND AVENUES, THE WIDTHS OF ALL ALLEYS AND THAT THE PLAT IS A CORRECT AND TRUE PLAT OF SAID ORIGINAL TOWNSITE, AND SAID STREETS, AVENUES AND ALLEYS HEREBY ARE HEREBY DEDICATED TO THE PUBLIC FOR THEIR GENERAL USE, AS STREETS, AVENUES AND ALLEYS.

IN WITNESS WHEREOF THE COMMON COUNCIL OF THE CITY OF PHOENIX AT PHOENIX, ARIZONA, THIS 22ND DAY OF OCTOBER 1893.
Attest *Red Rossow*
City Recorder

3283.54'
RECORDERS OFFICE,
PHOENIX, MARICOPA CO. AT

FILED AND RECORDED AT REQUEST OF

S. A. Johns, City Recorder

OCT. 22, 1893

At 7:57 O'clock P.M.

Book 2 of Maps

PAGE 31

J. M. Kincaid
COUNTY RECORDER

EXPLANATION

FIGURES IN BLACK ARE THE NUMBERS OF BLOCKS AND LOTS - WIDTHS OF AVENUES, STREETS AND ALLEYS AND THE DIMENSIONS OF LOTS AS GIVEN ON THE ORIGINAL PLAT OF THE TOWNSITE OF PHOENIX.

FIGURES IN RED ARE THE OFFICIAL MEASUREMENTS OF BLOCKS MEASURED FROM THE INTERSECTION OF CENTER LINES OF STREETS OR AVENUES WITH STREETS OR AVENUES, LESS ONE HALF WIDTH OF STREETS OR AVENUES (EXCEPT STREETS OR AVENUES BORDERING ON THE EXTERIOR LINES) LENGTH OR MEASUREMENT OF LOTS FROM THE CENTER LINE OF STREET OR AVENUE TO THE CENTER LINE OF ALLEY OR ALLEY TO STREET OR AVENUE OR NEARLY SO LESS ONE HALF THE WIDTH OF STREET OR AVENUE AND ONE HALF THE WIDTH OF ALLEY; THE WIDTHS OF STREETS, AVENUES AND ALLEYS; THE LENGTHS OF THE EXTERIOR LINES - ALSO THE INSIDE ANGLES OF SECTION AND HALF SECTION LINES.

THE CHARACTER 'I' INDICATES AN ANGLE LESS THAN 180 DEGREES ON THE SIDE OF THE LINES UPON WHICH THE END OF THE ARC TERMINATES OR MEETS.

VAN BUREN STREET BETWEEN CENTER AND THE EAST SECTION LINE ON SEVENTH STREET 120 1/2 FEET WIDE SOUTH OF THE EAST AND WEST SECTION LINE. VAN BUREN STREET BETWEEN CENTER AND THE WEST SECTION LINE ON SEVENTH AVENUE IS 33 FEET WIDE SOUTH OF EAST AND WEST SECTION LINE.

SEVENTH AVENUE IS 33 FEET WIDE MEASURING EAST ON THE NORTH SECTION LINE FROM THE NORTH WEST SECTION CORNER AND 11 3/8 FEET WIDE MEASURING EAST FROM THE QUARTER SECTION CORNER ON THE WEST SECTION LINE AND EAST ON THE HALF SECTION LINE.

THE WIDTH OF SEVENTH STREET IS 18 FEET MEASURING WEST FROM THE EAST SECTION LINE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF PHOENIX OCTOBER 22ND 1893. *Red Rossow*
Attest: *S. A. Johns, City Recorder*

Attachment 1: Original Phoenix Townsite, 1870. Redrawn 1895.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property Garfield Historic District

County and State Maricopa County, Arizona

Name of multiple property listing (if applicable)
Residential Subdivisions and Architecture in Central
Phoenix, 1870-1963

Section number ADDL DOCUMENTATION Page 64

Map
S.H. Thurston
County Recorder
By C.W. Barnett, Deft

DENNIS' ADDITION AND SUBDIVISIONS OF
S.W. 1/4 SEC. 4.
T.1N. R.3E.



