

Historic Resource Survey:

Tourism-Related Resources of South 17th Avenue Phoenix, Arizona

CASA DEL SOL COURT

On Highway 80, 4 Blocks South State Capitol. 602 So. 17th Ave.



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MOTIFLY

Design Group, LLC

Architecture - Historic Preservation - Planning - Landscape Design

Historic Resource Survey: Tourism-Related Resources of South 17th Avenue Phoenix, Arizona

Prepared by

MOTLEY DESIGN GROUP LLC
1114 Grand Avenue
Phoenix, AZ 85007

For

THE CITY OF PHOENIX
200 West Washington St.
Phoenix, AZ 85003

MDG Project 13-021
May, 2014

PROJECT INFORMATION

This report was initiated by the City of Phoenix Neighborhood Services Department in partnership with the City of Phoenix Historic Preservation Office as partial mitigation for proposed demolition of the Triangle Motor Court, located at 1121 South 17th Avenue, to make way for future redevelopment.

Project Team:

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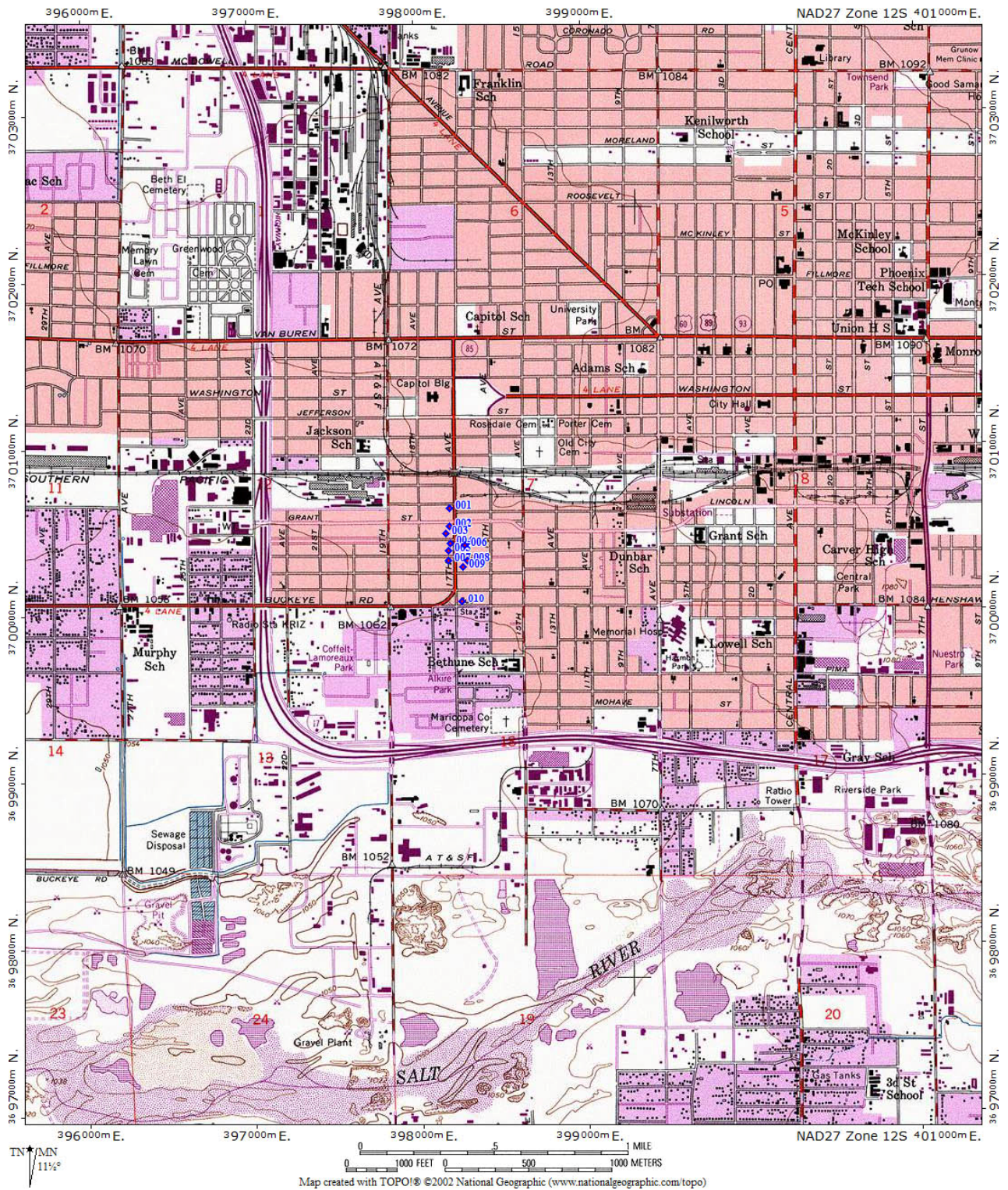
Historian:

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METHODOLOGY

The survey area for this study was defined by the City of Phoenix Historic Preservation Office as 17th Avenue from the Southern Pacific Railroad Tracks south to Buckeye Road and was assumed to encompass 8 motels known at that time to exist in this area. The consultants analyzed the survey area from aerial photographs and identified two additional potential motels bringing the total to 10. The area was field surveyed and this figure was verified. The 10 properties were inventoried using standard Arizona Historic Property Inventory Forms. All resources were photographed digitally. The field information, photographs, and historical data were combined in an Access database for outputting into the standard format.

Historical research for this project was performed in the following repositories: Arizona Department of Libraries, Archives, and Public Records, Polly Rosenbaum Archives and History Building; Arizona Historical Society, Central Division; Arizona State Parks, State Historic Preservation Office; Arizona State University, Hayden Library, Arizona State University Nobel Science Library; City of Phoenix Historic Preservation Office; Flood Control District of Maricopa County; Maricopa County Recorder's Office; and Arizona Science Center, Phoenix Museum of History Collection.



Location of Resources Surveyed

HISTORIC CONTEXT STATEMENT

Geographical Area of Study

The area of study is that portion of 17th Avenue which currently serves as a minor arterial street, running north and south between Jefferson Street and Buckeye Road. Though primarily following the Phoenix numbered grid system, 17th Avenue has a one-way curvilinear branch which begins midway between Tonto and Maricopa streets and connects to west-bound Buckeye Road. The curvilinear branch is a remnant of the former alignment of United States Highway 80 (U.S. Route 80/U.S. 80), which between the years 1935 and 1977, traversed 17th Avenue from Jefferson Street to Buckeye Road.

Introduction

Historians John H. Akers and Robin Lewis Baldwin developed a survey report in 1995 to document the tourist-related properties along Van Buren Street between 40th Street and 27th Avenue. They chose this area as they believed it reflected all stages of development of Phoenix's auto-lodging industry. While passing mention is made in the report for the motels along Grand and 17th avenues, the focus of 1995 report was solely on Van Buren Street.¹

As noted by the 1995 survey report, Van Buren Street was a conduit of the United States Highways 60, 70, 80, and 89. However, the report neglects to mention that all but U.S. Route 80 continued northwest along Grand Avenue. U.S. 80 remained on Van Buren Street beyond Five Points—the intersection of Van Buren Street and 7th and Grand avenues—turning south near the State Capitol, and using Buckeye Road as it headed west out of Phoenix. Between the years 1926 and 1977, U.S. Route 80 traveled across southern Arizona. However, as with the other aforementioned highways, it was eventually supplanted by the interstate freeway system in 1977. It was removed as a numbered federal highway within the state of Arizona in 1989.²

The purpose of this context is not to criticize the work of Akers and Baldwin, but to supplement it by covering an overlooked area of Phoenix and the context of motel development along short stretch of the former federal highway. While south 17th Avenue is not as locally well-known as Van Buren Street, it continues to possess enough historic fabric to represent an important part of Phoenix's history of automobile-based tourism between the years 1935 and 1977 when south 17th Avenue served as a segment of U.S. Route 80.

United States Route 80 in Phoenix, Arizona Before 1935

The history of Arizona's modern highway system begins just after the turn of the century. The automobile was gaining in popularity and communities were beginning to look at improved roads and streets. In 1909, the Territorial Legislature re-engineered Arizona's road laws removing overseers and county road districts and appointing qualified professionals to supervise construction. Legislation also enabled cities to pave streets and sidewalks.³

The completion of Roosevelt Dam in 1911, in addition to stabilizing the valley's water supply, offered respite from floods and droughts and led to the city's first building boom of the

¹ John H. Akers and Robin Lewis Baldwin, *Van Buren Street: Tourism Related Historic Structures: Survey Report* (Phoenix: Arizona State Historic Preservation Office, 1995), 11, 23.

² Richard F. Weingroff, *Highway History: U.S. Route 80, the Dixie Overland Highway* (Washington: Federal Highway Administration, 2013), online at fhwa.dot.gov/infrastructure/us80.cfm. Accessed 14 March 2014.

