

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: North Garfield Historic District

historic name Brill's Addition

other names/site number Diamond Street, Moreland Street

2. Location: Roughly bounded by 7th Street on the west, 16th Street on the east, Roosevelt Street on the south, and Interstate 10 on the north.

street & number _____ not for publication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.)

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

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

Contributing	Noncontributing	
199	105	buildings
		district
		site
		structure
		object
199	105	Subtotal
304		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)

DOMESTIC/Single Dwelling

DOMESTIC/Duplex

DOMESTIC/Multiple Dwelling

RELIGIOUS/Church

COMMERCIAL/Grocery

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Duplex

DOMESTIC/Multiple

RELIGIOUS/Church

COMMERCIAL/Grocery

7. Description

Architectural Classification

(Enter categories from instructions)

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

LATE 19TH AND EARLY 20TH CENTURY
REVIVALS: Classical Revival

LATE 19TH AND EARLY 20TH CENTURY
REVIVALS: Tudor Revival,

LATE 19TH AND EARLY 20TH CENTURY
REVIVALS: Spanish Colonial Revival

MODERN MOVEMENT: Moderne

MODERN MOVEMENT: International Style

MODERN MOVEMENT: Ranch Style

Materials

(Enter categories from instructions)

foundation: Concrete

walls: Brick

Stucco

Wood

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

Architecture

Period of Significance

1887-1955

Significant Dates

1887 (Brill's Addition platted)

1895 (Streetcar extended to Brill's Addition)

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

Undefined

Architect/Builder

N/A

Period of Significance (justification)

The original plat for this district, Brill's Addition, was filed in 1887 but the first known building in the district dates to 1896, the beginning of the period of significance. Sustained development began in 1912 and continued until the early 1950s, whereupon it did not resume until the 1960s when multi-family housing began to replace historic building stock. This construction is outside the historic period and does not reflect historic neighborhood patterns.

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 80 acres
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>12S</u> Zone	<u>401079.9 m</u> Easting	<u>3702931.4 m</u> Northing	3	<u>12S</u> Zone	<u>402641.6 m</u> Easting	<u>3702680.9 m</u> Northing
2	<u>12S</u> Zone	<u>402411.6 m</u> Easting	<u>3702934.3 m</u> Northing	4	<u>12S</u> Zone	<u>401301.1 m</u> Easting	<u>3702705.8 m</u> Northing

Verbal Boundary Description (describe the boundaries of the property)

See Continuation Sheet

Boundary Justification (explain why the boundaries were selected)

See Continuation Sheet

11. Form Prepared By

name/title Terri Myers, Historian; Kristen Brown, Architectural Historian; and Karen Thompson, Associate Historian
organization Preservation Central, Inc. date June 19, 2009
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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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County and State: Maricopa County, Arizona

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SUMMARY PARAGRAPH

North Garfield Historic District is an early suburban neighborhood located on the edge of downtown Phoenix, less than a mile northeast of the city center and immediately south of Interstate 10. The district was developed in phases and contains a large number of Craftsman bungalows, period revival styles and pre-war early Ranch styles. The North Garfield Historic District is a long, narrow district approximately 80 acres in size. It contains 304 resources, 88% of which were built during the period of significance (1887 to 1955). Of the total number of resources, 199 (65%) are considered contributing, and 105 (35%) are noncontributing. The district is predominately residential in nature, with 278 single-family houses, ten duplexes, one converted garage apartment, three small residential courts with two matching units each, and eight apartment buildings or complexes. The district also contains one commercial building, two churches, and a rectory. The boundaries of the National Register district correspond to the boundaries of the Phoenix local historic district of the same name.

NARRATIVE DESCRIPTION

North Garfield Historic District has an irregular boundary that includes portions of four streets—Moreland Street, Portland Street, Diamond Street, and Roosevelt Street—between 7th and 16th Streets. The district is bounded roughly by Interstate 10 on the north, 7th Place on the west, and 16th Street on the east. Its southern boundary is irregular, running along sections of Portland Street, Roosevelt Street and an alley between Diamond and Roosevelt Streets. This irregular boundary results in two distinct sections of the district, connected by a narrow one-block long “hyphen” of Moreland Street between 12th and 13th 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. To the district’s north is Interstate 10, a major divided highway also known as the Papago Freeway. The freeway is sunken and has a sound-dampening wall, so it is out of view of the neighborhood. South of the district is Roosevelt Street, a collector street connecting 7th and 16th Streets. The Garfield Historic District and Garfield Elementary School are south of Roosevelt Street. The streets in North Garfield form an irregular grid, with Moreland, Portland, Diamond, and Roosevelt Streets running east-west and multiple numbered streets running north-south. The streets 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 about half of the interior blocks, predominately in those blocks in the eastern section of the district, between 12th and 16th Streets.

The streetscapes in North Garfield vary, but nonetheless setbacks, massing, and landscaping are fairly consistent district-wide and create a congruous appearance. The streets are flat and paved in asphalt, and have traditional concrete curbs. Almost all of the streets are 25 or 30 feet wide. Alleys are approximately 15 feet in width. All of the streets have concrete sidewalks, although the sidewalk placement varies. For example, west of 12th Street, Moreland and Portland Streets have sidewalks set back over ten feet from the street; while east of 12th Street most sidewalks are located only a few feet from the curb. In a few blocks, the sidewalk is located adjacent to the curb. Since the blocks vary in size and shape, so do the lots. West of 12th Street, the lots along Moreland and Portland Streets are very deep, measuring approximately 50 feet wide by 225 feet deep. East of 12th Street, lots along the east-west streets average approximately 50 feet wide by 125

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feet deep. Most lots along the north-south streets are approximately 150 feet by 50 feet in size. The buildings in the district are similarly sized, with the majority being one-story in height. There are eleven buildings over one-story in height; they include five apartment buildings, two converted garage apartments, two houses with second-story additions, one tall church, and a historic two-story Prairie Style house. Setbacks vary slightly by block, but in general houses are set back between 20 and 30 feet from the curb. Approximately 60% of the houses have low front yard fences about three feet high, most of which are non-historic. The most common fence type is chain link, which is found at about 25% 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, citrus, or palm. 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. Some original two-track driveways remain, although the majority of driveways have been infilled, replaced with new concrete, or widened slightly. Rear yards are fenced at the alleys. The district contains a small number of streetlights; no other street furniture exists. Approximately 10% of the houses in district have small rear houses, most of which are non-historic.

The district's period of significance is 1887-1955. This period covers the major building phases in the neighborhood, and 88% of the district's buildings were built during that time. The first phase dates from the 1890s to the early 1920s; the second extends from the mid-1920s to the mid-1930s; and a third extends from the late-1930s to the early-1940s. The neighborhood also contains some immediate postwar Ranch houses built between the mid-1940s and about 1960. In all, approximately 40% of the houses in the district were built between 1896 and about 1925. These are predominately Craftsman in style. About 14% of the district's houses were built between about 1926 and 1935. This span includes a wide range of house types, especially revival style houses such as Tudor Revival, Spanish Colonial Revival, and Southwest Style. Approximately 22% of the houses in North Garfield were built between about 1936 and 1942. Houses from this time period are primarily Early Ranch in style, although period revivals and International Style houses are also found. About 11% of the houses in the district are postwar Ranch houses and duplexes built from 1945 to 1955. Only 12% of the resources in North Garfield were built after the period of significance; these are primarily single-family houses built to resemble Craftsman bungalows, or apartment buildings.

North Garfield's architectural diversity is also created by various roof types, construction materials and decorative details. The diversity of building material in particular is outstanding; this is due to the multiple phases of development and various architectural styles found in the district. The majority of buildings in the district have gabled roofs: approximately 22% front-gabled, 29% side-gabled and 20% cross-gabled. At least ten houses have clipped gables. About 13% of the buildings in the district have hipped roofs, and another 4% 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 North Garfield, with 53% of buildings having stucco exteriors. In some cases the stucco is not original. Approximately 28% of the buildings in the district are brick, 6% are concrete block, and 6% are wood. Replacement siding such as vinyl or aluminum is found on about 3% of the district's buildings. Eight of the

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buildings are known to have been built with adobe; this number is likely much higher. The great majority of the gabled and hipped houses have asphalt shingle roofs. The flat-roofed resources have built-up roofs.

A variety of windows are found in the district. Approximately half of the houses in the district retain their historic windows. Wood double-hung sash, in various configurations, are the most common historic window types. Approximately 28% of houses have 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 9% of the houses have wood casement windows, most often in vertical orientation with square divided light patterns. About 12% of the houses have steel casement windows. Wood and steel casement windows are commonly found on the period revival and Early Ranch houses. About 25% of the houses have aluminum replacement windows, and 21% have vinyl.

Ornamental details vary greatly with each architectural style. Craftsman houses have details such as exposed rafters, trusswork, and brackets. Most of the brick Craftsman houses have segmental arch window and door openings. Period Revival houses have their own distinguishing traits. 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 North 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 partial-width porches are the most common porch type. Approximately 24% of houses have gabled partial-width porches, 19% have shed-roofed partial-width, and about 14% have inset partial-width porches. Full-width porches are found on about 15% of houses—10% with inset full-width and about 5% with gabled or shed-roofed full-width. Full-width and partial-width porches are found on all architectural styles. About five 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, or metal posts. Tapered porch posts on short brick or stucco piers are common in the Craftsman houses. At least eight of the district's houses have infilled porches. Only about 5% of the resources do not have porches; half of these are apartment buildings or complexes. Approximately 11% 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 Style houses. Approximately 12% of the houses have attached carports, most of which are not original. Porte-cocheres are found on about 9% of houses. Half of these, however, are non-historic and are featured on new construction from circa 2000-2005. No historic houses with attached garages were noted; however, several of the circa 2000-2005 houses have carports with 1-car attached garages at their rear. Approximately one quarter of the houses has small garages in the rear near the alley; this number was higher originally. The majority of these rear garages are historic.

The district's architectural diversity can be highlighted with examples of each of the styles present. There are 100 Craftsman houses in North Garfield, two-thirds of which are contributing resources, and four Craftsman duplexes. Almost all of the Craftsman houses are brick or stucco and feature bungalow floor plans and

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prominent front independent or inset front porches. The house at *1205 E. Moreland Street* is a brick example built circa 1918. It is a front-gabled house with a shingled gable end, a full-façade inset porch with brick piers, and segmental arch window and door openings. Built circa 1915, *1209 E. Moreland Street* is also brick with segmental arch windows and a full-façade porch with brick piers. It is a side-gabled example, however, and has a shed-roofed dormer vent and exposed rafters. A rare hip-roofed example is *1241 E. Moreland Street*, built circa 1920. It has a broad hipped roof and an independent front-gabled porch with brick piers and a low brick porch wall. A smaller Craftsman house is *1113 E. Portland Street*, a brick front-gabled house built circa 1921. It has segmental arch windows and exposed rafters and purlins. It has a small partial-width front-gabled porch with narrow brick piers and trusswork in the gable end. The stucco Craftsman house at *726 E. Portland Street* was built circa 1918. It has a broad front gable and unusually wide wood double-hung windows. Another stucco example is *723 E. Moreland Street*, which has segmental arched window openings and river rock porch piers. A wood frame Craftsman example is *1121 E. Moreland Street*, a side-gabled house with exposed rafters, brick porch piers, and 3/1 wood windows.