Attachment 2: Dennis Addition and Subdivisions Plat (Amended 1899)

United States Department of the Interior
National Park Service

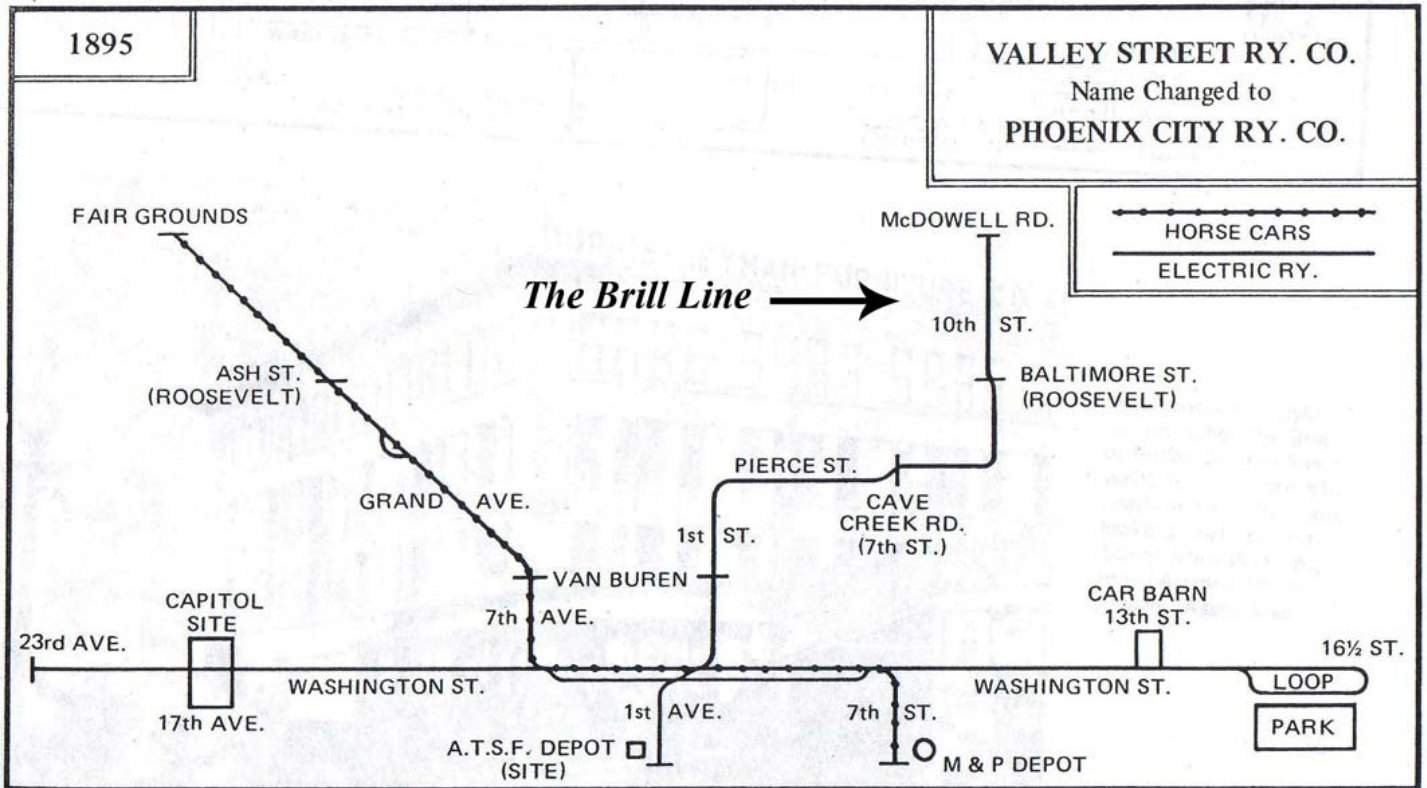
National Register of Historic Places Continuation Sheet

Name of Property Garfield Historic District

County and State Maricopa County, Arizona

Name of multiple property listing (if applicable)
Residential Subdivisions and Architecture in Central
Phoenix, 1870-1963

Section number ADDL DOCUMENTATION Page 65



Attachment 3: 1895 Phoenix City Railway Company Map (The Brill Line is indicated) Lawrence J. Fleming

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property Garfield Historic District

County and State Maricopa County, Arizona

Name of multiple property listing (if applicable)
Residential Subdivisions and Architecture in Central
Phoenix, 1870-1963

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GERMANIA PLACE.

Scale 1/Inch = 300'

I, the undersigned, being duly sworn, do hereby certify that I did, during the month of January, 1909, survey the within subdivision, as shown
thereon, that all dimensions are correct as shown thereon, and that all lots are marked with stakes.

Ed Spaulding City Engineer.