³ Vincent Murray, *Phoenix Streetscape Conservation Report* (Phoenix: Arizona Historical Research, 2010), 30.

twentieth century. In January 1912, one month before statehood, real estate agent Frank Wise and his wife Frances subdivided a forty-acre parcel between the 17th and 19th avenues and the railroad tracks and Sherman Street. Two decades earlier, the railroad alignment had proved itself a barrier to urban development, backing up flood waters from the Salt River in 1890 and 1891. Protected from flooding the new “Wise Addition to the City of Phoenix” fit the standard mold of subdivision with sixty-foot wide streets and lots measuring 50 by 140 feet. Located on a county highway (19th Avenue), it was ripe for development.⁴

However, road construction at the time of statehood was limited in scope and funding, and resources were typically focused on the transportation needs between areas not served by the railroad system. Road building was the responsibility of counties and states to coordinate, and their endeavors terminated at the state line. Highway construction began to improve with the Federal Aid Road Act of 1916, which afforded funding for rural public roads to address the need for improved postal delivery. While only providing a small percentage of road building assistance, the act was also aimed at the eventual creation of a nation-wide interstate system.⁵

By 1920, it had become apparent that federal aid projects were not keeping up with the needs of the ever expanding number of motor vehicles using the nation’s roads. So, the government began research into soil subgrades, road wear, and pavement design and created additional requirements such as standard weight limitations for large vehicles and other highway innovations directed at meeting the needs of the traveling public.⁶

In 1921, the Federal Highway Act provided additional financial assistance to states for general road construction. The funds allocated were a match for state moneys to build or improve 7 percent of the highways in each state, requiring that the federally funded roads connect at state boundaries to similarly funded roads in adjacent states. Arizona representatives proposed almost 1,500 miles of new or improved roads including existing highways and routes promoted by boosters. They specifically focused on the highway stretching from New Mexico to California via Douglas, Tucson, Phoenix, and Yuma. This route consolidated earlier roads that dated to Arizona’s territorial period and had been promoted in the 1920s under such monikers as the Old Spanish Trail, the Borderland Route, Dixie Overland Highway, Ocean-to-Ocean Highway, and the Bankhead Highway.⁷

Four years later, adhering to guidelines created by the American Association of State Highway Officials and approved by the Federal Bureau of Public Roads, Arizona adopted the national numeric system of even numbered east-west highways and odd-numbered north-south highways. The first to be completed in 1925, the east-west highway, running from the New Mexico border to Yuma, via Douglas, Bisbee, Benson, Tucson, Florence, Phoenix, and Gila Bend received the designation of United States Highway 80 the following year. It was quickly followed by U.S. Route 89, which crossed the state on a north-south direction from Nogales to the Utah state line, traveling part of the way with Route 80 from Tucson to Phoenix.⁸

In Florence Junction highways 80 and 89 encountered highways 60 and 70 coming from the New Mexico state line near Springerville and Safford, respectively, and which had joined at the

⁴ *Book of Maps* (Phoenix: Maricopa County Recorder’s Office (MCRO), 1912), 5:27; Vincent Murray, *Phoenix Streetscape Conservation Report*, 44.

⁵ Albert C. Rose, *Historic American Highways* (Washington: American Association of State Highway Officials, 1953), 111.

⁶ *Ibid.*, 113, 118-119.

⁷ Melissa Keane and J. Simon Bruder, *Good Roads Everywhere: A History of Road Building in Arizona* (Phoenix: Arizona Department of Transportation, 2004), 45.

⁸ Mark Pry, *Arizona Transportation History* (Phoenix: Arizona Department of Transportation, 2011), 39.

town of Globe. The four highways then travelled together through Apache Junction, Mesa, and Tempe before entering Phoenix. The highway system passed through Phoenix along Van Buren Street, splitting first at Five Points where U.S. routes 60, 70, and 89 headed northwest along Grand Avenue towards Los Angeles, with U.S. 89 breaking off for northern Arizona at Wickenburg. At 17th Avenue, U.S. 80 headed south in front of the State Capitol to Jefferson Street (then a two way street). The highway then traveled west to 19th Avenue and then south intersecting with Buckeye Road before heading west towards Buckeye and eventually, Yuma and San Diego.⁹

Pre-1935 Tourist Accommodations on U.S. 80/17th Avenue in Phoenix

As noted in the 1995 survey, automobile-based tourism began to develop around the beginning of the twentieth century as a response to the way in which Americans utilized their leisure time. Facilitated by paid vacations, and "...a desire to escape the commonplace and to relax from everyday routines..." in conjunction with the burgeoning automobile age, recreational touring travel boomed along with the advent of a national highway system.¹⁰

Beginning with free municipal-owned motor camps, the accommodations for automobile tourists soon evolved into small complexes of cabins referred to as tourist courts or motor courts and later motels. One example of this metamorphosis — and what some consider the first motel — was William Askin's Cottage Camp, a group of nine, one-bedroom cottages organized in rows facing a public street. Initially set up in 1901 for transient miners in Douglas, Arizona, Askins realized the profits to be made from automobile tourists. By 1910, he changed the name of the business to Askins' Tourist Court, reflecting his new client base. With the addition of six one-room cabins connected by garages, it was soon renamed Askins' Auto Court.¹¹

As with the rest of the nation, the automobile was becoming an important facet of Phoenix's economy. In 1920, it was estimated that tourism was injecting \$100,000 per year into local coffers, and while the city had its high-end hotels and resorts, it also depended on the funds brought in from auto camps and motels. Eventually, the automobile-based lodging industry attracted other businesses such as diners, service stations, and general stores which would sometimes cluster in areas called "strips." While other social and commercial endeavors struggled—and sometimes failed—during the Depression, the motel industry flourished.¹²

In 1920, Phoenix restaurateur Harvey Washington Simmons began purchasing lots along 19th Avenue in the Wise Addition. Around 1927, on the southeast corner of 19th Avenue and Grant Street, he built the Virginia Court Apartments, which he named after his wife. According to the city directory of 1928, the only non-industrial establishments on the south 19th Avenue segment of U.S. Route 80 were Simmons' apartments and two service stations. By 1931, Virginia Court had switched from residents to tourists and Simmons' operation was accompanied by three grocers, a fruit peddler, and three more motels: the Blue Bonnett, Maricopa, and Hunky Dory, the latter two located on lots purchased from Simmons.¹³

⁹ Emory Cobb, *Phoenix Map and Vicinity* (Phoenix: First National Bank, 1929).

¹⁰ John H. Akers and Robin Lewis Baldwin, *Van Buren Street: Tourism Related Historic Structures: Survey Report* (Phoenix: Arizona State Historic Preservation Office, 1995), 16.

¹¹ *Ibid.*, 19-21; John A. Jakle, Keith A. Sculle, and Jefferson S. Rogers, *The Motel in America* (Baltimore: John Hopkins University Press, 1996), 19.

¹² John H. Akers and Robin Lewis Baldwin, *Van Buren Street: Tourism Related Historic Structures*, 17-18, 22-23

¹³ *Book of Agreements* (MCRO, 1920), 13:352-354 and (1929), 31:548; *Book of Deeds* (MCRO, 1921), 162:571-572 and (1924), 182:577-578; (1926), 199:92, and (1931), 255:52; *Book of Mortgages* (MCRO, 1922), 150:188-189, (1924), 168:96-97, (1927), 200:121-122, (1928), 218:102-103, (1930), 238:170-171; *Book of Leases* (MCRO, 1925), 9:6-9; *Book of Miscellaneous* (MCRO,

Like most of the early motels, the establishments on 19th Avenue were locally owned and operated, sometimes by family members serving as clerk, bellhop, maid, and handyman. Some were also quite profitable with initial investments paying off within the first few years. The conventional motel model had cottages with a bedroom, bathroom, kitchenette, and living room. Typically pleasant in appearance, the buildings were arranged around a central, well-maintained courtyard, with adjacent parking or carports.¹⁴

Beginning in the early 1930s and up to the America's entry into World War II, Arizona acquired a large amount of financial assistance from New Deal federal agencies for the construction of schools, parks, playgrounds, government buildings, highways, and bridges. Congressional acts passed during this period, such as the National Industrial Recovery Act (1933), Hayden-Cartwright Act (1934), and Emergency Relief Appropriation Act (1935), placed an importance on the safety of highways and the elimination of traffic hazards such as railroad grade crossings. Improved riding and driving qualities led to increases in the comfortable driving speeds of automobiles and multiplied the force of impact when collisions with trains occurred, resulting in greater injury and loss of life. Traffic delays, caused by waiting at crossings while long trains of freight cars passed, were also a growing problem.¹⁵

With federal support, in 1935, the Arizona State Highway Commission decided to remedy the railroad grade crossing for U.S. 80 south of the capitol by realigning the highway from 19th Avenue to 17th Avenue. At 19th Avenue and the railroad tracks, a bridge or underpass crossing was made in impracticable by a rail line split. These traffic issues were well-known at the State Highway Department and had been for some time, and there were already construction designs for the railroad underpass when the Maricopa County Board of Supervisors was notified of the change in April 1935.¹⁶

Almost immediate objections came from motel owners on 19th Avenue, specifically Simmons, W. A. Bodwell, and H. H. Schildman. The three attempted to file an injunction against the State Engineer T. S. O'Connell and the State Highway Commission in order to halt the paving of 17th Avenue and the construction of the railroad overpass. They failed and the project quickly moved forward.¹⁷

While the realignment may have been bad for the 19th Avenue motor court business, it was good for the Grier Family, who took advantage of the new route by creating the East Grier Place subdivision in 1936. East Grier Place was the third subdivision carrying the Grier Place name. The first Grier Place subdivision was platted in September, 1925, in the area between 17th and 19th avenues, north of Greenhaw Street (Buckeye Road) and south of Tonto Street. The second subdivision, North Grier Place, was platted six months later between Grier Place and the Wise Addition. East Grier Place was located between 15th and 17th Avenues and between Greenhaw and Sherman streets, just east of the other two earlier Grier subdivisions.¹⁸

1925), 31:458-459; *Phoenix City and Salt River Directory, 1928* (Los Angeles: Arizona Directory Company, 1928), 668; *Phoenix and Salt River Valley Directory* (Phoenix: Arizona Directory Company, 1931), 138.