The district contains 32 revival style resources. Among them are Tudor Revivals, Classical Revival-influenced houses, Spanish Colonial Revivals, and Southwest Style houses, duplexes, and courts. A good example of a Tudor Revival house is *1510 E. Diamond Street*, a cross-gabled stucco house built circa 1938. It has a small front-gabled porch with an arched porch entry, wood casement windows, and clipped gables. Another Tudor Revival example is *1421 E. Diamond Street*, also built circa 1938. It is a brick house with steel casement windows. It features two front-gabled wings of unequal size and shape. The larger of the two contains a window and an arched wing-wall that leads to the rear yard. The smaller of the two is the entry porch and features arched porch openings. The Classical Revival houses are centrally-massed "pyramid cottage" types with hipped roofs and bungalow plans. The house at *1017 N. 9th Street* is a Classical Revival house built circa 1912. It is a wood-framed house with a partial-width inset porch, exposed rafters, and a centrally-placed hipped dormer. The circa 1905 house at *1101 N. 10th Street* is also Classical Revival. It is stucco, with a partial-width inset porch, a hipped dormer, flared roof edges, and a transom window over the front door. A Spanish Colonial Revival example is *1409 E. Diamond Street*, built circa 1939. It is a flat-roofed stucco house with tiled front-gabled wing, an arched porch entry, and casement windows. A cross-gabled example is the circa 1928 Spanish Colonial Revival house at *1406 E. Moreland Street*. It is a stucco house with a tiled roof, arched porch entry, arched wing wall, and exposed rafters. At *1525 E. Diamond Street* is a flat-roofed example with a small tiled shed-roofed porch and decorative *canales* at parapet level. It was also built circa 1938. The Southwest Style is a local variation of Spanish Colonial Revival with Pueblo Revival influences. It has characteristics in common with the Spanish Colonial Revival style, such as stucco finishes and tiled porch roofs. The Southwest Style, however, is in general more centrally-massed and usually features flat roofs with pronounced decorative parapets. An excellent example of the Southwest Style is the residential court at *1116-1118 E. Portland Street*. The twin cottages were built circa 1925 and feature stucco finishes, 3/1 wood double-hung windows, tiled trim along the parapets, and tiled stoop roofs supported by wooden brackets. The house at *1033 E. Portland Street* was built circa 1928. It has a smooth stucco finish, a partial-width independent front porch with arched entry and a tiled roof, and an unusual parapet with sloping sections between taller corners. The circa 1926 Southwest Style duplex at *727 E. Moreland Street* has a symmetrical façade, with matching shed-roofed entries, tripled narrow double-hung windows topped with decorative shell relief. A later example is *1414 E. Moreland Street*, a circa 1938 Southwest Style house with an elongated Ranch plan. It is a smooth,

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minimalistic stucco house with casement windows, but has a distinctive stepped patio wall that is Southwest in style. An unusual brick example is *1332 E. Moreland Street*, which has unstuccoed brick and flared walls on its front façade.

The Pieri-Elliot House (767 E. Moreland Street) built c. 1920 and individually listed in the National Register on December 29, 1983, is the only Prairie Style House in North Garfield. It is a rectangular, two-story stucco house with a flat roof and 8/1 wood double-hung windows. Set about two feet below parapet level is a shelf-like decorative cornice with a wide overhang. The house has a partial-width inset entry porch on the first floor with square porch openings and an arched entry opening. There is one Late Victorian house in the district, *763 E. Moreland Street*, which was built in 1896 and has an unusual design notable for its symmetry. It is a brick house with a tall hip roof and four large gabled dormers—one each on the front and side elevations. The dormers are shingled and have latticework bargeboards. The house has a shed-roofed wraparound porch and a large arched entry foyer that leads to transomed double doors. North Garfield contains seven International Style houses and one International Style duplex. At *1534 E. Diamond Street* is a circa 1938 International Style house with a rectilinear form and smooth stucco wall planes. It has a flat roof with a single stucco stringcourse just below cornice level, corner casement windows, and a flat stoop roof supported by thin metal poles. A larger example is the circa 1942 house at *1437 E. Diamond Street*, which has a more linear plan. It features a curved corner with windows located at a corner of the front façade. Two Moderne houses are found in North Garfield. The small circa 1938 house at *1521 E. Diamond Street* has a flat roof and a stucco façade. It features a stringcourse, corner windows, and stepped Art Deco pilasters on either side of the front door. The simple circa 1939 Moderne house at *1441 E. Diamond Street* has a large flat-roofed porch awning, reminiscent of a theater marquee, projecting from the corner of its façade.

There are a large number of pre-war and immediate post-war Ranch and Early Ranch styles in the district. Thirty-four Early Ranch houses are found. Examples include *1332 E. Diamond Street*, built circa 1948. It is a brick cross-gabled house with wood in the gable ends, a shed-roofed stoop roof, and steel casement windows. The house at *1014 N. 14th Street* is a circa 1940 cross-hipped Early Ranch. It has a smooth stucco finish, wood casement windows, and exposed rafters. There are 26 Ranch houses, one Ranch-style duplex, and one Ranch-style apartment building. Approximately half of the Ranch style resources are simple Ranch houses, such as *1106 N. 12th Street*, built circa 1945. It is a cross-gabled concrete block house with steel casement windows and no decorative details. Another Ranch example is *1320 E. Roosevelt Street*, a circa 1950 concrete block house with brick wainscoting. It consists of a single hipped volume with an inset carport. There are also 13 French Provincial Ranch houses, which are mainly characterized by broad, intersecting hipped volumes. The brick French Provincial Ranch at *1537 E. Diamond Street*, for example, was built in 1942 and features a large hipped volume with a curved corner, a smaller intersecting hipped wing, and steel casement windows. The circa 1930 house at *1545 E. Diamond Street* has three intersecting building volumes, red brick walls with buff brick decorative quoining, and wood casement windows. There are a very small number of other Ranch styles; for example, *1445 E. Moreland Street* is a California Ranch duplex. It was built circa 1950 and has a long, linear plan, block construction, large picture windows, and small stoop roofs.

There are 80 resources that do not have a particular architectural style. Approximately 39% of them are considered contributing. There are three reasons a house can be said to lack a specific architectural style:

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because it was a simple house without style to begin with, because it has had alterations that obscured its original style, or because it is a non-historic house with no style. Historic, contributing examples include: *1442 E. Moreland Street*, a circa 1938 small side-gabled house with a partial-width front-gabled porch; *1138 E. Diamond Street*, a gabled, wood-framed vernacular building from circa 1936; and *1108 E. Portland Street*, a circa 1920 garage apartment.

There is one Commercial resource in the district, *1151 E. Moreland Street*, built circa 1925. It is a brick one-part commercial building functioning as a neighborhood grocer. Its storefront has been altered and its front façade stuccoed; it is therefore considered a noncontributing resource. There are two churches in the district, one of which is a Modern/Mission Revival church at *1102 N 10th Street* built circa 1975. It is noncontributing due to age. The other church, the National Register-listed Garfield Methodist Church at *1013 N. 13th Street*, was built in 1926. It is a brick Mission Revival church with a tall front gable, an off-center Mission-style tower with large arched entry, and tall windows spaced regularly down the nave. This church has an associated rectory that predates the church, at *1017 N. 13th Street*. It is a circa 1918 brick cross-gabled house with segmental arch window openings, exposed rafters, and 3/1 double-hung windows.

Of the 304 resources in the district, 105 (35%) are considered noncontributing. Of these, 36 are noncontributing due to age (built after the end of the period of significance, post-1955). The most common non-historic resource types in North Garfield are apartment buildings and single-family houses. There are seven non-historic apartment buildings in the district, ranging in size from one-story four-plexes to large apartment complexes. Their dates of construction range from the 1960s through the 1980s. There is also a non-historic duplex. The non-historic resources also include 21 single-family houses built between circa 1995 and 2008. They are designed to recall Craftsman Bungalows, and so their height and massing is sensitive to the streetscape. The majority are side-gabled, with inset front porches and porte-cocheres or carports. Most have the same plan and appearance. There are a small number with other forms, such as cross-gabled with carport.

The remaining 74 houses are considered noncontributing due to alterations that significantly detract from their historic appearance. The house at *1121 E. Portland Street*, for example, is a circa 1918 bungalow with an upper half-story addition. Its porch was also rebuilt and its windows replaced. The house at *759 E. Portland Street* is an example of a highly altered house built circa 1920. It has been stuccoed, with stucco "quoins" at its corners and large stucco window surrounds. Its window openings were enlarged and windows replaced, and its porch was rebuilt. An altered Ranch house at *1025 N. 9th Street* is noncontributing due to an added slump block front façade with arcaded porch. Another example is the circa 1915 house at *1125 N. 11th Street* which has had its porch infilled. It also has a small front addition at its entry, and attached carport. Despite these and other examples, the majority of houses (65%) in North Garfield are considered contributing in that they are historic and have minor or no alterations.

INVENTORY OR RESOURCES

Address	Construction Date	Style	Contributing Status	Reason Noncontributing
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1014 N. 9th St.	c. 1920	Craftsman	Noncontributing	Alterations
1017 N. 9th St.	c. 1912	Pyramid Cottage (Classical)	Contributing	
1018 N. 9th St.	c. 1920	Craftsman	Noncontributing	Alterations
1021 N. 9th St.	c. 1918	Craftsman	Noncontributing	Alterations
1022 N. 9th St.	c. 1918	Craftsman	Contributing	
1025 N. 9th St.	c. 1950		Noncontributing	Alterations
1026 N. 9th St.	c. 1915	Craftsman	Contributing	
1029 N. 9th St.	c. 1935	Craftsman	Noncontributing	Alterations
1030 N. 9th St.	c. 1915	Duplex; Craftsman	Contributing	
1109 N. 9th St.	c. 1946	French Provincial Ranch	Contributing	
1115 N. 9th St.	c. 1940	Early Ranch	Contributing	
1117 N. 9th St.	c. 1919	Craftsman	Noncontributing	Alterations
1119-1121 N. 9th St.	c. 1915	Duplex; Craftsman	Contributing	
1010 N. 10th St.	c. 1915	Craftsman	Contributing	
1014 N. 10th St.	c. 1940		Noncontributing	Alterations
1018 N. 10th St.	c. 1915	Craftsman	Contributing	
1022 N. 10th St.	c. 1915	Craftsman	Contributing	
1026 N. 10th St.	c. 1918	Craftsman	Contributing	
1032 N. 10th St.	c. 1915	Craftsman	Contributing	
1101 N. 10th St.	c. 1905	Pyramid Cottage (Classical)	Contributing	
1102 N. 10th St.	c. 1975	Church; Modern/Mission	Noncontributing	Age
1105 N. 10th St.	c. 1915	Craftsman	Contributing	
1106 N. 10th St.	2003		Noncontributing	Age
1109 N. 10th St.	c. 1915	Craftsman	Contributing	
1110 N. 10th St.	c. 1985	Apartment Building	Noncontributing	Age
1112-1114 N. 10th St.	c. 1948	Duplex	Contributing	
1115 N. 10th St.	1997		Noncontributing	Age
1117 N. 10th St.	c. 1915	Craftsman	Contributing	
1118 N. 10th St.	c. 1915	Craftsman	Contributing	
1121 N. 10th St.	c. 1950	Ranch	Contributing	
1124-1126 N. 10th St.	1969		Noncontributing	Age
1001 N. 11th St.	c. 1922	Craftsman	Noncontributing	Alterations
1005 N. 11th St.	c. 1927	Craftsman	Contributing	
1009 N. 11th St.	c. 1920	Craftsman	Contributing	
1019 N. 11th St.	c. 1920	Craftsman	Contributing	
1023 N. 11th St.	c. 1918	Craftsman	Contributing	
1024 N. 11th St.	c. 1925	Converted Garage Apt. Duplex	Contributing	