The undersigned, the German Investment Company, a corporation, through its President Jacob Kirschy, and its
Secretary, H. S. Ketchum, and Mary M. Culver, hereby certify that they are owners and jointly in fee of a portion of
the South East quarter (1/4) and that certain portion of the North East quarter (1/4) lying and adjacent to
the said South East quarter (1/4), all being and contained in Section number Four (4), in Town-
ship One (1) North, Range Three (3) East, T1N, R3E and Salt River Base and Meridian, Maricopa
County, Arizona, as shown on the accompanying plat, and that we have caused said property to be
surveyed, subdivided and platted, as shown on the accompanying plat, and that the same is subdivi-
ded and platted shall hereafter be known as

GERMANIA PLACE

and that the accompanying plat is a true and correct plat of the said premises and that the City, State, and Territory
are of the size shown thereon, and that the streets and alleys have been duly dedicated to the use of the public.

The German Investment Company, by
Jacob Kirschy, President.

H. S. Ketchum Secretary.

Mary M. Culver

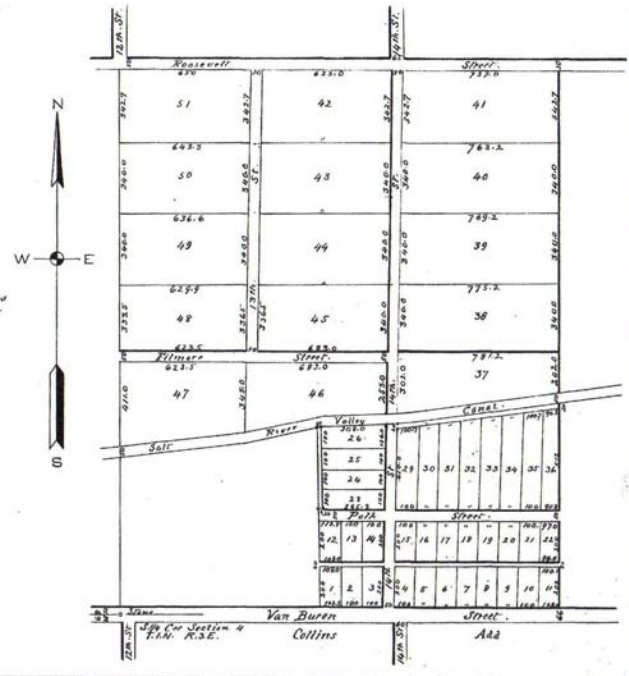
Notary Public in and for said County of Maricopa, on this day personally
appeared Jacob Kirschy and H. S. Ketchum, known to me to be the President and Secretary of the
German Investment Company, who, together with Mary M. Culver, known to me to be the person
who executed the within instrument and acknowledged to me that they executed the same for the
purpose and consideration therein expressed.

Given under my hand and seal of office this 15th day of February, 1909.

Ed Spaulding Notary Public.

My commission will expire June, 14, 1909.