¹⁴ John H. Akers and Robin Lewis Baldwin, *Van Buren Street: Tourism Related Historic Structures*, 21-22.

¹⁵ Vincent Murray, *Phoenix Streetscape Conservation Report*, 44; Albert C. Rose, *Historic American Highways*, 113, 123-125.

¹⁶ *Arizona Republic*, 24 and 26 April 1935.

¹⁷ *Ibid.*, 27 April 1935.

¹⁸ *Book of Maps* (MCRO, 1925, 1926, and 1936), 15:8 and 26, and 24:27.

The Rise and Fall of 17th Avenue Motel Row

At the time the decision was made to move the highway to 17th Avenue, there were five motels on 19th Avenue: Simmons' Virginia Court, and a Café he had recently built; Blue Bonnet Auto Court; Maricopa Auto Court; Hunky Dory Auto Court; and C. L. Harris' Auto Court. On 17th Avenue there were two motels, the El Royale and La Fonda motor courts, both located north of Washington. However, only a service station and a café were located south of Washington Street. Besides the Arizona Oil Company near the tracks, there were no businesses and very few residents between the 200 and 1200 blocks of south 17th Avenue.¹⁹

By 1938, in addition to the two establishments north of Washington, 17th Avenue had three motels: the King's Rest Motor Court, the Arizona Motor Inn, and the Triangle Motor Court. The following year, there were two more: W. B. Irish's Auto Court and Sargent's Court. In 1940, Casa del Sol Court, Gavin Motor Inn, Monterey Lodge, and Fountain Auto Court were added to the list of motels along 17th Avenue. The Red Wing Auto Court was the only new motel established on 19th Avenue — which was designated as a U.S. Route alternative — during the same period. The U.S. Route 80 corridor along 17th Avenue had superseded the business district along the original highway alignment and developed into a small motel row.²⁰

During World War II, the tourism industry decreased, due to restrictions on automobile production and gas and rubber rationing, but made an enthusiastic return at the war's end. By the end of the decade, tourism was recognized as one of Phoenix's major industries and new motels were introduced along 17th Avenue; Wings Motor Court, the Holiday Inn Motor Hotel, the Towne House Motel, and Crescent Court were in operation by 1950. The motels along 19th Avenue did not fare as well; the area was becoming more industrial and less appealing to the tourism market. The motels quickly succumbed to non-tourist based businesses.²¹

For the motels on 17th Avenue, the postwar challenge was acquiring customers especially during the summer months. To fill vacancies, some of the motels resorted to long term rentals in direct competition with apartment complexes in the city. In the spring of 1959, the Monterey Lodge advertised their motel units with, "...kitchenettes, heated pool, utilities furnished." The Triangle Motor Court also offered rooms on a weekly basis.²²

The 17th Avenue motel row was relatively static during the early 1960s. While Wings Motor Court was converted to apartments and Sargent's Motor Court shut down, the Drake Motel was built, the last of the motels established along 17th Avenue. Expectations of the clientele were changing, however, and modernization and greater comforts made the small owner operator motels less competitive to the major chains. While some of the motels received referral ratings from AAA and Duncan Hines, none of the businesses became part of a volunteer cooperative association or could rival the services of franchises such as Holiday Inn. These larger establishments dominated the trade. A motel with fifty rooms or more could break even with 50 percent occupancy, smaller courts, like those found on 17th Avenue required a steady stream of

¹⁹ *Phoenix City Directory, 1935* (Phoenix: Arizona Directory Company, 1935), 639-640.

²⁰ *Phoenix City Directory, 1938* (Phoenix: Arizona Directory Company, 1938), 764, (1939), 763, and (1940), 674-675.

²¹ James J. Flink, *The Automobile Age* (Cambridge: MIT Press, 1988), 186; *Phoenix, Arizona Con Survey City Directory, 1950* (Chillecothe: Baldwin Con Survey Company and Mullin-Kille Company, 1950), 469, (1951), 537-538, 543, (1955), 559, 636, (1956), 644, (1960), 939; *Polk's Phoenix Directory* (Phoenix: R. L. Polk and Company, 1965), 2: 93, 104, (1967), 2: 108, (1968), 106, (1969), 110; *Cole's Cross Reference Directory: Greater Phoenix, 1970* (Phoenix: Cole Publications, 1970), 1:48.

²² *Arizona Republic*, 28 May 1959.

70 percent or more. Accompanied by the freeways bypassing the motel corridors, the small owner-operated motel industry was in a free fall by 1970.²³

The path to extinction was evident along 17th Avenue, where the motels began closing down or catering to longer-term clientele. In 1969, there were eleven operating motels; by 1977 and the decommissioning of U.S. Route 80, the number had been reduced to three. At the end of the twentieth century, establishments that once were a welcome respite to weary travelers and a home away from home for tourists had been converted to low income apartments or shuttered entirely.²⁴

²³ *Phoenix, Arizona Con Survey City Directory, 1960* (Chillicothe: Mullin-Kille, 1960), 929, 939; James J. Flink, *The Automobile Age*, 186-187; *Polk's Phoenix Directory* (1965), 2: 93, (1967), 2: 95-96, (1969), 98, 156-157; John H. Akers and Robin Lewis Baldwin, *Van Buren Street: Tourism Related Historic Structures*, 25; Warren James Belasco, *Americans on the Road: From Autocamp to Motel, 1910-1945* (MIT Press, 1981), 172.

²⁴ *Polk's Phoenix Directory* (1969), 98, 156-157; *Cole's Cross Reference Directory: Greater Phoenix*, (1970), 1:42, (1971), 1:45, (1973), 1:49, (1974), 1:51, (1975), 1:47-48, (1976), 1:49, (1977), 1:58.

WISE ADDITION. TO THE CITY OF PHOENIX.

IN THE N.W.4 - S.W.4 Sec. 7, T.1N., R.3.E.

Jan. 1912.

Parker Bros.
Surveyors

We, P. B. Wise and Frances G. Wise, hereby certify that we are the owners in fee of the following described property to-wit:
All of the Northwest quarter of the east-west quarter of Sec. 7, T. 1 N., R. 3 E., S. 4 & S. R. & M. less a strip along the north line eighty-three (83) feet wide and 1238.05 ft. long, and have caused said property to be surveyed and platted as shown on the accompanying plat which is a true and correct plat of the survey of said property, and the lots, streets and alleys are of the size and width thereon shown, which property shall hereafter be known as

WISE ADDITION,
to the City of Phoenix, and we hereby dedicate the streets and alleys of said property to the use of the public.
In witness whereof we have hereunto set our hands and seals this 18th. day of Jan., 1912.

P. B. Wise
Frances G. Wise

TERRITORY OF ARIZONA
COUNTY OF MARICOPA
Before me, R. M. Huskey, a Notary Public in and for the Territory of Arizona, County of Maricopa, on this day personally appeared P. B. Wise and Frances G. Wise, his wife known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.
Given under my hand and seal of office this 18th. day of Jan., 1912.

R. M. Huskey
Notary Public.

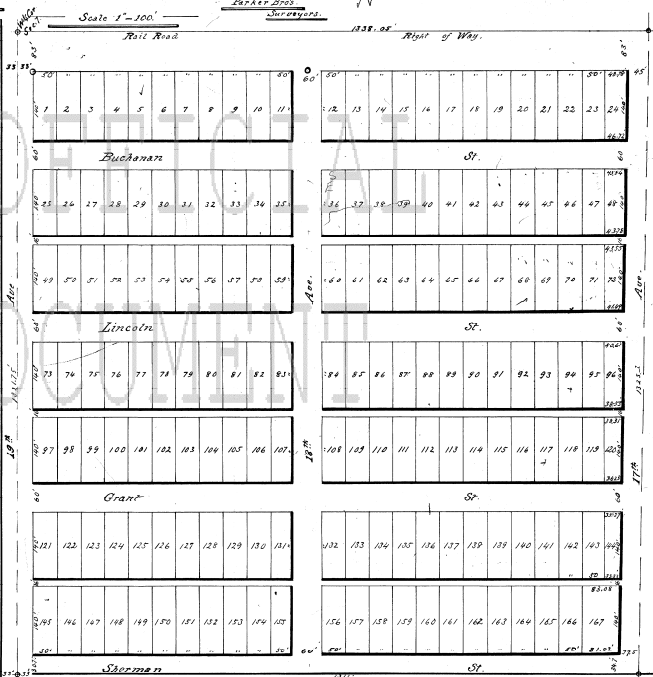
My commission expires Jan. 25, 1913.