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1027 N. 11th St.	c. 1912	Craftsman	Contributing	
1031 N. 11th St.	c. 1920	Craftsman	Contributing	
1101 N. 11th St.	c. 1920		Noncontributing	Alterations
1104 N. 11th St.	1965		Noncontributing	Age
1105 N. 11th St.	c. 1923	Craftsman	Contributing	
1109 N. 11th St.	c. 1950	Early Ranch	Contributing	
1110 N. 11th St.	c. 1920	Craftsman	Contributing	
1113 N. 11th St.	c. 1930	Craftsman	Noncontributing	Alterations
1114 N. 11th St.	c. 1925	Craftsman	Noncontributing	Alterations
1117 N. 11th St.	c. 1922		Noncontributing	Alterations
1118 N. 11th St.	c. 1918		Contributing	
1121 N. 11th St.	c. 1915		Noncontributing	Alterations
1125 N. 11th St.	c. 1915		Noncontributing	Alterations
1102 N. 12th St.	1961	Ranch	Noncontributing	Age
1106 N. 12th St.	c. 1945	Ranch	Contributing	
1110 N. 12th St.	1994		Noncontributing	Age
1114 N. 12th St.	c. 1945	Ranch	Contributing	
1118 N. 12th St.	c. 1925	Craftsman	Contributing	
1013 N. 13th St.	c. 1926	Church; Mission Revival	Contributing	
1101 N. 13th St.	c. 1920		Contributing	
1105 N. 13th St.	c. 1945	Ranch	Noncontributing	Alterations
1109 N. 13th St.	c. 1946	Ranch	Contributing	
1115 N. 13th St.	c. 1918	Craftsman	Contributing	
1117 N. 13th St.	c. 1970	Duplex	Noncontributing	Age
1121 N. 13th St.	c. 1915	Pyramid Cottage (Classical)	Noncontributing	Alterations
1124 N. 13th St.	c. 1938		Noncontributing	Alterations
1201 N. 13th St.	c. 1945	Ranch	Contributing	
1106 N. 13th Pl.	c. 1925		Contributing	
1109 N. 13th Pl.	c. 1934		Contributing	
1110 N. 13th Pl.	c. 1948	French Provincial Ranch	Contributing	
1114 N. 13th Pl.	c. 1925		Contributing	
1115 N. 13th Pl.	1997		Noncontributing	Age
1117 N. 13th Pl.	c. 1926		Noncontributing	Alterations
1118 N. 13th Pl.	c. 1955	Ranch	Contributing	
1121 N. 13th Pl.	c. 1926	Early Ranch	Noncontributing	Alterations
1122 N. 13th Pl.	c. 1926		Noncontributing	Alterations
1014 N. 14th St.	c. 1940	Early Ranch	Contributing	
1020 N. 14th St.	2003		Noncontributing	Age

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1102 N. 14th St.	c. 1940	Tudor Revival Ranch	Contributing	
1106 N. 14th St.	c. 1928		Contributing	
1110 N. 14th St.	c. 1928	Craftsman	Contributing	
1114 N. 14th St.	c. 1938		Contributing	
1118 N. 14th St.	c. 1935		Noncontributing	Alterations
1122 N. 14th St.	c. 1928		Contributing	
1124 N. 14th St.	c. 1955	Ranch	Contributing	
1210 N. 14th St.	c. 1925		Contributing	
1114 N. 15th St.	c. 1945	Ranch	Contributing	
1036 N. 16th St.	c. 1945	Apt. Bldg; French Provincial Ranch	Contributing	
1109 E. Diamond St.	c. 1928		Noncontributing	Alterations
1116 E. Diamond St.	c. 1915		Contributing	
1120 E. Diamond St.	unknown		Noncontributing	Alterations
1126 E. Diamond St.	c. 1924	Craftsman	Contributing	
1130 E. Diamond St.	c. 1924		Noncontributing	Alterations
1138 E. Diamond St.	c. 1936		Contributing	
1301 E. Diamond St.	c. 1918	Rectory for church at 1013 N. 13 th	Contributing	
1314 E. Diamond St.	c. 1925		Noncontributing	Alterations
1316 E. Diamond St.	c. 1926		Noncontributing	Alterations
1317 E. Diamond St.	c. 1928	Craftsman	Contributing	
1325 E. Diamond St.	c. 1950		Contributing	
1326 E. Diamond St.	c. 1940	Early Ranch	Contributing	
1329 E. Diamond St.	c. 1948	Early Ranch	Contributing	
1332 E. Diamond St.	c. 1940	Early Ranch	Contributing	
1333 E. Diamond St.	c. 1930	Tudor Revival	Contributing	
1335 E. Diamond St.	c. 1945		Noncontributing	Alterations
1341 E. Diamond St.	c. 1945	Transitional Ranch	Contributing	
1401 E. Diamond St.	c. 1942	French Provincial Ranch	Noncontributing	Alterations
1402 E. Diamond St.	c. 1942	French Provincial Ranch	Contributing	
1405 E. Diamond St.	c. 1938		Contributing	
1406 E. Diamond St.	c. 1939	Tudor Revival	Noncontributing	Alterations
1409 E. Diamond St.	c. 1939	Spanish Colonial Revival	Contributing	
1410 E. Diamond St.	c. 1930	Tudor Revival	Noncontributing	Alterations
1413 E. Diamond St.	c. 1940	Tudor Revival	Contributing	
1414 E. Diamond St.	c. 1932		Contributing	
1417 E. Diamond St.	c. 1930		Contributing	

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1418 E. Diamond St.	c. 1935		Noncontributing	Alterations
1421 E. Diamond St.	c. 1938	Tudor Revival	Contributing	
1422 E. Diamond St.	c. 1938	Transitional Ranch	Noncontributing	Alterations
1425 E. Diamond St.	c. 1939		Contributing	
1426 E. Diamond St.	c. 1938		Contributing	
1429 E. Diamond St.	c. 1938	French Provincial Ranch	Contributing	
1430 E. Diamond St.	c. 1938		Contributing	
1434 E. Diamond St.	c. 1938	Early Ranch	Contributing	
1437 E. Diamond St.	c. 1942	International Style	Contributing	
1438 E. Diamond St.	c. 1938		Contributing	
1441 E. Diamond St.	c. 1939	Moderne	Contributing	
1442 E. Diamond St.	c. 1938	Early Ranch	Contributing	
1445 E. Diamond St.	c. 1935		Contributing	
1446 E. Diamond St.	c. 1939		Contributing	
1501 E. Diamond St.	c. 1938	International Style	Contributing	
1502 E. Diamond St.	c. 1935		Contributing	
1506 E. Diamond St.	c. 1939		Contributing	
1509 E. Diamond St.	c. 1938	French Provincial Ranch	Noncontributing	Alterations
1510 E. Diamond St.	c. 1938		Contributing	
1514 E. Diamond St.	c. 1938		Contributing	
1515 E. Diamond St.	c. 1938	Monterey Revival	Contributing	
1517 E. Diamond St.	c. 1938	Early Ranch	Contributing	
1518 E. Diamond St.	c. 1938		Contributing	
1521 E. Diamond St.	c. 1938	International Style	Contributing	
1522 E. Diamond St.	c. 1945	Early Ranch	Contributing	
1525 E. Diamond St.	c. 1938	Spanish Colonial Revival	Contributing	
1526 E. Diamond St.	c. 1938	Tudor Revival	Noncontributing	Alterations
1530 E. Diamond St.	c. 1942	French Provincial Ranch	Contributing	
1531 E. Diamond St.	c. 1938	International Style	Contributing	
1534 E. Diamond St.	c. 1938	International Style	Contributing	
1537 E. Diamond St.	c. 1942	French Provincial Ranch	Contributing	
1538 E. Diamond St.	c. 1939	International Style	Noncontributing	Alterations
1541 E. Diamond St.	c. 1940	Early Ranch	Noncontributing	Alterations
1545 E. Diamond St.	c. 1939	Early Ranch	Contributing	
715 E. Moreland St.	c. 1918	Craftsman	Contributing	
719 E. Moreland St.	c. 1915	Craftsman	Contributing	
723 E. Moreland St.	c. 1916	Craftsman	Contributing	
727 E. Moreland St.	c. 1926	Southwest Style	Contributing	

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731 E. Moreland St.	c. 1915	Craftsman	Contributing	
735 E. Moreland St.	c. 1915	Craftsman	Contributing	
739 E. Moreland St.	c. 1929	Southwest Style	Contributing	
751-753 E. Moreland St.	c. 1960	Duplex	Noncontributing	Age
755 E. Moreland St.	c. 1915	Craftsman	Contributing	
763 E. Moreland St.	c. 1896	Late Victorian	Contributing	
767 E. Moreland St.	c. 1920	Prairie Style	Contributing	
901 E. Moreland St.	c. 1918	Craftsman	Contributing	
905 E. Moreland St.	c. 1920	Craftsman	Contributing	
909 E. Moreland St.	c. 1918	Craftsman	Contributing	
913 E. Moreland St.	c. 1915	Craftsman	Contributing	
917 E. Moreland St.	c. 1915	Craftsman	Contributing	
921 E. Moreland St.	c. 1926	Craftsman	Noncontributing	Alterations
1001 E. Moreland St.	c. 1918	Craftsman	Contributing	
1005 E. Moreland St.	c. 1918	Craftsman	Contributing	
1009 E. Moreland St.	c. 1918	Craftsman	Contributing	
1015 E. Moreland St.	c. 1915	Craftsman	Noncontributing	Alterations
1017 E. Moreland St.	c. 1920	Craftsman	Noncontributing	Alterations
1021 E. Moreland St.	c. 1955	Duplex	Contributing	
1025 E. Moreland St.	c. 1925	Craftsman	Noncontributing	Alterations
1029 E. Moreland St.	c. 1920	Craftsman	Noncontributing	Alterations
1033 E. Moreland St.	c. 1920	Craftsman	Contributing	
1037 E. Moreland St.	c. 1915	Craftsman	Noncontributing	Alterations
1109 E. Moreland St.	c. 1920		Contributing	
1113 E. Moreland St.	c. 1920	Craftsman	Noncontributing	Alterations
1119 E. Moreland St.	c. 1920	Duplex; Craftsman	Contributing	
1121 E. Moreland St.	c. 1918	Craftsman	Contributing	
1125 E. Moreland St.	c. 1915	Craftsman	Noncontributing	Alterations
1131 E. Moreland St.	c. 1900		Noncontributing	Alterations
1133 E. Moreland St.	2004		Noncontributing	Age
1141 E. Moreland St.	2001		Noncontributing	Age
1147 E. Moreland St.	c. 1927	Craftsman	Noncontributing	Alterations
1151 E. Moreland St.	c. 1925	One-part Commercial	Noncontributing	Alterations
1201 E. Moreland St.	c. 1960		Noncontributing	Age
1205 E. Moreland St.	c. 1918	Craftsman	Contributing	
1209 E. Moreland St.	c. 1915	Craftsman	Contributing	
1213 E. Moreland St.	1996		Noncontributing	Age

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1217 E. Moreland St.	1997		Noncontributing	Age
1223 E. Moreland St.	c. 1980	Apartment Building	Noncontributing	Age
1225 E. Moreland St.	c. 1920	Craftsman	Contributing	
1229 E. Moreland St.	c. 1923	Craftsman	Contributing	
1233-1235 E. Moreland St.	c. 1945	Duplex; International Style	Contributing	
1237 E. Moreland St.	2008		Noncontributing	Age
1241 E. Moreland St.	c. 1920	Craftsman	Contributing	
1245 E. Moreland St.	c. 1920	Craftsman	Contributing	
1301 E. Moreland St.	c. 1930	Southwest Style	Contributing	
1302 E. Moreland St.	c. 1920	Craftsman	Contributing	
1307 E. Moreland St.	c. 1920	Craftsman	Contributing	
1308 E. Moreland St.	c. 1925	Craftsman	Contributing	
1310 E. Moreland St.	c. 1925	Craftsman	Noncontributing	Alterations
1311 E. Moreland St.	c. 1920	Craftsman	Contributing	
1314 E. Moreland St.	c. 1920	Craftsman	Contributing	
1315 E. Moreland St.	c. 1975		Noncontributing	Age
1319 E. Moreland St.	c. 1970	Apartment Building	Noncontributing	Age
1320 E. Moreland St.	c. 1925	Craftsman	Noncontributing	Alterations
1323 E. Moreland St.	c. 1920	Craftsman	Contributing	
1324 E. Moreland St.	c. 1920	Craftsman	Contributing	
1327 E. Moreland St.	c. 1923	Craftsman	Contributing	
1328 E. Moreland St.	c. 1920	Craftsman	Contributing	
1331 E. Moreland St.	c. 1920	Craftsman	Noncontributing	Alterations
1332 E. Moreland St.	c. 1935	Southwest Style	Contributing	
1335 E. Moreland St.	c. 1925	Craftsman	Noncontributing	Alterations
1336 E. Moreland St.	c. 1925	Craftsman	Contributing	
1339 E. Moreland St.	1996		Noncontributing	Age
1340 E. Moreland St.	2005		Noncontributing	Age
1343 E. Moreland St.	1999		Noncontributing	Age
1344 E. Moreland St.	c. 1935	Craftsman	Contributing	
1347 E. Moreland St.	1996		Noncontributing	Age
1348 E. Moreland St.	c. 1940	Early Ranch	Contributing	
1402 E. Moreland St.	c. 1945	Early Ranch	Contributing	
1403 E. Moreland St.	c. 1940	Early Ranch	Contributing	
1406 E. Moreland St.	c. 1928	Spanish Colonial Revival	Contributing	
1410 E. Moreland St.	c. 1932	English Cottage Revival	Contributing	
1411 E. Moreland St.	c. 1930		Contributing	