Frank Albire
240 P
J. M. J. P.
52



Attachment 4: Germania Place Subdivision Plat 1909

United States Department of the Interior
National Park Service

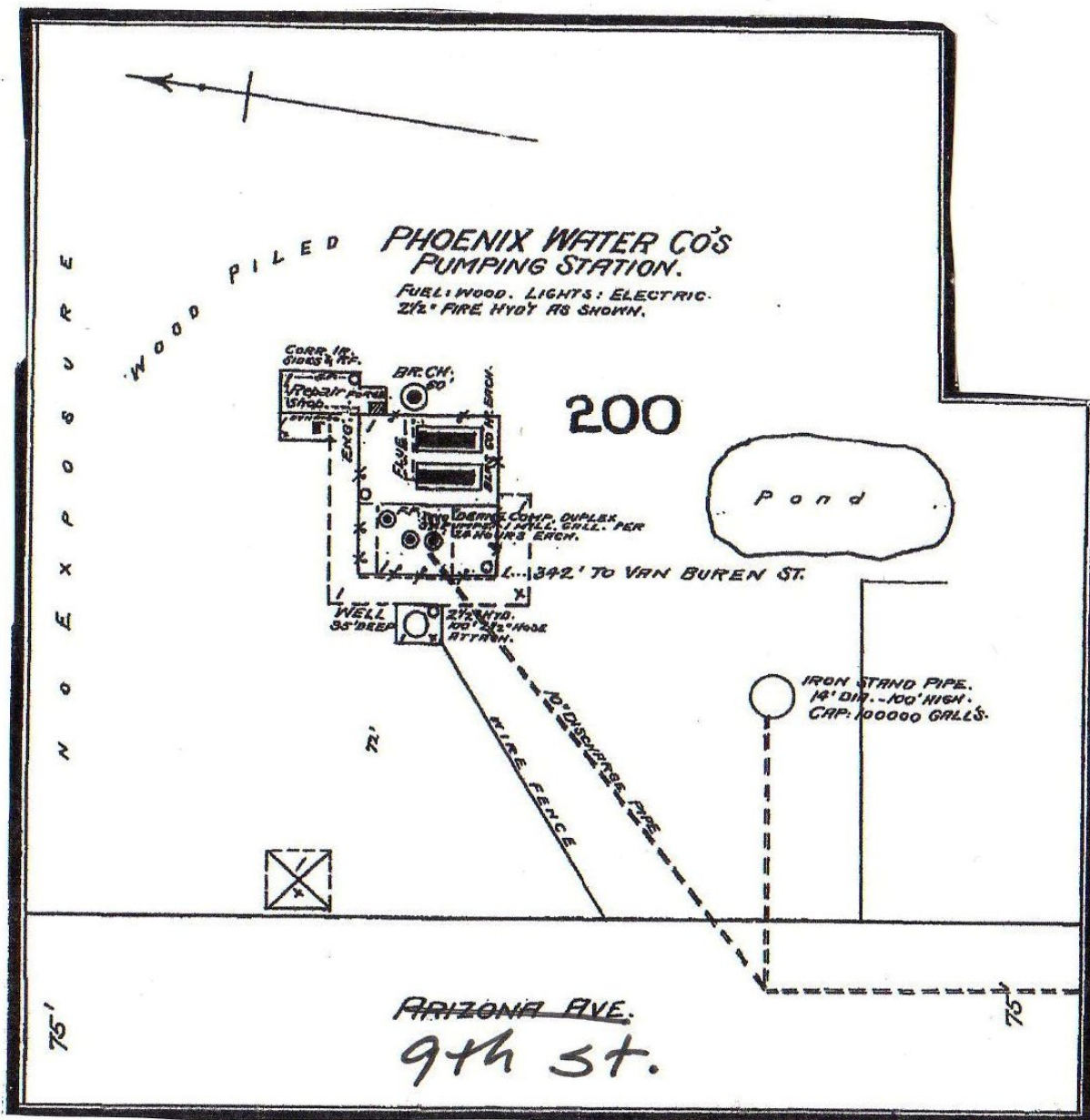
National Register of Historic Places Continuation Sheet

Name of Property Garfield Historic District

County and State Maricopa County, Arizona

Name of multiple property listing (if applicable)
Residential Subdivisions and Architecture in Central
Phoenix, 1870-1963

Section number ADDL DOCUMENTATION Page 67



Attachment 5: City Water Works at N. 9th Street and E. Van Buren Street. Sanborn Fire Insurance Co. Map, 1893