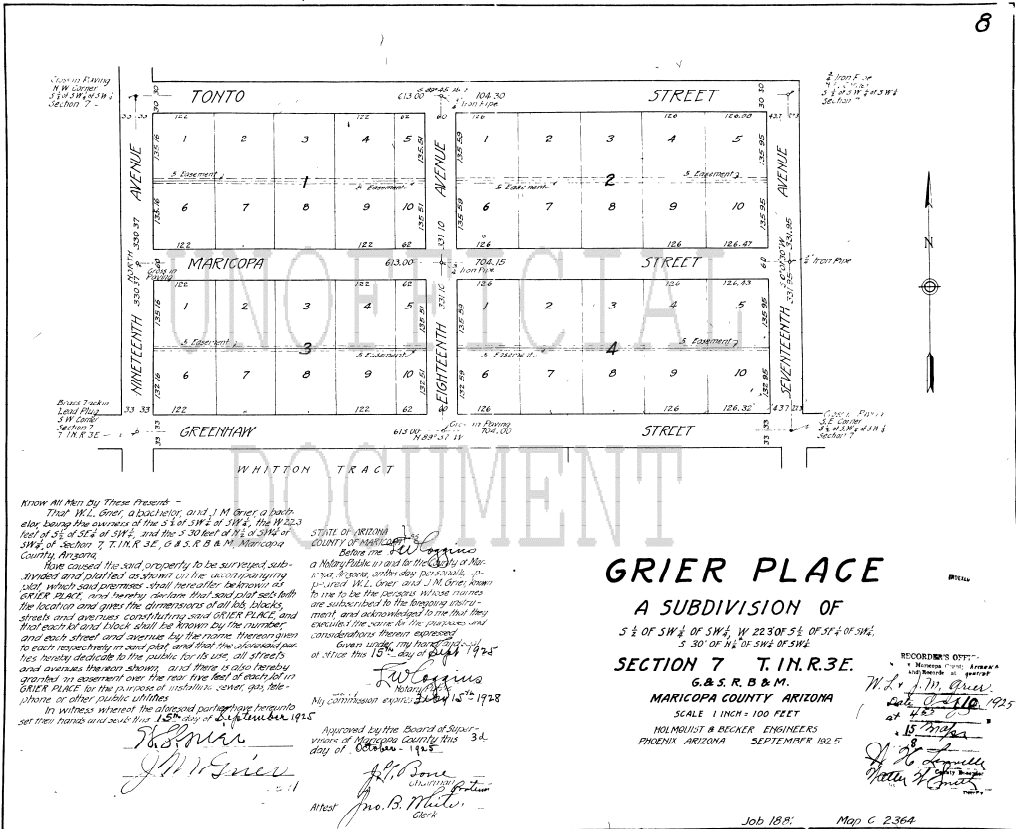
4650

Phoenix, Arizona Office
Phoenix, Arizona Co. Arizona.

B.N. Getzinger
4
5 Maps
W. Henderson



Wise Addition Plat Map, 1912



Grier Place Plat Map, 1925

NORTH GRIER PLACE

A SUBDIVISION OF PART OF THE NW 1/4 OF
THE SW 1/4 OF SECTION 7, T.19 N. R.3 E. G.8 S. R.80M
MARICOPA COUNTY, ARIZONA
SCALE - ONE INCH = 100 FEET
4/24

8184 26
W. L. Grier
March 28 1926
J. C. Grier
D. G. Grier
W. H. Grier
W. L. Grier



CERTIFICATE OF SURVEY

I hereby certify that the survey and subdivision of the property as plotted and shown hereon was made under my direction, by J. Lee Chambers, during the month of February 1926.

J. Lee Chambers
Registered Professional Engineer

STATE OF ARIZONA)
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me by W. L. Grier, and J. C. Grier, on the persons of whom it is represented, given under my hand and seal of office on this 28th day of March 1926.

Robert A. Phillips
Notary Public

By commission expires June 12th, 1927.

Approved by the Board of Commissioners of Maricopa County, Arizona, this 28th day of March 1926.

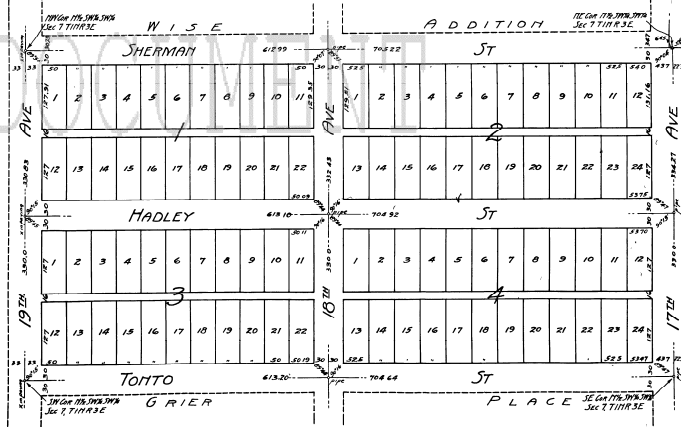
J. B. White
Chairman

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that W. L. Grier, a husband and J. C. Grier, a husband being owners of the NW 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4 of the NE 1/4 of the NE 1/4 of Section 7, T. 19 N. R. 3 E. G. 8 S. R. 80M, Maricopa County, Arizona have caused the foregoing described property to be surveyed, subdivided and plotted as shown hereon, which said premises as so divided and plotted shall hereafter be known as NORTH GRIER PLACE and that said plat sets forth the location, area of the number and location of each lot and block, and gives the name and size of the streets, which said streets as shown are hereby dedicated to the use of the public.

W. L. Grier
J. C. Grier

Book 13 Page 26



North Grier Place Plat Map, 1926

GRIER PLACE

A SUBDIVISION OF THE NW 1/4 SW 1/4 AND
THE W 30 FT. OF THE E 1/2 SW 1/4
SECTION 7, T. 19 N. R. 3 E.

G. 8 S. R. 80 M
MARICOPA COUNTY, ARIZONA
F. M. HOLMQUIST
ENGINEER
JOB NO. 1180



This is to certify that the survey and subdivision of the property described and plotted hereon is conforming with the legal force governing same, was made under my direction during the month of March 1926.

F. M. Holmquist
Registered Civil Engineer

Know All Men By These Presents:

That J. M. Grier and Bula C. Grier, husband and wife, and W. L. Grier, an unmarried man, have this 24th day of March 1926, subdivided under the name of EAST GRIER PLACE, with the street front of the Southeast quarter of the Southeast quarter and the West 30 feet of the East half of the Southeast quarter of the Southwest quarter of Section 7, T. 19 N. R. 3 E., G. 8 S. R. 80 M. and EAST GRIER PLACE, and hereby declare that said plat sets forth the blocks, lots, streets, avenues and alleys, existing and East Grier Place, blocks, lots, streets, avenues and alleys, existing and East Grier Place, and gives the measurements and dimensions of each, and that each block and each lot in said East Grier Place shall be designated by the number given to each respectively on said plat, and J. M. Grier, Bula C. Grier, and W. L. Grier, hereby dedicate to the public, for the use and benefit of the public, all streets, avenues and alleys shown on this plat, in witness whereof J. M. Grier, Bula C. Grier and W. L. Grier have hereunto affixed their signatures the day and year first above written.

J. M. Grier
Bula C. Grier
W. L. Grier

State of Arizona)
County of Maricopa)
The foregoing instrument was acknowledged before me this 24th day of March 1926, by J. M. Grier, Bula C. Grier and W. L. Grier.

Robert A. Phillips
Notary Public

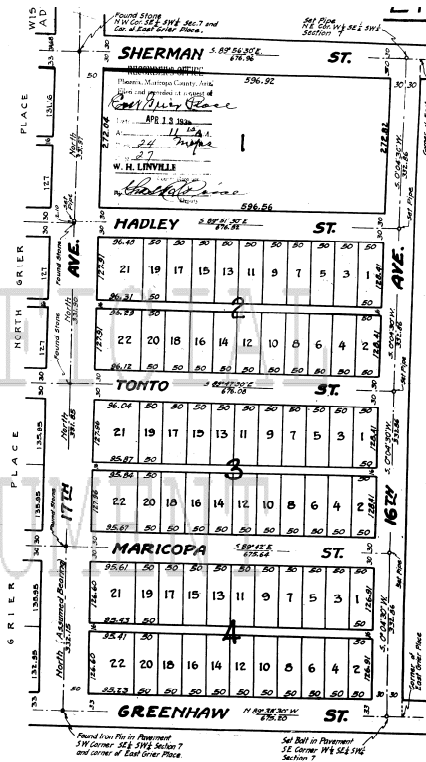
SEAL

By commission expires September 14, 1920.

SEAL

This is to certify that the subdivision as shown hereon has been approved by the Board of Supervisors of Maricopa County this 24th day of March 1926.

W. L. Grier
Chairman



East Grier Place Plat Map, 1926

(Top of image truncated in Maricopa County Assessor's Office scans)

NATIONAL REGISTER CRITERIA FOR ELIGIBILITY

Properties may be eligible for the National Register of Historic Places if they meet the National Register **Criteria for Evaluation**:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in or past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.

These four criteria can be thought of in simple terms as being significant for (A) History; (B) Person; (C) Architecture, or (D) Archaeology, although these shorthand terms are not all inclusive. A property may be eligible under multiple criteria, but only one criterion must be satisfied in order to be eligible.

Additionally, limitations are placed on the eligibility of resources as set forth in the **Criteria Considerations**:

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

Other than the 50-year age criterion, the Criteria Considerations have limited applicability to the properties along South 17th Avenue.

