

EVCH0130

Evans-Churchill Area Summary Report

7. ARCHITECTURAL OVERVIEW

As mentioned in the Historic Overview, the Evans and Churchill Additions suffer from tremendous developmental pressures. Architecturally, however, there are several pockets of enduring residential and commercial properties. Overall, the historic development in the area responded to the economic and demographic growth of the Salt River Valley. Due to this influx, the architectural styles also began to diversify.

Churchill Addition

The diversity of architectural styles is most dramatically represented in the Churchill area. The original marketing of the addition as a mixed use area intensified this variety. Major non-residential development began when the elegant Romanesque Churchill mansion was converted into Phoenix Union High School. The commercialization process continued when several Neo-classical classroom buildings (F12-1,2,11,12; F13-1; G13-1) were added to the campus. Later the Spanish Colonial St. Mary's Boys High School (C12), the Neo-classical McKinley School (F9-1-12), the indigenous St. Joseph's Hospital, and the Neo-classical First Church of Christ Scientist Church (A7-7-9) were added.

Most of the blue-collar residences were constructed with similar floor plans, which were available in several styles. The primary architectural styles were the Western Colonial and

Bungalow styles. Others included the Territorial, French Colonial, Indigenous, and Mission Revival movements. Many of the large residences have been demolished or altered, although some Queen Anne, Territorial and Bungalow examples remain.

In many ways the architecture of the Churchill Addition is a mirror of the maturity of Phoenix. Stylistic influences were imported from the East Coast, Europe, Mexico, California, reflecting a struggle for architectural vernacular clarity.

Evans Addition

With the postponed development of this addition, the original developers of the Evans development decided to penetrate an unreached and beneficial market. They advertised to the wealthy and successful Phoenix residents. Therefore, the lots were large and the construction costs more substantial. Also, when the streetcar line was installed along Third Street, the developers replatted the lots to front on the new transit system.

Because of these decisions, the homes in the Evans Addition are typically larger with less density. Architecturally, the Bungalow Style reached its height of popularity and diversity. The Craftsman style also was exhibited in the bold and magnificent designs of the Fennemore House (F5-18) and the Nevitt House (F5-17), (501 and 507 E. Moreland). Other styles included Territorial, Western Colonial, and Neo-Classical.

Some strong ecclesiastical architecture in this area includes: Temple Beth Israel (B3-2,3,4), Romanesque Revival; Grace Lutheran Church (C5-5,6), Gothic Revival; First Southern Baptist Church (C4-2), Neo-Classical; and the more recent First Congregational Church (C1-1), Neo-Colonial.

Architectural Overview Considerations

In summary, both the Evans and the Churchill Additions have several pockets of architectural and historic flavor remaining. For the most part the architectural resources are owned by absentee landlords and occupied by commercial and residential tenants. However, those areas with a mixed use of professional offices and resident homeowners include some of the leading properties for promoting restoration.

The largest threat to the architectural and historic integrity of the Evans and Churchill Additions is the intense amount of development. Developments such as Super-Block and the Papago Freeway have affected the architectural continuity in some areas, and made residential resource preservation a difficult task.

9. RECOMMENDATIONS

After analyzing the history and resources and applying the criteria of the National Register of Historic Places to the Evans-Churchill Additions, the R. J. Schill team offers the following recommendations.

General Recommendations

Although the Evans and Churchill neighborhoods are adjacent to each other, the historical research indicates that they developed at different times, by different economic group residents, and in different size residential structures. For example, according to the City Directory of 1905-06, the Churchill Addition included nearly three hundred households in that year and Evans had none. Thus, the team recommends that any historic districts should not cross over into both neighborhoods. There appears to be two potential residential districts, one in each neighborhood.

Of all the residential properties in the Evans/Churchill Area, only six appear to be eligible for individual listing with the National Register of Historic Places. These six properties include the James McClintock House (E3-10), (323 East Willetta Street); the Davis Apartments (B6-3), (1009 North First Street); the John M. Prim House (E1-10H), (333 East McDowell Road); the G. P. Nevitt House (F5-17), (507 East Moreland Street); the Harry M.

Fennemore House (F5-18) (501 East Moreland Street); and the T. Connell House (G10-12), (602 North Seventh Street).

The McClintock House (E3-10), located at 323 East Willetta Street qualifies under its association with James McClintock, who was a prominent citizen in Phoenix, as well as the State of Arizona. This residence is also a good example of the Bungalow Style architecture. The other four properties qualify for their distinctive architectural historic styles.

The Davis Apartments (B6-3), located at 1009 North First Street, is a unique Neo-Classical residence with formal symmetry and Georgian detailing.

The John M. Prim House (E1-10H), located at 333 East McDowell Road, is a significant example of the prominent Bungalow Style residence, having a large wrap-around recessed porch and graceful detailing.