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1414 E. Moreland St.	c. 1938	Southwest Style	Contributing	
1421 E. Moreland St.	c. 1945	French Provincial Ranch	Contributing	
1422 E. Moreland St.	c. 1930	Tudor Revival	Noncontributing	Alterations
1426 E. Moreland St.	c. 1930		Noncontributing	Alterations
1427 E. Moreland St.	c. 1940	French Provincial Ranch	Noncontributing	Alterations
1430 E. Moreland St.	1998		Noncontributing	Age
1434 E. Moreland St.	c. 1942	Southwest Style	Contributing	
1435 E. Moreland St.	c. 1935	Transitional Ranch	Contributing	
1438 E. Moreland St.	2002		Noncontributing	Age
1442 E. Moreland St.	c. 1938		Contributing	
1445 E. Moreland St.	c. 1950	Duplex; California Ranch	Contributing	
1446 E. Moreland St.	c. 1945	Early Ranch	Contributing	
716 E. Portland St.	c. 1940		Contributing	
720-722 E. Portland St.	c. 1920	Craftsman	Contributing	
724 E. Portland St.	c. 1902		Noncontributing	Alterations
726 E. Portland St.	c. 1918	Craftsman	Contributing	
730-732 E. Portland St.	c. 1926	Southwest Style	Contributing	
736 E. Portland St.	c. 1915	Craftsman	Noncontributing	Alterations
740 E. Portland St.	c. 1964	Apartment Building	Noncontributing	Age
756 E. Portland St.	c. 1964	Apartment Building	Noncontributing	Age
759 E. Portland St.	c. 1922		Noncontributing	Alterations
770 E. Portland St.	c. 1965	Apartment Building	Noncontributing	Age
904 E. Portland St.	1996		Noncontributing	Age
909 E. Portland St.	c. 1920	Craftsman	Contributing	
910 E. Portland St.	1996		Noncontributing	Age
913 E. Portland St.	c. 1920	Craftsman	Contributing	
1012 E. Portland St.	c. 1920	Craftsman	Contributing	
1018 E. Portland St.	c. 1916	Craftsman	Contributing	
1022 E. Portland St.	c. 1920	Craftsman	Contributing	
1024 E. Portland St.	c. 1920	Craftsman	Contributing	
1025 E. Portland St.	2006		Noncontributing	Age
1029 E. Portland St.	c. 1925	Craftsman	Contributing	
1033 E. Portland St.	c. 1928	Southwest Style	Contributing	
1039 E. Portland St.	c. 1920	Craftsman	Contributing	
1108 E. Portland St.	c. 1920		Contributing	
1110-1112 E. Portland	c. 1918	Duplex; Craftsman	Contributing	

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St.				
1113 E. Portland St.	c. 1921	Craftsman	Contributing	
1114 E. Portland St.	c. 1920	Craftsman	Contributing	
1116-1118 E. Portland St.	c. 1925	Residential Court; Southwest Style	Contributing	
1117 E. Portland St.	c. 1920	Craftsman	Noncontributing	Alterations
1121 E. Portland St.	c. 1918	Craftsman	Noncontributing	Alterations
1122 E. Portland St.	c. 1917	Craftsman	Noncontributing	Alterations
1125 E. Portland St.	c. 1918	Craftsman	Contributing	
1126 E. Portland St.	c. 1945	French Provincial Ranch	Contributing	
1129 E. Portland St.	c. 1918	Craftsman	Contributing	
1130 E. Portland St.	c. 1920		Noncontributing	Alterations
1133 E. Portland St.	c. 1915	Craftsman	Contributing	
1132-1134 E. Portland St.	c. 1928	Residential Court; Southwest Style	Contributing	
1136-1136B E. Portland St.	c. 1928	Residential Court; Southwest Style	Contributing	
1137 E. Portland St.	c. 1918	Craftsman	Contributing	
1140 E. Portland St.	c. 1945	Early Ranch	Contributing	
1146 E. Portland St.	c. 1920	Craftsman	Contributing	
1401 E. Portland St.	c. 1945	Early Ranch	Contributing	
1402 E. Portland St.	c. 1930	Early Ranch	Noncontributing	Alterations
1405 E. Portland St.	1997		Noncontributing	Age
1409 E. Portland St.	c. 1930	Spanish Colonial Revival	Contributing	
1412 E. Portland St.	c. 1945		Noncontributing	Alterations
1416 E. Portland St.	c. 1940	French Provincial Ranch	Contributing	
1417 E. Portland St.	c. 1940	Early Ranch	Noncontributing	Alterations
1421 E. Portland St.	c. 1932	Spanish Colonial Revival	Contributing	
1425 E. Portland St.	c. 1930	Tudor Revival	Contributing	
1428 E. Portland St.	c. 1940	Early Ranch	Contributing	
1429 E. Portland St.	c. 1940		Noncontributing	Alterations
1433 E. Portland St.	c. 1940	International Style	Noncontributing	Alterations
1436 E. Portland St.	c. 1940	Early Ranch	Contributing	
1437 E. Portland St.	c. 1930	Early Ranch	Noncontributing	Alterations
1443 E. Portland St.	c. 1940	French Provincial Ranch	Contributing	
1444 E. Portland St.	c. 1939	Moderne	Contributing	
1501 E. Portland St.	c. 1940	Early Ranch	Contributing	
1505 E. Portland St.	c. 1940	Early Ranch	Noncontributing	Alterations

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Address	Construction Date	Style	Contributing Status	Reason Noncontributing
1509 E. Portland St.	c. 1940	Early Ranch	Noncontributing	Alterations
1513 E. Portland St.	c. 1940	Early Ranch	Contributing	
1517 E. Portland St.	c. 1942	Early Ranch	Noncontributing	Alterations
1521 E. Portland St.	c. 1940	Early Ranch	Contributing	
1525-1533 E. Portland St.	c. 1949	Apartment Complex	Contributing	
1537 E. Portland St.	c. 1942	Early Ranch	Contributing	
1318 E. Roosevelt St.	c. 2008		Noncontributing	Age
1320 E. Roosevelt St.	c. 1950	Ranch	Contributing	
1326 E. Roosevelt St.	c. 1945	Southwest Style	Contributing	
1330 E. Roosevelt St.	c. 1945	Ranch	Contributing	
1334 E. Roosevelt St.	c. 1915	Craftsman	Contributing	

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STATEMENT OF SIGNIFICANCE SUMMARY PARAGRAPH

The North Garfield Historic District is a large, densely developed residential neighborhood whose history reflects the phenomenal growth of Phoenix as an agricultural hub for surrounding farms and a supply center for nearby mining towns in the last days of the 19th century and the first decades of the 20th century. The district lies just northeast of the original Phoenix city limits and its current downtown core. It roughly stretches from 7th Street on the west to 16th Street on the east, and from Roosevelt Street on the south to Interstate 10 on the north and encompasses the largest concentration of historic properties within those general limits. Just over 300 historic and nonhistoric resources lie within these boundaries, the majority of which contribute to the historic character of the district and express the prevailing architectural styles and residential building trends from the late 19th century through the historic period ending in 1955. The western half of the district – the portion closest to the original townsite of Phoenix – was platted as Brill's Addition in 1887. Only a handful of resources in the district reflect the city's earliest period of suburban growth. However, general patterns established by the amended plat in 1895, including street layout, lot size and configuration, and streetcar routes, set the stage for later, more intensive development. Most of the district's historic residential fabric dates from the early decades of the 20th century – from ca. 1912, after the streetcar provided easy access to the addition and the construction of Roosevelt Dam ensured agricultural prosperity for the Valley, through the boom years of the 1920s and into the 1930s. Largely a *Streetcar Subdivision (1887-1925)*, North Garfield's many pyramidal cottages, Craftsman influenced bungalows, and Period Revival style houses line the district's streets, reflecting the popular designs of their time. A handful of early Ranch style houses from the years just before and after World War II, many of them built with the aid of government backed loans, are found in the district. Recently, the district has experienced some redevelopment, but most of the new houses respect the size, scale, massing, and, in the case of some new "bungalows", 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 ornamentation. Because the North Garfield Historic District is one of the earliest additions to the city of Phoenix and conveys a strong sense of its early 20th century streetcar suburban development, it 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

The North Garfield Historic District is one of many additions that were developed as *Streetcar Subdivisions (1887-1925)* in Phoenix during the late 19th and early 20th centuries. Like other, similar tracts including the present Garfield, Coronado, East Evergreen, and Kenilworth historic districts, the North Garfield Historic District lay beyond the original townsite boundaries and some distance from the city core. As Phoenix began to expand beyond its corporate limits, property owners in these adjacent tracts platted their parcels into suburban additions for residential development. In the era before automobiles, land sales depended on proximity to transportation in the form of streetcar lines that began to stretch northward from the downtown business district. Developers platted their additions to maximize the number of lots within walking distance of the streetcar stops in order to promote their subdivisions. The presence of streetcar lines helped shape development in the additions. Such subdivisions were typically laid out on a strict grid pattern with east-west

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streets running perpendicular to the streetcar lines. Numerous narrow, rectangular lots of approximately 50' by 130' fronted onto the streets. Few amenities such as parks were offered to the potential buyer; access to transportation was the principal attraction in streetcar subdivisions.

The North Garfield Historic District followed the streetcar suburb model. Its earliest period of development is associated with the establishment of farms on the outskirts of Phoenix. As Phoenix's population began to grow beyond its original boundaries in the late 19th century, land owner Frederick L. Brill platted part of his ranch as Brill's Addition in 1887. Sales were meager but in 1895, Brill joined John T. Dennis, his neighbor to the south, to invest in an extension to the city streetcar line to promote his new subdivision. That same year, he amended his plat to define building lots along 10th Street, the route of the streetcar line through his addition. This combination of real estate promotion and streetcar investment had proven successful in suburban development across the country. As predicted, the earliest construction occurred on or within a block of the streetcar line. Although Brill's Addition was resubdivided for numerous small development projects between 1909 and 1920, it maintained its early "streetcar suburb" configuration to a significant degree: many small lots crowd along the north-south streetcar route while larger lots front onto the long east-west streets. This early period of development established patterns for subsequent construction.

The district is related to three contexts developed for 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 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*, applies particularly to development along E. Diamond Place which was built with the aid of Federal Housing Administration (FHA) insured loans. Such loans may have been used to build infill properties in the district between 1934 and 1950.

Criterion A: Community Planning and Development

The North Garfield Historic District is significant at the local level under Criterion A as a rare example of early subdivision practices in Phoenix, representing the trends that guided residential development in the city in the late 19th and early 20th centuries. As Phoenix began growing beyond its original townsite boundaries in the late 19th century, nearby farmers began platting their agricultural tracts for suburban additions to the city. In 1887, rancher Frederick L. Brill filed one of the first subdivision plats beyond the northeastern corner of the Phoenix townsite. In 1895, Brill helped bring the Phoenix Street Railway to his subdivision and he amended his plat to correspond to the city street grid. Brill laid out an irregular grid with most blocks divided into multiple building lots. He left undivided blocks on the eastern side of the addition as well as the northwestern corner of the plat. These he held out for later resubdivision and development. Named streets ran east and west through the district, while numbered streets ran north and south to align with the city street grid. Unlike the Dennis Addition to the south, blocks in the eastern part of the district featured lots on both the east-west and the north-south streets.