SURVEY RESULTS AND RECOMMENDATIONS

Listing of Resources

Description				Eligibility			
Site #	Street Address	Historic Name	Construct. Date	Individually Eligible	Contributor	Non-Contributor	Comments
1	602 S. 17 th Avenue	Casa Del Sol Court	1939	X	X		
2	702 S. 17 th Avenue	Holiday Inn	1948	X	X		
3	716 S. 17 th Avenue	Morreale Hotel Auto Court (Town House Motel)	1946	X	X		
4	802 S. 17 th Avenue	Gavin Motor Inn (Westward Ho Motor Inn)	1939	X	X		
5	810 S. 17 th Avenue	Drake Motel (Spur Motel)	1960	X	X		
6	908 S. 17 th Avenue	Arizona Motor Inn (Santa Fe)	1938	X	X		
7	801 S. 17 th Avenue	Kings Rest Motor Court	1937	X	X		* NRHP Listed 8/26/1987
8	901 S. 17 th Avenue	Monterey Lodge	1941/46/56	X	X		
9	915 S. 17 th Avenue	Fountain Auto Court (Clover Court)	1939	X	X		
10	1121 S. 17 th Avenue	Triangle Motor Court	1938/43/51/53	X	X		

This short stretch of south 17th Avenue retains the feeling of a thoroughfare, now oddly almost devoid of traffic, largely due to the presence of this grouping of early motels. All of the ten remaining motels, now either repurposed as apartments, or standing vacant, retain forms easily identifiable as mid-century road-side accommodation. Four of the motels also retain their original free-standing steel panel signs, although all of the signs have been repainted or otherwise altered.

None of the properties appear to have lost too much integrity to justify National Register of Historic Places eligibility.

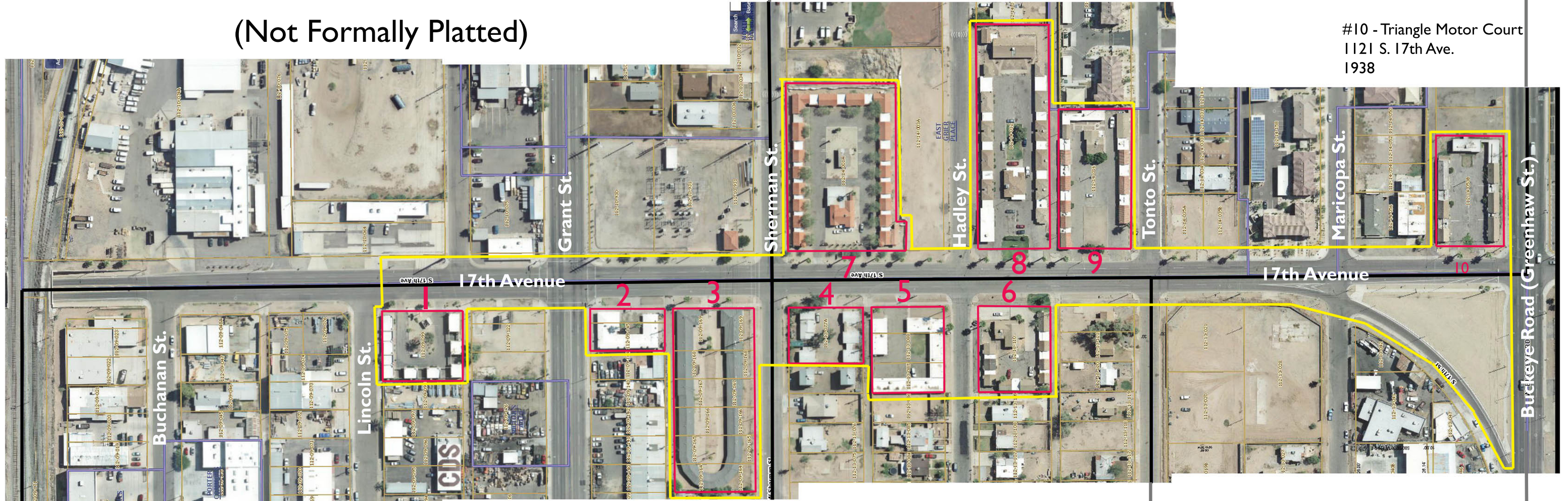
Tourism-Related Resources of South 17th Avenue Phoenix, Arizona

May, 2014



- Plat Boundary
- Individual Property Boundary
- Potential Historic District Boundary

(Not Formally Platted)



East Grier Place (1936)

- #8 - Monterey Lodge
901 S. 17th Ave.
1941
- #9 - Fountain Auto Court
915 S. 17th Ave.
1939
- #10 - Triangle Motor Court
1121 S. 17th Ave.
1938
- #7 - Kings Rest Motor Court
801 S. 17th Ave.
1937

#1 - Casa Del Sol
602 S. 17th Ave
1939

#2 - Holiday Inn
702 S. 17th Ave.
1948

#3 - Morreale Hotel Auto Ct.
716 S. 17th Ave.
c. 1946

#4 - Gavin Motor Inn
802 S. 17th Ave.
1939

#5 - Drake Motel
810 S. 17th Ave.
1960

#6 - Arizona Motor Inn
908 S. 17th Ave.
1938

Wise Addition (1912)

North Grier Place (1926)

Grier Place (1925)

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HISTORIC PROPERTY INVENTORY FORMS

STATE OF ARIZONA HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Continuation sheets may be attached if necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007.

PROPERTY IDENTIFICATION

Site No. 1 Tourism-Related Resources of S 17th Ave

Historic Name(s): Casa Del Sol Court

Address: 602 S. 17th Av.

City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 112-09-099

Township: 1N Range: 3E Section 7 Quarter: _____ Acreage: _____

Block: _____ Lot: 94,95,96 Plat (Addition) Wise Addition Platted in 1912

UTM reference: Zone: 11 Easting: 398189 Northing: 3700633

USGS 7.5' Quadrangle Map _____

ARCHITECT: UNKNOWN not determined known Source: _____

BUILDER UNKNOWN not determined known Source: _____

CON. DATE: 1939 known estimate, source: City Directory

STRUCTURAL CONDITION

- GOOD (well maintained; no serious problems apparent)
- FAIR (some problems apparent): Boarded
- POOR (major prob.; imminent threat): _____
- RUIN / Uninhabitable

USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:

Uses: Motel, later converted to apartments, now vacant

Sources: Visual

PHOTO INFORMATION

Date of Photo:

12/30/2013

View Direction (looking towards):

Northwest



SIGNIFICANCE

Site No: 1 Survey Area: Tourism-Related Resources of S 17th Ave

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

Relates to pre--WWII establishment of motel services along US Highway 80 west of Phoenix

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE Style: Pueblo Revival characteristics

NO Style

Stories 1 Basement Roof For Flat with parapets, eaves to back of units

Describe other character-defining features of its massing, size, and scale::

U-shaped motel court of 16 units plus office. Rooms paired into casitas separated by carports. Curvilinear parapets at wall ends, stucco arches at carport entries. Doors are protected by wood framed, Mission tiled awnings supported on knee braces.

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site

DESIGN *Describe alterations from the original design, including dates::*

Windows and doors replaced, boarded.

MATERIALS

Walls (Structure): Wood frame (Sheathing) Stucco

Windows: Aluminum sliding; most boarded up

Roof: Rolled asphalt Foundation: Stucco

SETTING

Describe the natural and/or built environment around the property::

Fronts onto former US Highway 80. Center court with asphalt driveway around center landscape island. Original sign at street, neon removed and repainted. Mature date palm, fan palms at street

How has the environment changed since the property was constructed?:

US-80 decommissioned, area transitioned from motel to apartment uses

WORKMANSHIP *Describe the distinctive elements, if any, of craftsmanship or method of construction::*

Handmade sign, wooden awnings, textured stucco

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason:

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 12/31/2013

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No: 1 Survey Area: Tourism-Related Resources of S 17th Ave

Address: 602 S. 17th Av.

PHOTO INFORMATION

Date: **12/30/2013**

View **Southwest**

(looking towards)



PHOTO INFORMATION

Date: **12/30/2013**

View: **North**

(looking towards)



PHOTO INFORMATION

Date: **12/30/2013**

View **Southwest**

(looking towards)



STATE OF ARIZONA HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Continuation sheets may be attached if necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007.

PROPERTY IDENTIFICATION

Site No. 2 Tourism-Related Resources of S 17th Ave

Historic Name(s): Holiday Inn

Address: 702 S. 17th Ave.