United States Department of the Interior
National Park Service

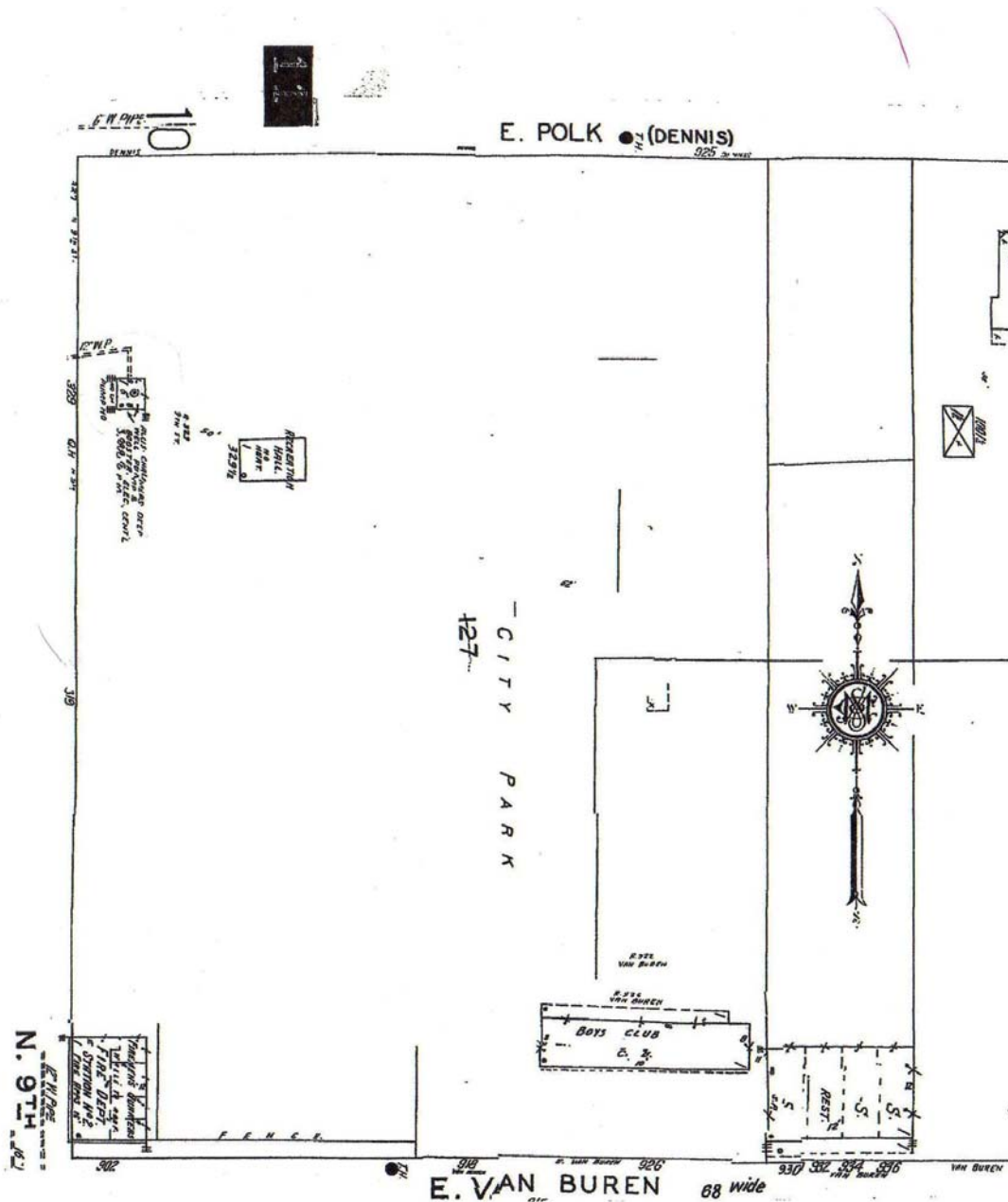
National Register of Historic Places Continuation Sheet

Name of Property Garfield Historic District

County and State Maricopa County, Arizona

Name of multiple property listing (if applicable)
Residential Subdivisions and Architecture in Central
Phoenix, 1870-1963

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Attachment 6: Verde Park at N. 9th Street and E. Van Buren Street, showing existing pump house
Sanborn Fire Insurance Co. Map, 1949

United States Department of the Interior
National Park Service

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Name of Property Garfield Historic District

County and State Maricopa County, Arizona

Name of multiple property listing (if applicable)
Residential Subdivisions and Architecture in Central
Phoenix, 1870-1963

Section number ADDL DOCUMENTATION Page 69

VICTORIA PLACE.

A SUBDIVISION

OF

LOTS 2²⁹ BLOCK 7.

OF

DENNIS ADDITION

TO

PHOENIX ARIZONA.

During the month of October 1911, survey and subdivide
to Phoenix, Arizona, herein described as Victoria Place,
their dimensions are correctly shown on this map.

Harry E. Jones
Civil Engineer.

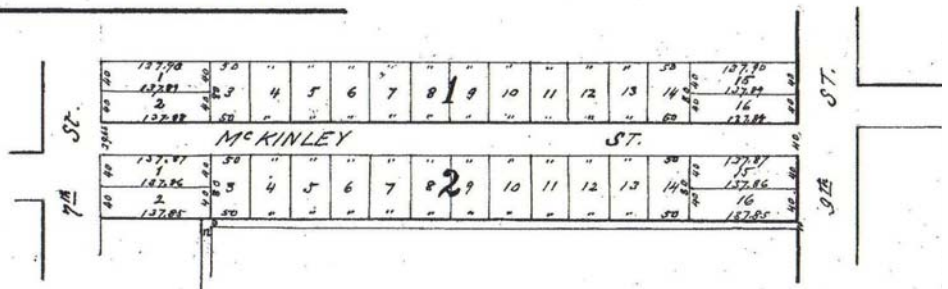
wife, the owners of Lots 2, F. X. O'Brien and M.P.O'Brien
this Addition to Phoenix, Arizona, a plat of said Addition
Maricopa County, Arizona, in Book 1 of Maps, Page 8. That we
hereby divide and subdivide as shown on the accompanying plat, which
hereafter be known as Victoria Place. That the accompany-
ing survey and subdivision of said premises and the whole
thereon this plat are of the size thereon shown, that the
same be Public.