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Possibly because the subdivision was further away from the city center than the Dennis Addition, Brill's Addition did not attract buyers for some time. Like many farmer/developers of his day, Brill was not himself a builder. By 1909, Brill began carving smaller parcels out of his quarter section for sale to individuals who then resubdivided the tracts for development. Some of these smaller subdivisions contained only a handful of building lots. This practice resulted in piecemeal development and a variety of house styles and types throughout the district. By the time the city of Phoenix annexed the addition in 1910, at least five smaller subdivisions had been cut from the original parcel and the trend continued into the 1920s. The district grew slowly for nearly 25 years before the completion of Roosevelt Dam in 1911 promised agricultural prosperity for the Valley, prompting the city's first major population boom. Almost immediately Classical Revival and Craftsman influenced bungalows began filling the westernmost streets of the North Garfield Historic District, the area closest to the streetcar line. One hundred thirty-nine houses built between 1912 and 1929 survive from this period. Several churches and a school served the community, as well. While construction dwindled in the early years of the Great Depression, FHA loans prompted a new period of growth in the western part of the district. Scores of new houses were built in the 1300-1500 blocks of Moreland Street, Portland Street, and especially Diamond Street. Construction resumed after World War II and the district was largely built out by 1955. Beginning in the 1960s, multi-family apartment buildings replaced historic fabric in some corners of the district and more recently vacant lots have been replaced with new "bungalows". Regardless, the North Garfield Historic District retains substantial historic fabric characterized by small scale bungalows and Early Ranch houses, maintains its early street layout and patterns including uniform setback, sidewalks, and broad streets. For these reasons, the North Garfield Historic District is a good example of early suburban growth in Phoenix and is therefore nominated to the National Register of Historic Places under Criterion A, Community Planning and Development.

DEVELOPMENTAL HISTORY/ADDITIONAL HISTORIC CONTEXT INFORMATION

North Garfield – Brill's Addition

Due to its long history, stretching over the period from outlying ranchland to central city neighborhood, the North Garfield Historic District relates to several developmental contexts for residential architecture in Phoenix. As one of the city's first suburban additions, its early growth relates to the context, *Residential/Architectural Development of Outlying Areas of Phoenix 1876-1912*. Most of its growth and development occurred in the years following the completion of Roosevelt Dam (1911) through the early postwar years ending in 1960. As a result, its resources can best be understood in the contexts of the Multiple Property Listing *Historic Residential Subdivisions and Architecture in Central Phoenix, 1870-1963*, which discusses trends and patterns of residential subdivisions (1870-1963), the progression of residential architectural styles (1870-1963), and the influence of government housing policies on Phoenix's domestic architecture and subdivisions (1934-1963).

Brill's Addition

The origins of the North Garfield Historic District can be found in the irrigation-related development of the Salt River Valley during the last quarter of the 19th century. In the early 1880s, German immigrant Frederick L. Brill bought several ranches on the outskirts of Phoenix and, as population increased in the Phoenix area, he platted the Brill Addition out of his ranch near the northeastern corner of the city's original townsite. He was

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one of many large land owners who transformed their agricultural property into residential subdivisions as Phoenix expanded beyond its original townsite limits.

Brill was one of the area's earliest settlers, coming to the Arizona Territory in 1865 to supply beef to the army post at Fort McDowell. A year later, he established a ranch on the Hassayampa River about three miles below present Wickenburg. There he planted the first peach and apple orchards in the territory. Brill saw that irrigation was proving successful in the Salt River Valley and in 1882 he began buying land in the Valley. Within a few years, he owned three ranches with 960 acres of irrigated land where he engaged in general farming and stock raising. Although he maintained his residence in Wickenburg, Brill built a fine home on his property on McDowell Road in 1884. A man of vision, Brill realized that successful irrigation in the Phoenix area would bring more people to the Valley, all of whom would need housing. Eager to capitalize on the city's expansion, he platted a quarter section of his land close to the city limits as the Brill Addition in 1887.

Brill's Addition is located between present 7th Street, on the west, and 12th Street on the east, Roosevelt on the south, and McDowell Road on the north. He carved most of the blocks into building lots but left several large blocks between 11th and 12th streets undivided. The Dennis Addition, platted by John T. Dennis in 1883, lay to the south. These adjacent additions were among the city of Phoenix's first subdivisions but they saw little to no growth until the last years of the 19th century. By 1893, no streets other than Ash (Roosevelt) in Brill's Addition were depicted in Sanborn fire insurance maps (Sanborn Fire Insurance Co., 1893).

Streetcar Development

Determined to promote his land, Brill joined with Dennis to invest in an extension of the Phoenix Street Railway to provide access to both their additions in 1895. It was officially designated the "Brill Line" for the subdivision it served (Phoenix City Railway Company map, 1895). The streetcar ran along Pierce Street to 10th Street, in the Dennis Addition. There it turned north along 10th Street, passing through the Dennis and Brill additions to its terminus at McDowell Road. That same year, Brill amended his plat to conform to the city's grid (Amended Plat of Brill's Addition, 1895). He configured his blocks along 10th Street so that their lots fronted directly onto the streetcar line. Long blocks between 7th and 9th streets were divided so that most of the lots fronted onto the named streets (Roosevelt Street, Portland Street, Moreland Street, etc.), while a row of lots fronting onto 7th Street, a major north-south arterial. It is apparent from his plat that Brill understood the importance of direct transportation.

Still, only a few houses were built between the extension of streetcar line and 1911, when Roosevelt Dam was completed (Sanborn Fire Insurance Co., 1901, 1911). Only four extant houses appear to pre-date the dam construction in the district. One substantial resource is the George Hidden House (Listed in the National Register in January 1995). The house was built in 1896 and features Victorian detailing (763 E. Moreland Street). Although George Hidden was the original owner, E. W. Akers, a librarian, owned it for many years. Two houses built ca. 1900 (1131 E. Moreland Street) and ca. 1902 (724 E. Portland Street) are vernacular houses with little or no stylistic embellishment. The fourth, a ca. 1905 dwelling (1101 N. 10th Street) features Classical Revival ornamentation. H. J. Plummer, an auctioneer, was an early resident of the house in 1918 but the original resident/owner is unknown. There may have been other houses built during this period but they are no longer extant. After 25 years, very little development had occurred in Brill's Addition.

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About 1909, Brill began selling parts of his undivided blocks between 11th and 12th streets to individuals who resubdivided them for development. The subdivided parcels typically ranged from about three to six acres; some consisted of only three or four lots. Among the more noteworthy were Diamond Heights (1909), bounded by Roosevelt on the south, Portland on the north, and 11th and 12th streets. The subdivision included both sides of a new street in the district, Diamond Place. Another early subdivision was Douglas Place (1909) which consisted of the north side of E. Moreland Street between 11th and 12th streets. Several other new subdivisions (Vista, Mountain View, and La Grande) were carved from blocks in the northern part of Brill's Addition by 1910. These lie outside the boundaries of the North Garfield Historic District.

All of these new subdivisions were configured so that the lots faced east-west streets. Notably, the La Grande and Vista subdivisions rearranged Brill's original orientation, possibly to obtain more building lots. Later subdivisions in the addition tended to follow suit. In virtually all cases, resubdivision resulted in more building lots. For instance, Stoner's Subdivision (1912) turned two and a half lots into eight small ones. Likewise, Reser's subdivision (1920) cut two lots into five.

The proliferation of subdivisions by 1909 indicated that development was imminent in the neighborhood and in 1910 the city of Phoenix annexed all of Brill's Addition into the city limits.

Roosevelt Dam and Subsequent Development

The 1911 Sanborn Fire Insurance maps show Brill's street and block configuration but did not detail any individual properties within the addition. The addition probably had a few scattered dwellings but their small numbers did not warrant full documentation by the company. That would change dramatically within a few years. The completion of Roosevelt Dam in 1911 improved man's ability to control the waters of the Salt River and establish more comprehensive and reliable irrigation for farming. The event promised an agricultural bonanza for the Valley and the impact on Phoenix's population and development was immediate and intense. Hundreds of new families moved to the Valley; some moved to the new suburban additions to be closer to their irrigated fields. Still others made their living selling groceries, supplies, and contracting services to the new families. They, too, built houses in the new subdivisions which were close to the city center and accessible by streetcar line.

By 1915, four years after the dam's completion, Sanborn maps show about 180 new houses in Brill's Addition, 101 of which lay in the southern streets of the addition which are now included in the present North Garfield Historic District. Virtually all of the houses built between 1912 and 1915 were the then-popular Classical Revival and Craftsman bungalows which filled the 700-1100 blocks of Roosevelt, Portland, Moreland, and the 1000-1200 blocks of 9th and 10th streets in the district. City directories and other sources indicate that more houses were built by the end of 1915. Within the North Garfield segment of Brill's Addition, approximately 29 new houses were built in 1915 alone.

Following great activity between 1912 and 1915, development in the district slowed a bit, possibly due to domestic building restrictions related to World War I. While 29 new houses were completed in 1915, only two were built in 1916 and one in 1917, at the height of the war. Residential growth rebounded in 1918 when 21

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new houses were built. Only one house has been dated to 1919 in this survey. In all, at least 55 single family homes built in the North Garfield Historic District between 1912 and 1919 survive to the present. Again, these were largely Craftsman influenced bungalows in the western half of the present North Garfield Historic District.

Post-World War I Development

War restrictions were lifted and development started anew in the district by 1920. In that year alone, at least 39 single family houses and duplexes were built in North Garfield. Although more were undoubtedly built, at least 84 resources in the North Garfield Historic District survive from the period 1920-1929. The great majority, including the duplex, were Craftsman inspired bungalows. Some displayed no discernable style. The Pieri-Elliot House at 767 E. Moreland, is a rare Prairie School style dwelling in the district. Designed by A. J. Knapp and built in 1922, the house is listed in the Phoenix Historic Property Register and was listed in the National Register of Historic Places in December 1983. One of the neighborhood's first "courts" appeared at 1116-1118 E. Portland in the 1920s; it consisted of several identical apartments designed in the Southwest Style. Such courts would later become more common in both the Garfield and North Garfield Historic Districts. Other new property types in the district include the ca. 1925 1-part Commercial building at 1151 E. Moreland Street, which served as a neighborhood store, and a Mission Revival style church at 1013 N. 13th Street.

During the post-World War I building boom, much of the original Brill's Addition was built to completion and development necessarily began moving toward the eastern half of the present North Garfield Historic District. Until 1920, residential development in the area was almost entirely limited to the western portion of the district, in the southern half of Brill's Addition, possibly due to reliance on the streetcar which passed through the district along 10th Street. By 1920, however, automobiles were becoming more common and streetcar transportation no longer dictated where you lived.

In the early 1920s, as Phoenix's population grew, the eastern section of the district opened to intensive development when large blocks were re-subdivided for individual housing lots and new subdivisions were platted beyond 12th Street to the east. Some of the plats contained only a handful of lots. One of the first of the postwar additions was Albright Subdivision, which was a re-plat of lots 11 and 12 of the original Brill's Addition Block 12. It contained only five lots; four fronted onto Moreland Street and the last fronted onto 11th Street. The following year, property owners in Block 9 of Brill's Addition re-platted their tracts to form seven residential lots, six of which fronted onto Moreland Street. One of the larger projects at that time involved the owners of Block 19 of Brill's Addition who platted the block into 32 lots (A Subdivision of Block 19 Brill Addition, 1920). They established eight lots each fronting onto Moreland Street, Portland Street, 11th Street and 12th Street.

With the exception of Block 19, most of the new plats were laid out with their lots fronting onto the east-west streets of Moreland Street, Portland Street, Diamond Street, and Roosevelt Street. The Belvedere Amended plat, filed in 1920, carved the 1200 block of Moreland into 24 lots, all fronting onto the east-west street (Belvedere Amended, 1920). The 1922 Sasse Addition extended eastward from Brill's Addition. It established 24 lots on both sides of Moreland between 14th and 15th Streets. Another 12 lots were set along Bellevue, to the north (now part of Interstate 10).

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The Belvedere addition, in particular, experienced sustained development in the early 1920s. Between 1920 and 1925, 18 houses were built in the 1200-1300 blocks of E. Moreland Street, east of Brill's Addition. Their proximity to one another, their close completion dates, and the fact that they all follow the Craftsman style, indicates that it was a planned development on a scale rarely seen in the area to that date.

In the latter years of the 1920s, Craftsman houses remained popular but Period Revival styles ascended in the neighborhood. In 1928, a Spanish Colonial Revival house was built at 1406 E. Moreland Street. Others followed in the early 1930s when Tudor Revival, Southwest, and English Cottage styles began to outnumber the formerly dominant Craftsman styles. Another style that emerged in the neighborhood beginning in 1930 was the Early Ranch.