City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 112-09-145

Township: 1N Range: 3E Section 7 Quarter: Acreage:

Block: Lot: 143,144 Plat (Addition) Wise Addition Platted in 1912

UTM reference: Zone: 11 Easting: 398189 Northing: 3700523

USGS 7.5' Quadrangle Map

ARCHITECT: UNKNOWN not determined known Source:

BUILDER UNKNOWN not determined known Source:

CON. DATE: 1948 known estimate, source: City Directory

STRUCTURAL CONDITION

- GOOD (well maintained; no serious problems apparent)
- FAIR (some problems apparent): Overall deferred maintenance
- POOR (major prob.; imminent threat):
- RUIN / Uninhabitable

USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:

Uses: Motel, later converted to apartments

Sources: Visual

PHOTO INFORMATION

Date of Photo:

12/30/2013

View Direction (looking towards):

West



SIGNIFICANCE

Site No: 2 Survey Area: Tourism-Related Resources of S 17th Ave

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

Relates to post-WWII expansion of motel services along US Highway 80 west of Phoenix

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE Style: Ranch

NO Style

Stories 1 Basement Roof For Low pitch hip

Describe other character-defining features of its massing, size, and scale::

U-shaped motel court with roof eave extended over entries to form continuous veranda on wood posts; 7 units plus manager's office

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site

DESIGN *Describe alterations from the original design, including dates::*

Three windows at street replaced, stucco "pop-outs" being added; doors replaced

MATERIALS

Walls (Structure): Masonry (Sheathing) Stucco

Windows: Steel casement

Roof: Asphalt shingle

Foundation: Stucco

SETTING

Describe the natural and/or built environment around the property::

Fronts onto former US Highway 80. Concrete paved courtyard, with two mature fan palms and original metal sign, neon removed.

How has the environment changed since the property was constructed?:

US-80 decommissioned, area transitioned from motel to apartment uses

WORKMANSHIP *Describe the distinctive elements, if any, of craftsmanship or method of construction::*

Handmade steel sign

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason:

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 12/31/2013

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No: 2 Survey Area: Tourism-Related Resources of S 17th Ave

Address: 702 S. 17th Ave.

PHOTO INFORMATION

Date: **12/30/2013**

View **Southwest**

(looking towards)



PHOTO INFORMATION

Date: **12/30/2013**

View: **Northwest**

(looking towards)



PHOTO INFORMATION

Date: **12/30/2013**

View **Southwest**

(looking towards)



STATE OF ARIZONA HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Continuation sheets may be attached if necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007.

PROPERTY IDENTIFICATION

Site No. 3 Tourism-Related Resources of S 17th Ave

Historic Name(s): Morreale Hotel Auto Court (Town House Motel)

Address: 716 S. 17th Ave

City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 112-09-169

Township: 1N Range: 3E Section 7 Quarter: Acreage:

Block: Lot: 161-167 Plat (Addition) Wise Addition Platted in 1912

UTM reference: Zone: 11 Easting: 398167 Northing: 3700780

USGS 7.5' Quadrangle Map

ARCHITECT: UNKNOWN not determined known Source:

BUILDER UNKNOWN not determined known Source:

CON. DATE: 1946 known estimate, source: County Assessor

STRUCTURAL CONDITION

- GOOD (well maintained; no serious problems apparent)
- FAIR (some problems apparent): Overall deferred maintenance
- POOR (major prob.; imminent threat):
- RUIN / Uninhabitable

USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:

Uses: Motel, later converted to apartments, now vacant

Sources: Visual

PHOTO INFORMATION

Date of Photo:

12/30/2013

View Direction (looking towards):

West



SIGNIFICANCE

Site No: 3 Survey Area: Tourism-Related Resources of S 17th Ave

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

Relates to post-WWII expansion of motel services along US Highway 80 west of Phoenix

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE Style: Ranch

NO Style

Stories 1 Basement Roof For Low pitch hip

Describe other character-defining features of its massing, size, and scale::

Horseshoe-shaped motel court of many rooms under continuous roof; paired guest rooms separated by open carports; wall surfaced articulated by variation in sheathing; exposed rafters at eaves

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site

DESIGN *Describe alterations from the original design, including dates::*

Doors and windows replaced, several boarded and/or infilled; open steel fencing added to enclose front of courtyard. Some wood siding removed. Site perimeter fenced with chain link.

MATERIALS

Walls (Structure): Wood frame

(Sheathing) Stucco, wood siding

Windows: Aluminum sliding

Roof: Asphalt shingles

Foundation: Stucco

SETTING

Describe the natural and/or built environment around the property::

Fronts onto former US Highway 80. Concrete paved driveway within courtyard. Several mature fan palms. Original sign at street, neon removed and repainted.

How has the environment changed since the property was constructed?:

US-80 decommissioned, area transitioned from motel to apartment uses

WORKMANSHIP *Describe the distinctive elements, if any, of craftsmanship or method of construction::*

Stucco and wood siding, handmade steel sign

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason:

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 12/31/2013

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No: 3 Survey Area: Tourism-Related Resources of S 17th Ave

Address: 716 S. 17th Ave

PHOTO INFORMATION

Date: **12/30/2013**

View **Northwest**

(looking towards)



PHOTO INFORMATION

Date: **12/30/2013**

View: **West**

(looking towards)



PHOTO INFORMATION

Date: **12/30/2013**

View **Southwest**

(looking towards)



STATE OF ARIZONA HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Continuation sheets may be attached if necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007.

PROPERTY IDENTIFICATION

Site No. 4 Tourism-Related Resources of S 17th Ave

Historic Name(s): Gavin Motor Inn (Westward Ho Motor Inn)

Address: 802 S. 17th Av.

City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 112-13-077A

Township: 1N Range: 3E Section 7 Quarter: _____ Acreage: _____

Block: 2 Lot: 11,12 Plat (Addition) North Grier Place Platted in 1926

UTM reference: Zone: 11 Easting: 398190 Northing: 3700422

USGS 7.5' Quadrangle Map _____

ARCHITECT: UNKNOWN not determined known Source: _____

BUILDER UNKNOWN not determined known Source: _____

CON. DATE: 1939 known estimate, source: City Directory

STRUCTURAL CONDITION

- GOOD (well maintained; no serious problems apparent)
- FAIR (some problems apparent): Some weathering deterioration
- POOR (major prob.; imminent threat): _____
- RUIN / Uninhabitable

USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:

Uses: Motel, later converted to apartments

Sources: Visual

PHOTO INFORMATION

Date of Photo:

12/30/2013

View Direction (looking towards):

West



SIGNIFICANCE

Site No: 4 Survey Area: Tourism-Related Resources of S 17th Ave

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

Represents pre- WW-II establishment of lodging along US-80 west of Phoenix

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE Style: Bungalow influence

NO Style

Stories 1 Basement Roof For Medium pitch gable, shed

Describe other character-defining features of its massing, size, and scale.:

Small motel court of four casitas and manager's residence/office flanking a central driveway; carports separate casitas. Exposed rafter tails at most eaves. Knee braced wood frame awnings at each entry

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site

DESIGN *Describe alterations from the original design, including dates.:*

Windows and doors replaced for noise abatement; security doors added; roofs added over carports (early); some fascia boards added; security bars added at some windows

MATERIALS

Walls (Structure): Masonry (Sheathing) Wire-cut red brick

Windows: Aluminum SH 1/1

Roof: Asphalt shingle Foundation: Concrete

SETTING

Describe the natural and/or built environment around the property.:

Fronts onto former US Highway 80. Asphalt paved driveways within courtyard. Two mature eucalyptus trees. Entry drive flanked by stuccoed masonry piers.

How has the environment changed since the property was constructed?:

US-80 decommissioned, area transitioned from motel to apartment uses, some landscaping lost

WORKMANSHIP *Describe the distinctive elements, if any, of craftsmanship or method of construction.:*

Wooden awnings at entries; exposed masonry work

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason:

FORM COMPLETED BY:

Name and Affiliation: Robert Graham, Motley Design Group

Form Date: 12/31/2013

Mailing Address: 1114 Grand Av Phoenix AZ 85007

Phone: 602-254-5599

Site No: 4 Survey Area: Tourism-Related Resources of S 17th Ave

Address: 802 S. 17th Av.

PHOTO INFORMATION

Date: **12/30/2013**

View **West**

(looking towards)



PHOTO INFORMATION

Date: **12/30/2013**

View: **Southwest**

(looking towards)



PHOTO INFORMATION

Date: **12/30/2013**

View **Southwest**

(looking towards)



STATE OF ARIZONA HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Continuation sheets may be attached if necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007.

PROPERTY IDENTIFICATION

Site No. 5 Tourism-Related Resources of S 17th Ave

Historic Name(s): Drake Motel, Spur Motel

Address: 810 S. 17th Ave

City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 112-13-089

Township: 1N Range: 3E Section 7 Quarter: _____ Acreage: _____

Block: 2 Lot: 22,23,24 Plat (Addition) North Grier Place Platted in 1926

UTM reference: Zone: 11 Easting: 398179 Northing: 3700379

USGS 7.5' Quadrangle Map _____

ARCHITECT: UNKNOWN not determined known Source: _____

BUILDER UNKNOWN not determined known Source: _____

CON. DATE: 1960 known estimate, source: County Assessor

STRUCTURAL CONDITION

- GOOD (well maintained; no serious problems apparent)
- FAIR (some problems apparent): Overall deferred maintenance
- POOR (major prob.; imminent threat): _____
- RUIN / Uninhabitable

USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:

Uses: Motel, later converted to apartments

Sources: Visual

PHOTO INFORMATION

Date of Photo:

12/30/2013

View Direction (looking towards):

Southwest



SIGNIFICANCE

Site No: 5 Survey Area: Tourism-Related Resources of S 17th Ave

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

Relates to post-WWII expansion of motel services along US Highway 80 west of Phoenix

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE Style: International

NO Style

Stories 1 Basement Roof For Flat with eaves and parapets

Describe other character-defining features of its massing, size, and scale::

C-shaped motel court; long, simple blocks of rooms facing inward to parking with entries under continuous extension of roof eave. Open, glazed office near street with upgraded wall finish. Conc. Block walls articulated with piers

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site

DESIGN *Describe alterations from the original design, including dates::*

Security bars added over windows; office window walls infilled with textured plywood panels

MATERIALS

Walls (Structure): Masonry

(Sheathing) Painted concrete block, flagstone facing

Windows: Aluminum sliding

Roof: Rolled asphalt

Foundation: Concrete

SETTING

Describe the natural and/or built environment around the property::

Fronts onto former US Highway 80. Mature palms at street front. Asphalt paved parking in courtyard; crushed stone in landscape areas

How has the environment changed since the property was constructed?:

US-80 decommissioned, area transitioned from motel to apartment uses. Line of palms in parkway along street have been cut down.