F. X. O'Brien
M. P. O'Brien

In and for the County of Maricopa, and Territory of Ariz-
ona and Annie M. Hanson, his wife, known to me to be
the foregoing instrument, and they severally acknowledged
purpose and consideration therein expressed.
this 6th. day of December, 1911.

M. G. Barnum
Notary Public.

October 1915.



Scale 1 Inch = 100 ft.

Attachment 7: Victoria Place Subdivision Plat 1911

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property Garfield Historic District

County and State Maricopa County, Arizona

Name of multiple property listing (if applicable)
Residential Subdivisions and Architecture in Central
Phoenix, 1870-1963

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TIMELY HINTS AND SUGGESTIONS ABOUT BUILDING:

Home Builders' Directory

DIRECTORY OF ARCHITECTS BUILDERS & SUPPLY DEALERS

<p>NORMAN F. MARSH and V. O. WALLINGFORD Architects 417 Goodrich Building</p>	 <p>Write "Ye Planry" Editor, Arizona Republican for complete information about these homes, free.</p> <p>"Ye Planry" Home No. 2253 A POPULAR SEMI-BUNGALOW DESIGN A semi-bungalow design, very popular for it fulfills all the requirements for a modern, up-to-date home.</p>	<p>CLINTON CAMPBELL GENERAL CONTRACTING Builder of Fine Homes 145 W. Monroe. Phone 646</p>
<p>BERTRAM ELECTRIC COMPANY Electrical Contractors & Engineers 16 South Center Street Phone 3881 Phoenix, Arizona</p>		<p>C. H. KUNSELMAN Back in the building game, bigger and better than ever—that's not all. Modern 6-room house \$1250.00 AND UP Phone 201R5</p>
<p>R. P. MORRISON ARCHITECT Plans and Specifications Below War Prices Sketches Submitted Free Phone 4909</p>		<p>VALLEY LUMBER CO. Building Materials of All Kinds Phones: 760 and 1362 Branch yards: Tempe and Mesa</p>

Attachment 8: Typical Ye Planry House Plan. Advertisement from *The Arizona Republican*, March 12, 1918

United States Department of the Interior
National Park Service

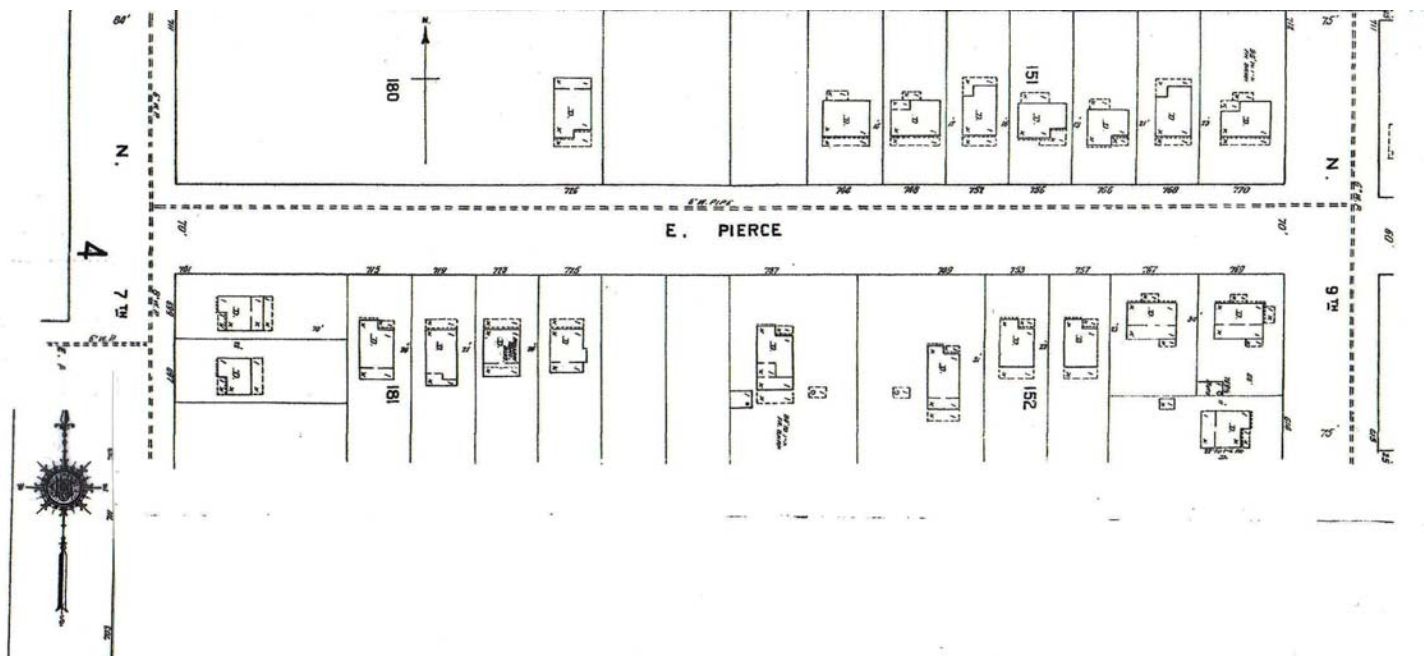
National Register of Historic Places Continuation Sheet