The neighborhood was eclectic in its mix of residents. A snapshot of the demographic composition in 1929 shows a number of salesmen such as E. H. Swant (1023 N. 11th Street) and D. E. Welch (1106 N. 14th Street), clerks including A. G. Alvarado (1317 E. Diamond Street), and accountants such as H. F. Nelson (1005 E. Moreland Street). Some were occupied in building trades such as plumber Leo Francis (1109 E. Diamond Street). A number of mechanics, including auto mechanic H. B. Grevillius (726 E. Portland, rear) and W. N. Ryker (1334 E. Roosevelt Street) lived in the district. Jack Reid was the grocer for the store at 1151 E. Moreland. Few professionals lived in the neighborhood but several public servants including police officer B. E. Smith (1116 E. Diamond Street) and the Deputy County Treasurer, Anna Hertz (1131 E. Moreland Street) made their homes in the district. Overall, the neighborhood appeared to be a mix of predominantly Anglo middle- and working-class families.

Development Continues in the Great Depression

By the 1930s, the western half of the North Garfield Historic District was filled with single family houses, the majority of which exhibited Craftsman influenced ornament. With the exception of the 1300 block of Moreland, however, whole blocks in the eastern half of the district lay undeveloped. In the early 1930s, Early Ranch, Southwest Style, Spanish Colonial Revival, Tudor Revival and English Cottage style houses began to appear in the 1300-1400 blocks of Diamond Street, Portland Street, and Moreland Street. Only 16 houses were built in the district between 1930 and 1934 and, while it is lower than earlier construction rates, it was probably more successful than other areas of the city during the Depression.

Beginning in the mid-1930s, home buyers were offered federally insured loans that guaranteed mortgages to lenders. The Federal Housing Administration (FHA) loans provided the necessary leverage for many home buyers to afford to build houses during the Depression. While there was a marked slowdown in house construction from 1931-1934, beginning in 1935, the district saw resurgence in home building. Eight new houses, sporting a variety of designs from Craftsman, Early Ranch, and Southwest and Spanish Colonial Revival styles were built primarily on Moreland Street and Diamond Street in 1935.

One of the great success stories of the depression occurred in La Tourette Place, in the eastern part of the district. Platted in 1931, the subdivision was stymied by the poor economy and lay undeveloped for the next seven years. By the mid 1930s, however, federally insured loans through the Federal Housing Administration (FHA) were made available to qualified home buyers, opening a new market for residential construction.

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These loans provided the necessary insurance to encourage builders to construct homes on a speculative basis in the latter years of the Great Depression. It was in this context that contractor Wright Davis and the A. B. Angle Lumber Company combined their efforts to build homes in the 1400-1500 blocks of Diamond Street in La Tourette Place. Between 1838 and 1940, Wright oversaw the completion of 34 homes in the 1400-1500 blocks of Diamond Street. All but one of the houses used FHA financing. Ultimately, 44 homes were completed in the 1400 and 1500 blocks of Diamond Street.

FHA loans may have been responsible for much of the other construction that took place in the eastern half of the North Garfield district, as well. Between 1938 and 1942, at least 66 new single family homes were built in North Garfield, primarily in the easternmost blocks of Moreland Street, Portland Street, and Diamond Street. However, La Tourette Place is the only significant area of the North Garfield Historic District that was promoted and developed under the federal mortgage insurance program. This represents a major building effort during the Great Depression and the first years of World War II.

By 1939, the country had suffered a decade of financial depression. Nevertheless, city directories showed that many families in the North Garfield Historic District managed to keep their homes. A random sampling of 34 addresses showed that about 40% of occupants throughout the district owned their own homes. They included A. L. Nesbit, manager of Arizona Dental (1022 N. 10th Street), C. N. Burlingham, a clerk for a power company (1109 N. 13th Street), E. L. Springer, a furrier (1122 N. 13th Place), J. B. Everett of Home Service Laundry (1414 E. Diamond Street), and salesman G. H. Blackford (1425 E. Portland Street).

Again, a variety of occupations were represented in the district. Many were in building trades or clerical positions. Plumber F. E. Castle (724 E. Portland Street) and cement plasterer David Hamilton (1429 E. Diamond Street) owned their own homes. Numerous bookkeepers (A. C. Long at 1018 N. 9th Street), accountants (J. H. Fraker at 1030 N. 9th Street), and clerks, including E. A. Hill (1118 N. 12th Street), who worked for the Works Progress Administration (WPA), lived in the district. As in 1929, few professionals lived in the district but a number of teachers and ministers resided there. Among them were Rev. R. B. Scott (1017 N. 13th Street), pastor of the Garfield Methodist Church and teachers J. M. Smelser, who owned his home at 1410 E. Moreland Street, and Linnie Lackey (715 E. Portland Street).

Post World War II Development

In the postwar period, many new subdivisions opened in the Phoenix area but numerous vacancies remained in the North Garfield Historic District. Close to the downtown area, many people continued to build in the district, particularly in the eastern portion that had not been entirely finished by the outbreak of the war. As was true throughout Phoenix – and, indeed, much of the country – the Ranch Style dominated new construction design in the postwar period. In North Garfield, Ranch variations included Early or Transitional Ranch, French Provincial, and, simply, Ranch styles. An International Style duplex and a Southwest Style house were built in 1945, but the great majority of houses built in the area between 1945 and 1955 displayed some type of Ranch Style attributes.

By 1955, the neighborhood was largely built out and many homes were owner-occupied. Of a random sampling of 47 addresses, nearly 60% (28) were owner-occupied. The district remained eclectic but solidly

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middle- and working-class in its demographics. Many building contractors and mechanics lived in the district as did clerks, accountants, teachers and nurses. More single women were heads of household including Harriet Kosinski, a hospital aide who owned her duplex at 1114 N. 10th Street, Roberta Brogdon, a pianist and piano teacher who owned her house at 1441 E. Diamond Street, Anna Marty who owned her duplex at 1119 E. Moreland Street, and Flora Gossard who owned her house at 1109 E. Diamond Street. The district remained largely Anglo, though some Hispanic surnames could be found in city directories.

Although some single family houses were built in the 1960s, 1970s and 1980s, a number of lots were developed or redeveloped as apartment buildings. By 2000, a new wave of single family construction occurred in the neighborhood. Some of the older houses were torn down and replaced with new houses, many of which adopted bungalow characteristics in size and style. Numerous side-gabled bungalows with shed-roofed dormers were built in the neighborhood, especially on Moreland Street, between 2000 and 2008.

More disruptive to the neighborhood than scattered new construction and redevelopment was the construction of Interstate 10 through the northern part of the Brill Addition and adjacent subdivisions. Planned and laid out in the mid-1950s, and revised in 1960, the freeway was hotly contested, more for its gargantuan design than for its destruction of hundreds of buildings in its path. In the North Garfield area additions, the freeway construction that took place over several decades eradicated entire blocks north of Moreland Street disrupting the building fabric and tranquility of the remaining neighborhood. Today, a noise-dampening concrete wall defines the northern edge of North Garfield, separating the neighborhood from the massive interstate highway.

Architectural History

Although Brill's Addition was platted in 1887 and the streetcar line came through the addition by 1895, only one house in the North Garfield Historic District appears to date from the late 19th century. Built in 1896, the house at 763 E. Moreland Street is an example of late Victorian design, of which very few are still standing in Phoenix. Notably, the house was built the year after the streetcar line was established along 10th Street, only a few blocks away. A few other houses in the neighborhood date from about 1900 to about 1905. The ca. 1900 house at *1131 E. Moreland Street* is another Victorian style house with a projecting ell and bay window. Houses from this period were either on the streetcar line or only a few blocks from it.

The completion of Roosevelt Dam in 1911 incited growth throughout the Valley but several years passed before the building boom reached the North Garfield Historic District. A few pyramidal roofed cottages with half-façade inset porches supported by Classical order columns were built in the district about 1912. An example is the house at 1027 N. 9th Street, which has an overarching pyramidal roof, a hipped dormer, and half-façade inset porch supported by square Doric columns.

By 1915, however, Phoenix's growth finally spread to Brill's Addition. Sanborn Fire Insurance maps show numerous houses in the blocks of Portland and Moreland closest to the streetcar line along 10th. Tenth Street received significant growth, as did 9th Street, one block away. A time of tremendous growth, the district filled with Craftsman-influenced bungalows, a style that gained widespread popularity throughout the country. Most bungalows were rectangular in plan and featured two adjacent rows of rooms, one relegated for private use (bedrooms, bathrooms), and the other for public use (living room, dining room, kitchen). Hallmarks of the

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Craftsman bungalow are exposed structural members such as rafter ends, purlins, and knee braces. Porches were typically supported by tapered wood posts set on brick piers.

The bungalow enjoyed a long period of favor with the American people and that is clearly reflected in the North Garfield Historic District. Of 116 extant buildings constructed in the North Garfield Historic District between 1915 and 1925, 98 exhibit predominantly Craftsman characteristics. Of the remaining number, 15 have no particular style, one house can be classified as Prairie Style, and one is a Southwest style residential court. The final property from that time period is a commercial building. These figures show the overwhelming popularity of the Craftsman bungalow in North Garfield during its first period of substantial growth. Good examples include the house at 1026 N. 10th Street, 1022 N. 9th Street, 1005 E. Moreland Street, 1033 E. Moreland Street, and 720-722 E. Portland Street.

The bungalow remained popular through the 1920s though other styles made inroads in the district. By the last years of the 1920s, Period Revivals including Spanish and Tudor Revival styles gained favor. In 1926, a Mission Revival church was built at 1013 N. 13th Street. Small Southwest style apartment courts appeared in the district. Among them are those at 1132-1134 E. Portland Street and 1136-1138 E. Portland Street. Construction in the district continued throughout the Great Depression, particularly in the eastern section. Widespread automobile use reduced the necessity for building on or near the streetcar line and new houses, many with garages, began to appear in the 1400-1500 blocks of E. Moreland Street, E. Portland Street, and E. Diamond Street. Period Revivals remained in vogue but Early Ranch style houses began appearing in the eastern half of the district.

Between 1938 and 1942, a major housing development occurred on Diamond Street, aided by government backed mortgages made possible by the Federal Housing Administration (FHA). This section of the North Garfield Historic District possesses a wide variety of residential architectural styles from the period. Although Southwest, Spanish Colonial, and Tudor Revival houses were built in the 1400-1500 blocks of E. Diamond Street, Early Ranch and French Provincial Ranch houses appeared, as well. Several International Style and Moderne houses were also built in the district. Several houses in the 1400 block of Diamond Street feature adobe construction. Adobe houses at 1430, 1437, and 1445 Diamond Street all contribute to the character of the North Garfield Historic District.

After World War II, different varieties of Ranch Style houses filled in the gaps throughout the district which was almost completely built out by 1955. By the mid-1960s, parts of the district suffered redevelopment with apartment complexes replacing single family houses, particularly in older parts of the neighborhood. More recently, new "bungalows" have replaced older ones in the district, particularly on Moreland Street.

North Garfield Conclusion

The North Garfield Historic District displays a wide variety of historic residential architecture starting with a few Victorian designs from the late 19th and early 20th centuries. The completion of Roosevelt Dam in 1911 led to phenomenal growth in the district and between about 1912 and 1929, hundreds of Craftsman bungalows appeared in the district, especially in the western section closest to the old streetcar line. By the late 1930s, Early Ranch style houses made an appearance in the eastern part of the district. By the end of the 1930s and

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through the period of significance ending in 1955, variations on the Ranch style dominated the residential landscape.

By and large, North Garfield is an early 20th century historic district. Its many Craftsman bungalows, particularly on the western side of the district, attest to the impact of the streetcar on the neighborhood's early development. Later, with the advent and widespread use of the automobile for transportation, the neighborhood expanded to the east, farther away from the central downtown core. Period Revivals and Early Ranch houses reflect this trend which began in the 1930s and extended to the postwar period. Though the district has a wide variety of residential styles, its houses maintain a great deal of consistency in size, scale, massing, and setback. The building stock conveys a sense of working and middle-class homeownership from the first half of the 20th century. While many houses have been modified over the years, most retain their character-defining features to a good extent. The North Garfield Historic District is therefore nominated under Criterion A as an example of Phoenix development patterns as discussed in *Historic Context 1: Trends and Patterns of Residential Subdivision Development in Phoenix, 1870-1963*. Finally, a significant number of houses in the district were built with FHA backed mortgages. As a result, the district relates to *Context 3: Influence of Federal, State and Local Housing and Planning Policies on Phoenix Domestic Architecture and Subdivision Planning, 1934-1963*.