WORKMANSHIP *Describe the distinctive elements, if any, of craftsmanship or method of construction::*

Stone facing at street front

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason:

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 12/31/2013

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No: 5 Survey Area: Tourism-Related Resources of S 17th Ave

Address: 810 S. 17th Ave

PHOTO INFORMATION

Date: **12/30/2013**

View **Northwest**

(looking towards)



PHOTO INFORMATION

Date: **12/30/2013**

View: **Southwest**

(looking towards)



PHOTO INFORMATION

Date: **12/30/2013**

View **Northwest**

(looking towards)



STATE OF ARIZONA HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Continuation sheets may be attached if necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007.

PROPERTY IDENTIFICATION

Site No. 6 Tourism-Related Resources of S 17th Ave

Historic Name(s): Arizona Motor Inn, Santa Fe

Address: 908 S. 17th Ave.

City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 112-14-001A

Township: 1N Range: 3E Section 7 Quarter: _____ Acreage: _____

Block: 4 Lot: 10,11,12 Plat (Addition) North Grier Place Platted in 1926

UTM reference: Zone: 11 Easting: 398277 Northing: 3700412

USGS 7.5' Quadrangle Map _____

ARCHITECT: UNKNOWN not determined known Source: _____

BUILDER UNKNOWN not determined known Source: _____

CON. DATE: 1938 known estimate, source: City Directory

STRUCTURAL CONDITION

- GOOD** (well maintained; no serious problems apparent)
- FAIR** (some problems apparent): _____
- POOR** (major prob.; imminent threat): _____
- RUIN / Uninhabitable**

USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:

Uses: Motel, later converted to apartments

Sources: Visual

PHOTO INFORMATION

Date of Photo:

12/30/2013

View Direction (looking towards):

Southwest



SIGNIFICANCE

Site No: 6 Survey Area: Tourism-Related Resources of S 17th Ave

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

Represents pre-WWII establishment of motels along tUS-80 west of Phoenix, as well as later expansion of motels units in the area following WW-II.

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE Style: Tudor Revival & Ranch influences

NO Style

Stories 1 Basement Roof For Gables of varying slopes

Describe other character-defining features of its massing, size, and scale::

Numerous 1 and 2 unit casitas around central courtyard; earliest units have high pitch roofs, later units lower pitch; carports between casitas, later office/residence at center near street with veranda porch on timber posts

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site

DESIGN *Describe alterations from the original design, including dates::*

Carports enclosed with flat roofed additions for additional units; manager's office converted to 3 units; exterior walls re-textured; windows and doors replaced

MATERIALS

Walls (Structure): Wood frame (Sheathing) Spanish lace finish stucco

Windows: Aluminum sliding

Roof: Wood shingle, asphalt shingle Foundation: Stucco

SETTING

Describe the natural and/or built environment around the property::

Fronts onto former US Highway 80. Two mature fan palms on site

How has the environment changed since the property was constructed?:

US-80 decommissioned, area transitioned from motel to apartment uses; 3 palms at parkway along street have been cut down

WORKMANSHIP *Describe the distinctive elements, if any, of craftsmanship or method of construction::*

Knee braced wood framed awnings over entries

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on: _____

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason:

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 12/31/2013

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No: 6 Survey Area: Tourism-Related Resources of S 17th Ave

Address: 908 S. 17th Ave.

PHOTO INFORMATION

Date: **12/30/2013**

View **Southwest**

(looking towards)



PHOTO INFORMATION

Date: **12/30/2013**

View: **West**

(looking towards)



PHOTO INFORMATION

Date: **12/30/2013**

View **Northwest**

(looking towards)



STATE OF ARIZONA HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Continuation sheets may be attached if necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007.

PROPERTY IDENTIFICATION

Site No. 7 Tourism-Related Resources of S 17th Ave

Historic Name(s): Kings Rest Motor Court

Address: 801 S. 17th Ave.

City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 112-13-110

Township: 1N Range: 3E Section 7 Quarter: _____ Acreage: _____

Block: 1 Lot: _____ Plat (Addition) East Grier Place Platted in 1936

UTM reference: Zone: 11 Easting: 398178 Northing: 3700319

USGS 7.5' Quadrangle Map _____

ARCHITECT: UNKNOWN not determined known Source: _____

BUILDER UNKNOWN not determined known Source: _____

CON. DATE: 1937 known estimate, source: City Directory

STRUCTURAL CONDITION

- GOOD** (well maintained; no serious problems apparent)
- FAIR** (some problems apparent): _____
- POOR** (major prob.; imminent threat): _____
- RUIN / Uninhabitable**

USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:

Uses: Motel, later converted to apartments

Sources: Visual

PHOTO INFORMATION

Date of Photo:

12/30/2013

View Direction (looking towards):

Northeast



SIGNIFICANCE

Site No: 7 Survey Area: Tourism-Related Resources of S 17th Ave

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

Represents initial development of motels along US-80 west of Phoenix

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE Style: Spanish Colonial Revival

NO Style

Stories 1 Basement Roof For Medium pitch gable

Describe other character-defining features of its massing, size, and scale::

U-shaped motel court consisting of individual casitas separated by covered carports; octagonal towers at front corners; Knee braced awnings or roof extensions over entries; office in center of court

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site

DESIGN *Describe alterations from the original design, including dates::*

Recently rehabilitated; fabric awnings visible in early postcards removed; re-landscaped with low-water use plants

MATERIALS

Walls (Structure): Masonry (Sheathing) Stucco

Windows: Steel casement

Roof: Mission tile Foundation: Stucco

SETTING

Describe the natural and/or built environment around the property::

Fronts onto former US Highway 80. Asphalt paved drives within court, open use area at center with modern shade structure; mature fan palms at street in parkway

How has the environment changed since the property was constructed?:

US-80 decommissioned, area transitioned from motel to apartment uses

WORKMANSHIP *Describe the distinctive elements, if any, of craftsmanship or method of construction::*

Wood joinery/shaped braces at awnings; diamond shaped windows at towers; exposed brick details around some doors/windows

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: 8/26/1987
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason:

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 12/31/2013

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No: 7 Survey Area: Tourism-Related Resources of S 17th Ave

Address: 801 S. 17th Ave.

PHOTO INFORMATION

Date: **12/30/2013**

View **East**

(looking towards)

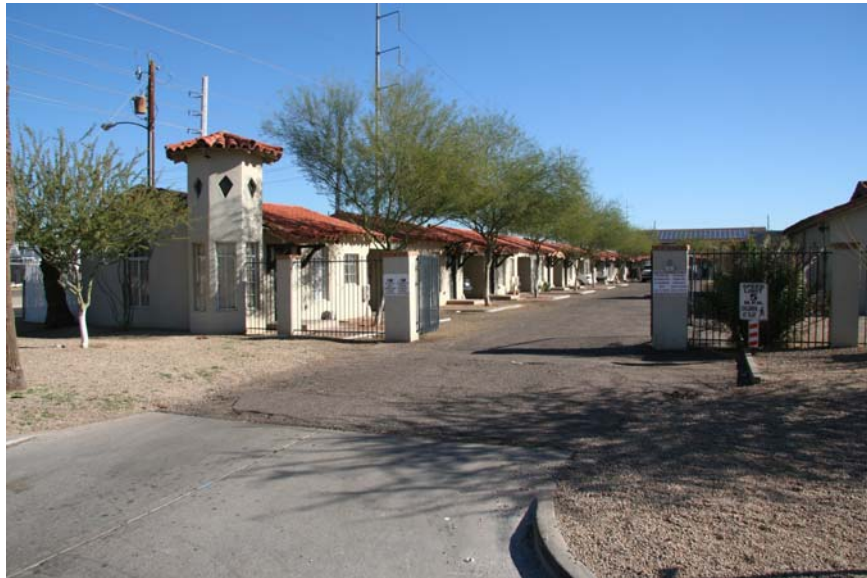


PHOTO INFORMATION

Date: **12/30/2013**

View: **Northeast**

(looking towards)



PHOTO INFORMATION

Date: **12/30/2013**

View **Southeast**

(looking towards)



STATE OF ARIZONA HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Continuation sheets may be attached if necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007.

PROPERTY IDENTIFICATION

Site No. 8 Tourism-Related Resources of S 17th Ave

Historic Name(s): Monterey Lodge

Address: 901 S. 17th Av.