Next is the G. P. Nevitt House (F5-17), located at 507 East Moreland Street. The Nevitt House is an outstanding example of the Craftsman Movement influencing the Bungalow Style. Most prominent are the ornate king-post truss and the river rock walls at the porch.

The Harry M. Fennemore House (F5-18), located at 501 East Moreland Street, is another rare Craftsman Movement structure located in the district. This one and two story home is rich in ornate details and form.



James H. McClintock

When James H. McClintock was in his forties, he established himself as Arizona's finest historian. He made frequent speeches on subjects of historical interest, wrote historical articles for newspapers and magazines, and became president of the Arizona Folklore Society and the Arizona Archaeological Society.

He wrote a two-volume Arizona history, McClintock's Arizona, The Youngest State, published in 1916. It is still one of the best written histories of Arizona.

One of the highest honors of his life occurred in 1919 when Thomas E. Campbell, the first Republican elected as governor of Arizona, appointed him state historian.

In 1930, at the age of 66, he produced an outstanding series of weekly radio talks, entitled, "Forward Arizona." This seemed to typify the whole spirit and purpose of McClintock's life.

The last individually eligible property is the T. Connell House (G10-12), located at 602 North Seventh Street. This rare Queen Anne residence has a large gambrel roof with several dormers and a veranda porch. Architect James M. Creighton was well known in the Arizona Territory, particularly for Queen Anne style houses.

Two additional residential properties, the Harry Hancock House (F3-14), (525 East Willetta Street) and the Louis Emerson House (E10-6), (623 North Fourth Street) were also considered as individual properties for the Register. However, we believe that neither structure possesses the integrity or association necessary for individual listing.

Although commercial architecture was beyond the scope of this survey, we feel that there are several commercial structures that may possess the necessary qualities for individual listing in the Register.

The former Temple Beth Israel (B3-2,3,4), located at 122 East Culver Street, is perhaps the most significant complex in the district, as the first Jewish Temple in Phoenix, and also as a fine example of the work of the architectural firm of Lescher and Mahoney. This ecclesiastical group of buildings clearly possesses the necessary qualities for listing.

The First Church of Christ Scientist (A7-7,9), located at 924 North First Street, also deserves consideration for listing, as an outstanding example of historic architecture.

In addition to these religious structures, the Republic and Gazette Building (B13-1-12), (120 East Van Buren Street), and the Arizona Public Service Building (A12-1-14), (formerly First Interstate Bank) (411 North Central Avenue), are two other commercial structures which also deserve consideration for individual listing. Although these two structures do not yet qualify under the fifty year age criteria, they will meet this qualification within the next 10 to 20 years.

Evans Historic District

The proposed Evans neighborhood district includes 54 noteworthy houses built between 1907 and about 1935, with most structures constructed during the 1910's and early 1920's. Most of these residences built for well-to-do occupants, typically had large lots, and reflected defined architectural styles. Although the Papago Freeway intersects the district, the resources in both segments are similar. Within this district, the team recommends the inclusion of the Grace Lutheran Church (C5-5,6). The accompanying map identifies this district.

Churchill Historic District

The proposed Churchill district includes 121 significant residential structures, constructed between the 1890's and 1930's. At one time there were many more houses within this district, with several elegant houses along Central Avenue. The

bulk of the houses within the proposed district were built as "blue collar" workers houses, often lacking in architectural ornamentation. The district remains as housing for working class households, although most of the structures now are deteriorated and non-owner occupied. The accompanying map identifies this district.