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Belvedere Amended, 1920.

Block 19: A Subdivision of Block 19 of Brill [sic] Addition, 1920.

Brill's Addition, Amended, 1895.

Diamond Heights, 1909.

Douglas Place, 1909.

La Tourette Place, 1931.

Reser's Addition, 1920.

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VERBAL BOUNDARY DESCRIPTION

BEGINNING at a POINT located at the intersection of the monument lines of 9th Street and Moreland Street;
Thence easterly along the monument line of Moreland Street to the monument line of 12th Street;
Thence southerly along last said monument line to the monument line of Moreland Street;
Thence easterly along last said monument line to the monument line of 13th Street;
Thence northerly along last said monument line to the monument line of the alley north of Moreland Street;
Thence easterly along last said monument line to the monument line of 15th Street;
Thence southerly along last said monument line to the monument line of Portland Street;
Thence easterly along last said monument line to the monument line of 16th Street;
Thence southerly along last said monument line to the monument line of the alley south of Diamond Street;
Thence westerly along last said monument line to the prolongation of the east parcel line of Lot 4, Block 1, Mathers Addition (MCR 4-72);
Thence southerly along said parcel line to the monument line of Roosevelt Street;
Thence westerly along last said monument line to the monument line of 13th Street;
Thence northerly along last said monument line to the monument line of the alley south of Moreland Street;
Thence westerly along last said monument line to the monument line of 12th Street;
Thence southerly along last said monument line to the monument line of Portland Street;
Thence westerly along last said monument line to the prolongation of the east parcel line of Lot 20, Diamond Heights (MCR 4-1);
Thence southerly along last said parcel line to the monument line of Diamond Street;
Thence westerly along last said monument line to the prolongation of the east parcel line of Lot 5, Diamond Heights (MCR 4-1);
Thence southerly along last said parcel line to the monument line of Roosevelt Street;
Thence westerly along last said monument line to the monument line of 11 th Street;
Thence northerly along last said monument line a distance of 286 feet to a point located 50 feet north of the prolongation of the south parcel line of Lot 13, Block 11, Brill's Addition Amended (MCR 2-45);
Thence westerly a distance of 162.5 feet to a point located 25 feet west and 50 feet north of the southeast corner of Lot 11, Block 11, Brill's Addition Amended (MCR 245);
Thence southerly to a point located 25 feet west of the southeast corner of last said parcel;
Thence westerly along the south parcel line of last said parcel to the southwest corner of last said parcel;
Thence northerly along the prolongation of the west parcel line of last said parcel to the monument line of Portland Street;
Thence westerly along last said monument line to the monument line of 10th Street;
Thence southerly along last said monument line to the prolongation of the south parcel line of Lot 10, Block 10, Brill's Addition Amended (MCR 2-45);
Thence westerly along last said parcel line to the southwest corner of last said parcel;
Thence northerly along the prolongation of the west parcel line of last said parcel to the southeast corner of Lot 3, Block 10, Brill's Addition Amended (MCR 2-45); Thence westerly along the prolongation of the south parcel line of last said parcel to the monument line of 9th Street;
Thence southerly along last said monument line to the prolongation of the south parcel line of Lot 5, Stoner's Subdivision (MCR 6-6);

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Thence westerly along last said parcel line to the monument line of the alley west of 9th Street.
Thence northerly along last said monument line to the monument line of Portland Street;
Thence westerly along last said monument line to the prolongation of the west parcel line of Lot 5, Block 1, Brill's Addition Amended (MCR 2-45);
Thence northerly along the prolongation of last said parcel line to the monument line of Moreland Street;
Thence easterly along last said monument line to the POINT OF BEGINNING.

BOUNDARY JUSTIFICATION

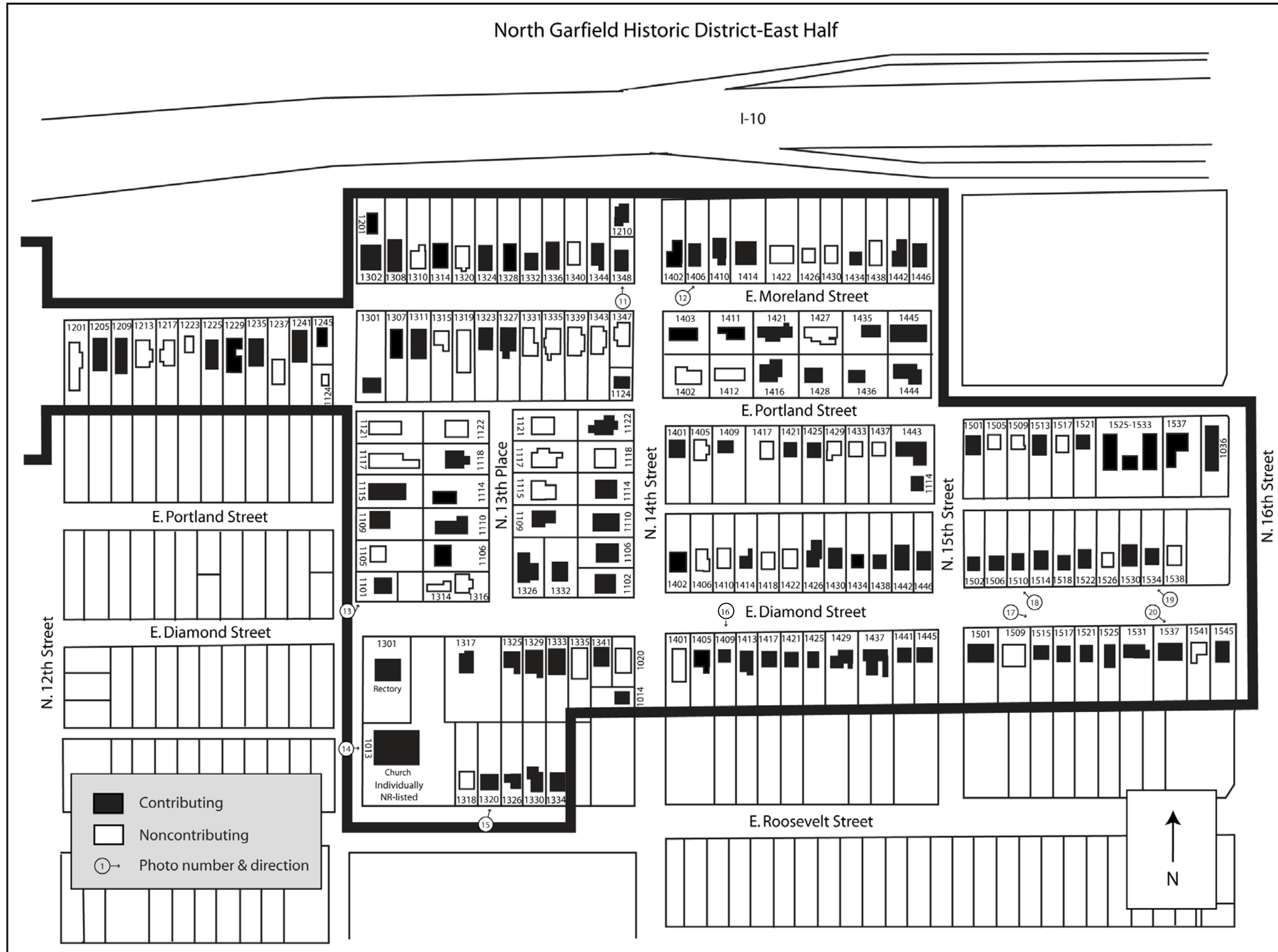
The boundaries of the National Register District correspond to the City of Phoenix North Garfield local historic district boundaries. They contain most of the southern half of the original 1887 Brill's Addition but exclude clusters of resources along E. Roosevelt and E. Portland where there has been extensive alteration or redevelopment. The northern half of Brill's Addition, north of E. Moreland Street is excluded due to the removal of historic fabric for the construction of the Papago Freeway (Interstate 10).

North Garfield Historic District-West Half

I-10



North Garfield Historic District-East Half



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

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Name of Property: 723 E. Moreland St.
Name of District: North Garfield Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: Craftsman style house; View looking southeast

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Name of Property: 763 E. Moreland St.
Name of District: North Garfield Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: Late Victorian house; View looking southeast

3 of 20

Name of Property: 767 E. Moreland St.
Name of District: North Garfield Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: Prairie Style house; View looking southeast

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Name of Property: 900 block E. Moreland St. from in front of 901 E. Moreland St.
Name of District: North Garfield Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: View looking southeast

5 of 20

Name of Property: 1121 E. Moreland St.
Name of District: North Garfield Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: Craftsman style house; View looking south/southeast

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Name of Property: 1151 E. Moreland St.
Name of District: North Garfield Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: View looking southeast

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Name of Property: 1125 North 11th St.
Name of District: North Garfield Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: View looking east

8 of 20

Name of Property: 726 E. Portland St.
Name of District: North Garfield Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: Craftsman house; View looking north

9 of 20

Name of Property: 759 E. Portland St.
Name of District: North Garfield Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: View looking southeast

10 of 20

Name of Property: 1116-1118 E. Portland St.
Name of District: North Garfield Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: View looking north

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Name of Property: 1348 E. Moreland St.
Name of District: North Garfield Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: View looking north

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Name of Property: 1406 E. Moreland St.
Name of District: North Garfield Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: View looking northeast

13 of 20

Name of Property: 1100 block North 13th St. from in front of 1101 N. 13th St.
Name of District: North Garfield Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: View looking northeast at east side of street

14 of 20

Name of Property: 1013 North 13th St.
Name of District: North Garfield Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: View looking east

15 of 20

Name of Property: 1320 E. Roosevelt St.
Name of District: North Garfield Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: View looking north/northeast

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Name of Property: 1409 E. Diamond St.
Name of District: North Garfield Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: View looking south

17 of 20

Name of Property: 1500 block E. Diamond St. in front of 1509 E. Diamond St.
Name of District: North Garfield Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: View looking east/southeast

18 of 20

Name of Property: 1510 E. Diamond St.
Name of District: North Garfield Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: View looking northwest

19 of 20

Name of Property: 1534 E. Diamond St.
Name of District: North Garfield Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: View looking northwest

20 of 20

Name of Property: 1537 E. Diamond St.
Name of District: North Garfield Historic District
City or Vicinity: Phoenix
County: Maricopa **State:** Arizona
Date Photographed: November 19, 2009
Description of Photograph: View looking southeast