Name of Property Garfield Historic District

County and State Maricopa County, Arizona

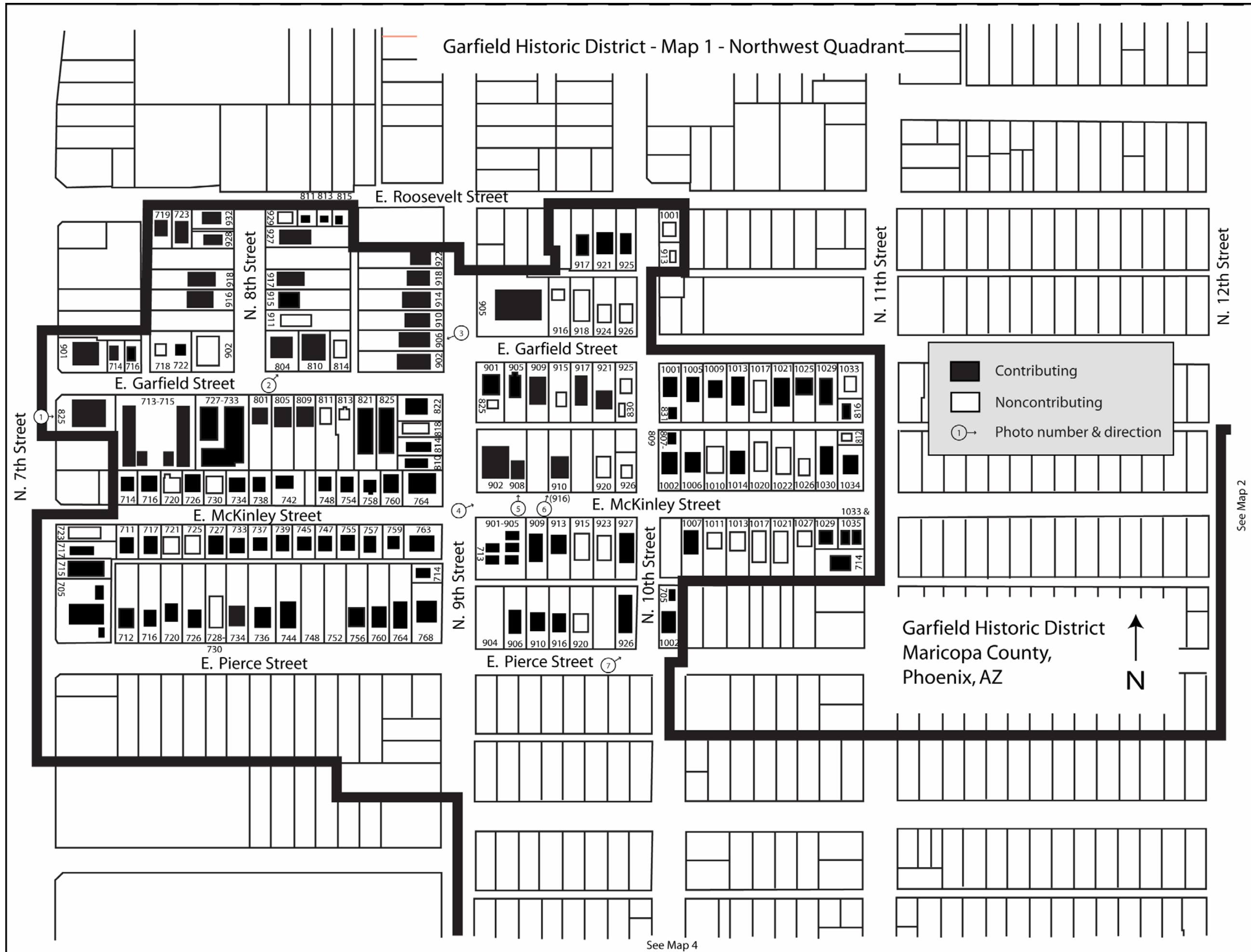
Name of multiple property listing (if applicable)
Residential Subdivisions and Architecture in Central
Phoenix, 1870-1963