City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 112-14-012

Township: 1N Range: 3E Section 7 Quarter: _____ Acreage: _____

Block: 2 Lot: 21,19,17,15,13 Plat (Addition) East Grier Place Platted in 1936

UTM reference: Zone: 11 Easting: 398296 Northing: 3700316

USGS 7.5' Quadrangle Map _____

ARCHITECT: UNKNOWN not determined known Source: _____

BUILDER UNKNOWN not determined known Source: _____

CON. DATE: 1941/46/56 known estimate, source: City Directory

STRUCTURAL CONDITION

- GOOD** (well maintained; no serious problems apparent)
- FAIR** (some problems apparent): _____
- POOR** (major prob.; imminent threat): _____
- RUIN / Uninhabitable**

USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:

Uses: Motel, later converted to apartments

Sources: Visual

PHOTO INFORMATION

Date of Photo:

12/30/2013

View Direction (looking towards):

East



SIGNIFICANCE

Site No: 8 Survey Area: Tourism-Related Resources of S 17th Ave

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

Represents initial development of motels along US-80 west of Phoenix; later expansion relates to post-WWII expansion of motel services in this area

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE Style: Bungalow, Ranch, and International influences

NO Style

Stories 1 Basement Roof For Low pitch hip, gable

Describe other character-defining features of its massing, size, and scale::

U-shaped motel court of casitas on side arms and later guest block in back, with later ranch style residence in center. Modern movement office added to end of one arm at street, with shed roof sloping up to front.

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site

DESIGN *Describe alterations from the original design, including dates::*

Many windows replaced and/or infilled. Fascias added. Rear guest block, center residence, and office added c. 1940s. Carports between casitas infilled with flat roofed units, office glazing infilled, security bars and doors added late

MATERIALS

Walls (Structure): Masonry (Sheathing) Stucco, concrete block

Windows: DH Wood 1/1, aluminum sliding

Roof: Asphalt shingle

Foundation: Concrete

SETTING

Describe the natural and/or built environment around the property::

Fronts onto former US Highway 80.

How has the environment changed since the property was constructed?:

US-80 decommissioned, area transitioned from motel to apartment uses

WORKMANSHIP *Describe the distinctive elements, if any, of craftsmanship or method of construction::*

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason:

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 12/31/2013

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No: 8 Survey Area: Tourism-Related Resources of S 17th Ave

Address: 901 S. 17th Av.

PHOTO INFORMATION

Date: **12/30/2013**

View **Southeast**

(looking towards)



PHOTO INFORMATION

Date: **12/30/2013**

View: **East**

(looking towards)



PHOTO INFORMATION

Date: **12/30/2013**

View **Northeast**

(looking towards)



STATE OF ARIZONA HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Continuation sheets may be attached if necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007.

PROPERTY IDENTIFICATION

Site No. 9 Tourism-Related Resources of S 17th Ave

Historic Name(s): Fountain Auto Court (Clover Court)

Address: 915 S. 17th Av.

City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 112-14-016

Township: 1N Range: 3E Section 7 Quarter: _____ Acreage: _____

Block: 2 Lot: 22,20,18,16 Plat (Addition) East Grier Place Platted in 1936

UTM reference: Zone: 11 Easting: 398268 Northing: 3700279

USGS 7.5' Quadrangle Map _____

ARCHITECT: UNKNOWN not determined known Source: _____

BUILDER UNKNOWN not determined known Source: _____

CON. DATE: 1939 known estimate, source: City Directory

STRUCTURAL CONDITION

- GOOD** (well maintained; no serious problems apparent)
- FAIR** (some problems apparent): _____
- POOR** (major prob.; imminent threat): _____
- RUIN / Uninhabitable**

USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:

Uses: Motel, later converted to apartments

Sources: Visual

PHOTO INFORMATION

Date of Photo:

12/30/2013

View Direction (looking towards):

Northeast



SIGNIFICANCE

Site No: 9 Survey Area: Tourism-Related Resources of S 17th Ave

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

Represents establishment of lodging along US-80 west of Phoenix

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE Style: Spanish Colonial Revival

NO Style

Stories 1 Basement Roof For Med. Pitch gable

Describe other character-defining features of its massing, size, and scale.:

Motel court of casitas separated by carports around a central u-shaped drive.

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site

DESIGN *Describe alterations from the original design, including dates.:*

Doors and windows replaced, most window openings partially infilled and have security bars added. Parking areas between casita units have been infilled/enclosed for additional units. Some tile roofing replaced. All alterations late.

MATERIALS

Walls (Structure): Wood frame

(Sheathing) Stucco, Spanish lace texture; painted brick

Windows: Aluminum sliding

Roof: Mission tile, asphalt shingle

Foundation: Stucco

SETTING

Describe the natural and/or built environment around the property.:

Fronts onto former US Highway 80. Asphalt driveways.

How has the environment changed since the property was constructed?:

US-80 decommissioned, area transitioned from motel to apartment uses

WORKMANSHIP *Describe the distinctive elements, if any, of craftsmanship or method of construction.:*

Spanish tile gable vents, tile roofs

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason:

FORM COMPLETED BY:

Name and Affiliation: Robert Graham, Motley Design Group

Form Date: 12/31/2013

Mailing Address: 1114 Grand Av Phoenix AZ 85007

Phone: 602-254-5599

Site No: 9 Survey Area: Tourism-Related Resources of S 17th Ave

Address: 915 S. 17th Av.

PHOTO INFORMATION

Date: **12/30/2013**

View **East**

(looking towards)



PHOTO INFORMATION

Date: **12/30/2013**

View: **East**

(looking towards)



PHOTO INFORMATION

Date: **12/30/2013**

View **Southeast**

(looking towards)



STATE OF ARIZONA HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Continuation sheets may be attached if necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007.

PROPERTY IDENTIFICATION

Site No. 10 Tourism-Related Resources of S 17th Ave

Historic Name(s): Triangle Motor Court

Address: 1121 S. 17th Ave.

City / Town: Phoenix Vicinity County Maricopa Tax Parcel No. 112-14-053B

Township: 1N Range: 3E Section 7 Quarter: _____ Acreage: _____

Block: 4 Lot: 22,20,18 Plat (Addition) East Grier Place Platted in 1936

UTM reference: Zone: 11 Easting: 398259 Northing: 3700069

USGS 7.5' Quadrangle Map _____

ARCHITECT: UNKNOWN not determined known Source: _____

BUILDER UNKNOWN not determined known Source: _____

CON. DATE: 1938/43/51/53 known estimate, source: City Directory, assessor

STRUCTURAL CONDITION

- GOOD (well maintained; no serious problems apparent)
- FAIR (some problems apparent): Vacant and deteriorating
- POOR (major prob.; imminent threat): _____
- RUIN / Uninhabitable

USES / FUNCTIONS Describe how the property has been used over time, beginning with the original use.:

Uses: Motel, later converted to apartments

Sources: Visual

PHOTO INFORMATION

Date of Photo:

12/30/2013

View Direction (looking towards):

East



SIGNIFICANCE

Site No: 10 Survey Area: Tourism-Related Resources of S 17th Ave

A. HISTORIC EVENTS / TRENDS *Describe any historic events/trends associated with the property:*

Relates to establishment of lodging services along US Highway 80 west of Phoenix, and later post-war expansion

B. PERSONS *List and describe persons with an important association with the building:*

N/A

C. ARCHITECTURE Style: Tudor Revival influence, Pueblo Revival

NO Style

Stories 1 Basement Roof For High pitch gable, flat w/ parapets

Describe other character-defining features of its massing, size, and scale::

U-shaped motel block of casitas separated by parking; knee braced, wood frame gable awnings over entries; later office block with flat roof/parapets added at rear

INTEGRITY

LOCATION Original Site Moved, on date: _____ from original site

DESIGN *Describe alterations from the original design, including dates::*

Parking spaces between casitas infilled for additional units; doors/windows boarded

MATERIALS

Walls (Structure): Wood frame (Sheathing) Stucco, Spanish lace texture

Windows: Unknown; boarded

Roof: Asphalt shingle, rolled asphalt Foundation: Stucco

SETTING

Describe the natural and/or built environment around the property::

Fronts onto former US Highway 80. Asphalt paved parking at center. Two mature fan palms in street parkway.

How has the environment changed since the property was constructed?:

US-80 decommissioned, area transitioned from motel to apartment uses

WORKMANSHIP *Describe the distinctive elements, if any, of craftsmanship or method of construction::*

NATIONAL REGISTER STATUS

Individually Listed Contributor NON-Contributor Date Listed: _____
to Historic District

Determined eligible by Keeper of National Register on:

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY

Property IS is NOT eligible individually

Property IS is NOT eligible as a CONTRIBUTOR to a listed/potential historic district

More information needed to evaluate:

If not considered eligible, state reason:

FORM COMPLETED BY:

Name and Affiliation:: Robert Graham, Motley Design Group

Form Date:: 12/31/2013

Mailing Address:: 1114 Grand Av Phoenix AZ 85007

Phone:: 602-254-5599

Site No: 10 Survey Area: Tourism-Related Resources of S 17th Ave

Address: 1121 S. 17th Ave.

PHOTO INFORMATION

Date: **12/30/2013**

View **Northeast**

(looking towards)



PHOTO INFORMATION

Date: **12/30/2013**

View: **Northeast**

(looking towards)



PHOTO INFORMATION

Date: **12/30/2013**

View **Northeast**

(looking towards)