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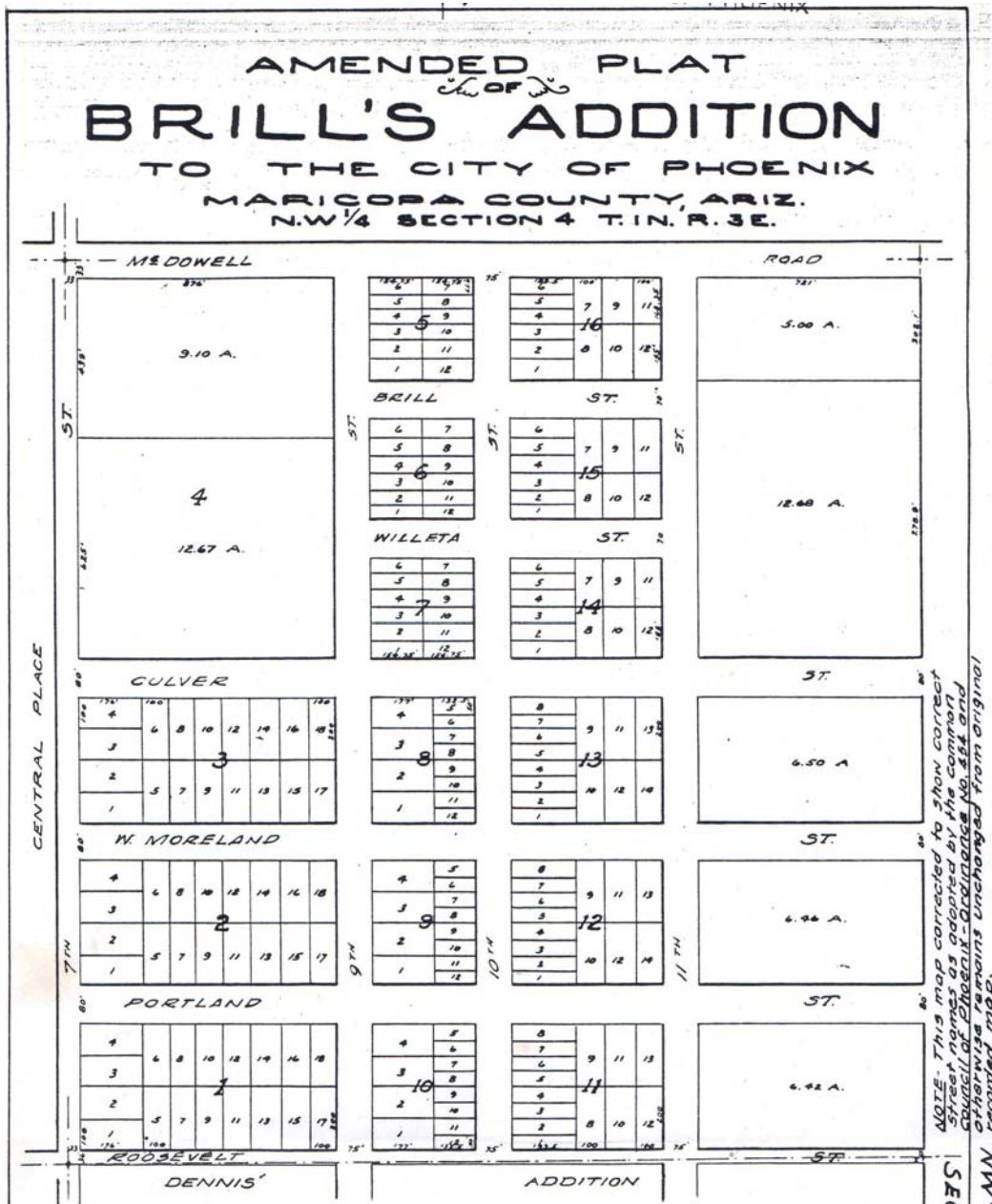
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Brill's Addition Plat
1895

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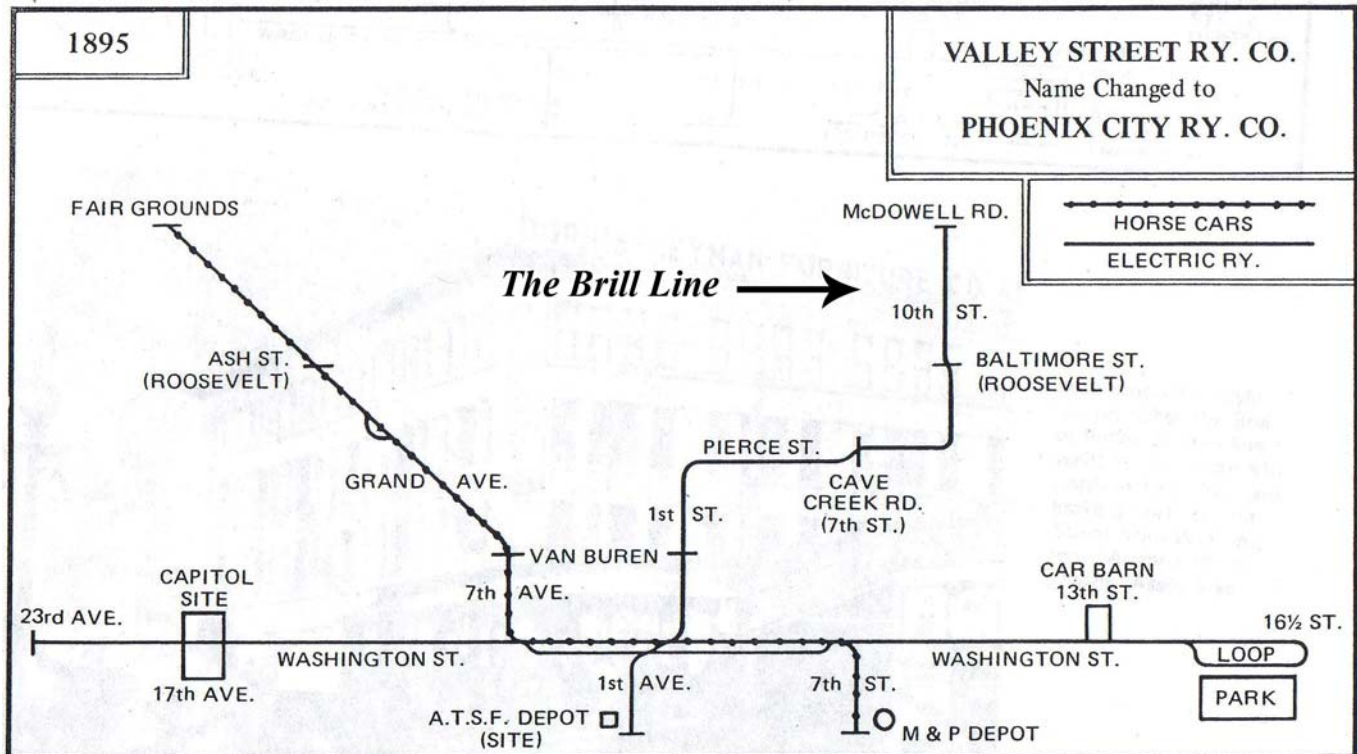
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1895 Phoenix City Railway Company Map
(The Brill Line is indicated)

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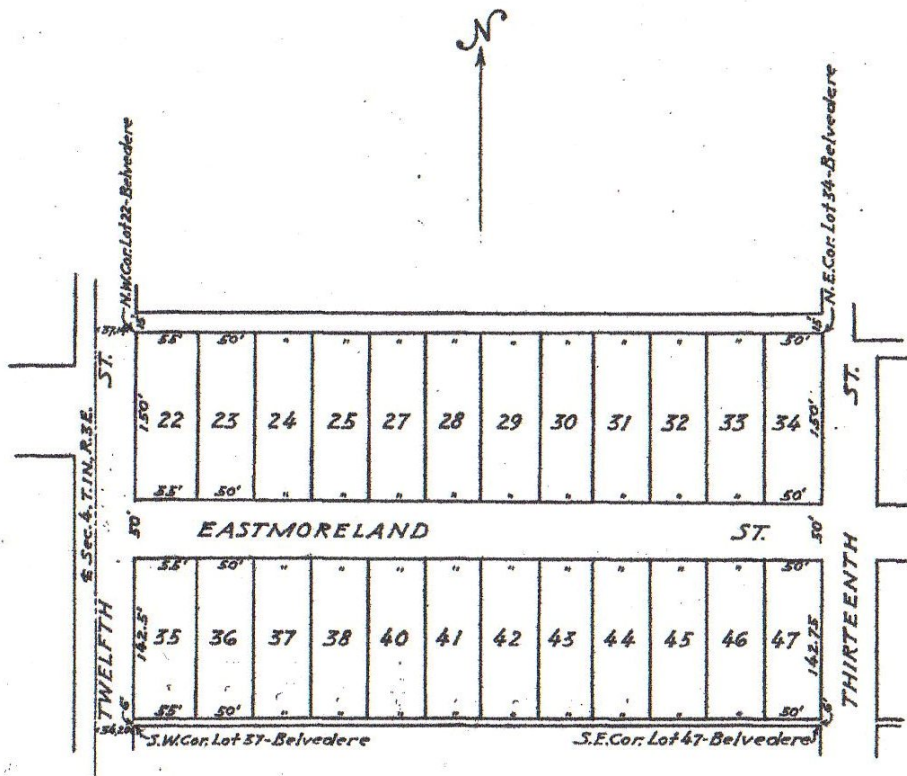
County and State: Maricopa County, Arizona

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BELVEDERE AMENDED

Scale: 1"=100'



Belvedere Amended Plat
1920

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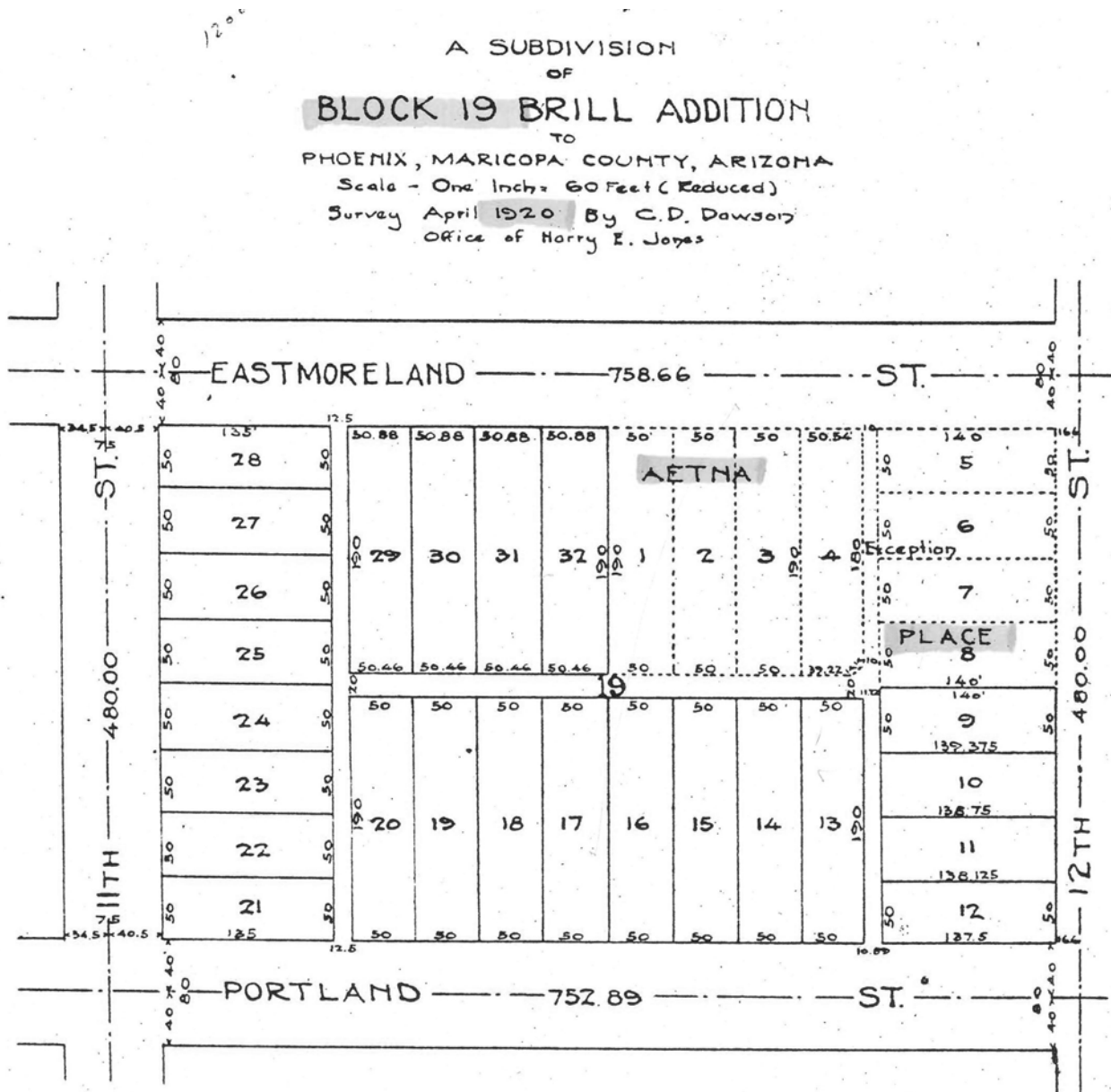
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Block 19 Subdivision Plat
1920