Section number ADDL DOCUMENTATION Page 71



Attachment 9: Pierce Street. Sanborn Fire Insurance Co. Map, 1911

Garfield Historic District - Map 1 - Northwest Quadrant



Legend

- Contributing
- Noncontributing
- ① → Photo number & direction

Garfield Historic District
Maricopa County,
Phoenix, AZ




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N

See Map 2

See Map 4

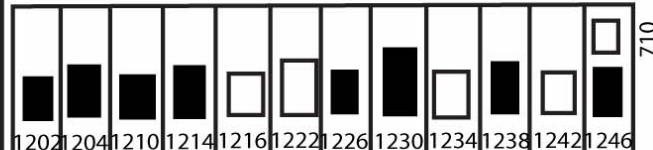
Garfield Historic District - Map 2 - Northeast Quadrant


 Garfield Historic District
 Maricopa County,
 Phoenix, AZ

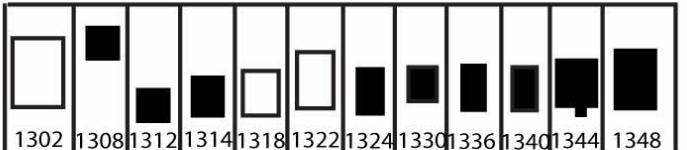
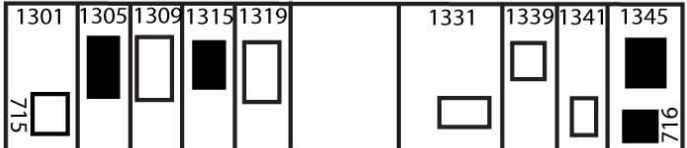
 Contributing
 Noncontributing
 Photo number & direction

See Map 1

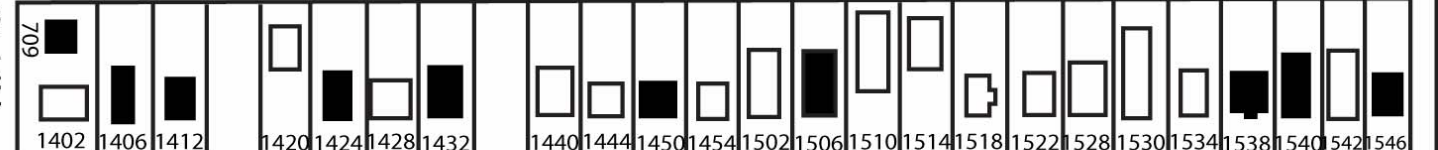
N. 12th Street



N. 13th St.



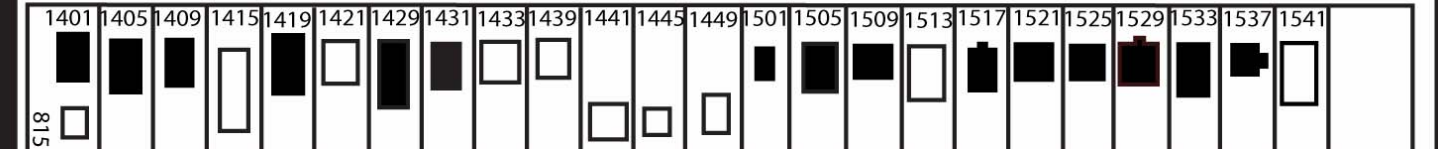
N. 14th Street



E. Roosevelt Street



E. Garfield Street



E. McKinley Street



E. Pierce Street

N. 16th Street

See Map 3

See Map 2

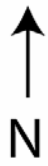
Garfield Historic District - Map 3 - Southeast Quadrant

See Map 4



- Contributing
- Noncontributing
- 1 → Photo number & direction

Garfield Historic District
 Maricopa County,
 Phoenix, AZ



Garfield Historic District - Map 4 - Southwest Quadrant



Contributing
 Noncontributing
1 → Photo number & direction

↑
 N
 Garfield Historic District
 Maricopa County,
 Phoenix, AZ

See Map 3