10. LIST OF RECOMMENDED ELIGIBLE PROPERTIES

Individually Eligible

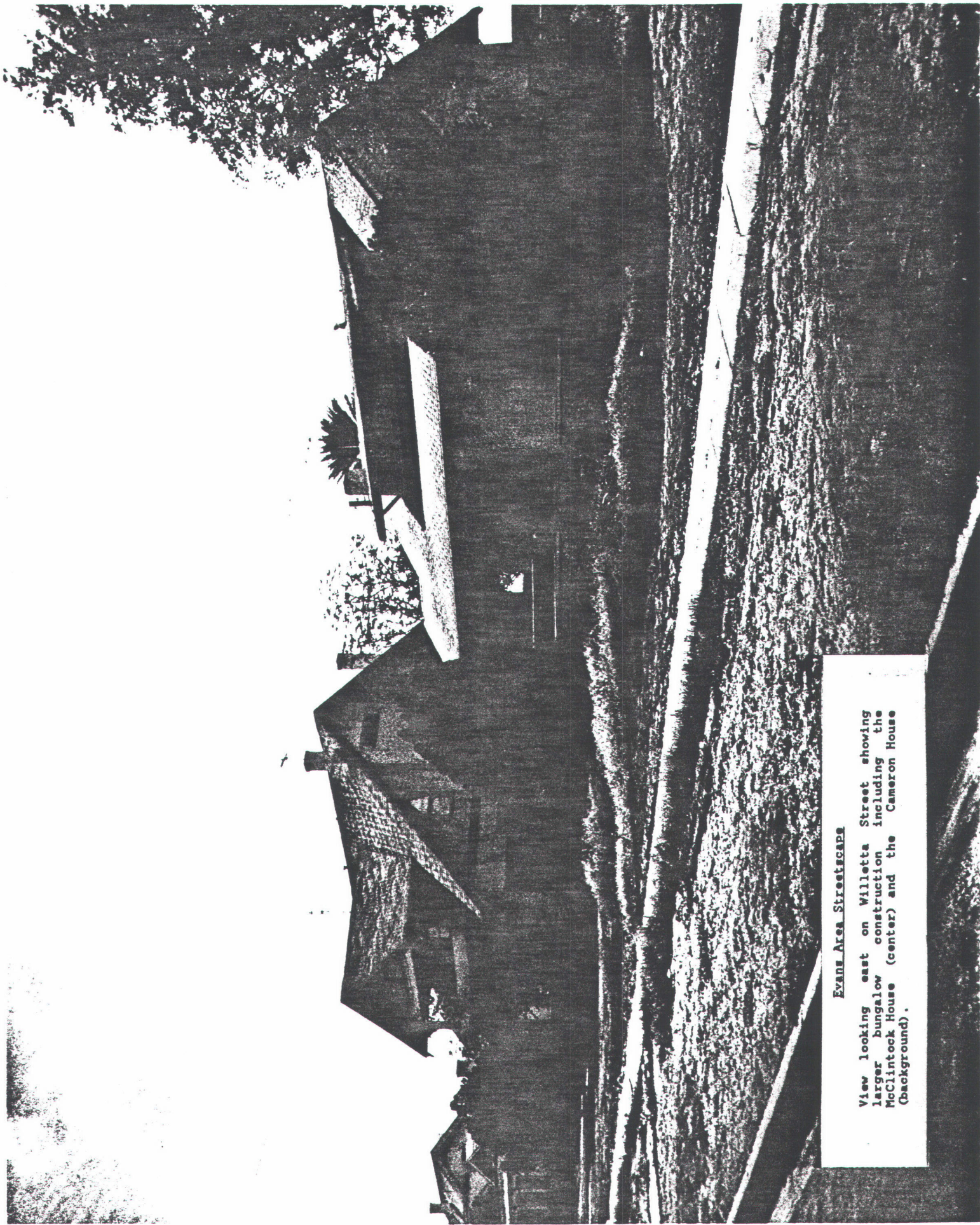
E3-10	James McClintock House	323 E. Willetta Street
B6-3	Davis Apartments	1009 N. First Street
E1-10H	John M. Prim House	333 E. McDowell Road
F5-17	G. P. Nevitt House	507 E. Moreland Street
F5-18	Harry M. Fennemore House	501 E. Moreland Street
G10-12	T. Connell House	602 N. Seventh Street
B3-2,3,4	Temple Beth Israel	122 E. Culver Street
A7-7,8,9	First Church of Christian Science	924 N. First Street

EVANS ADDITION

PROPERTIES RECOMMENDED ELIGIBLE WITHIN A HISTORICAL DISTRICT

<u>Site No.</u>	<u>Historical Name</u>	<u>Address</u>
B5-13	Lillian McBride House	1114 N. 2nd Street
B6-9	Joe O'Connell House	1030 N. 2nd Street
B6-10	William L. Jack House	1028 N. 2nd Street
B6-11	Edward M. Longer House	1020 N. 2nd Street
C4-2	First Southern Baptist Church	1202 N. 3rd Street
C5-1	James Griffin Home	1105 N. 2nd Street
C5-1	James P. Whelan Apartments	212, 212-1/2, 214, 214-1/2 E. Portland
C5-1	L. M. McKinley House	218 & 216 E. Portland
C5-2	Edward M. Morin House	1115 N. 2nd Street
C5-3	Sarah H. Pemberton House	1121 N. 2nd Street
C5-5&6	Grace Lutheran Church	1124 N. 3rd Street
C5-8	P. W. Butler House	1102 N. 3rd Street
E1-7	Charles Brown House	340 E. Willetta Street
E1-7	Clinton S. Julian House	1414 N. 5th Street
E3-8	Ralph H. Cameron House	339 E. Willetta Street
E3-9	Henry Myers House	331 E. Willetta Street
E3-10	Col. James McClintock House	323 E. Willetta Street
E3-11	Richard Fowler House	321 E. Willetta Street
E5-5	Max Spitalny House	326 E. Portland Street
E5-6	Earl E. Culbert House	332 E. Portland Street
E6-3	Felix M. Wirth House	314 E. Roosevelt Street
E6-7	Samuel G. Witten House	420 E. Roosevelt Street
E6-8	Harland J. Gray House	339 E. Portland Street
E6-10	Hiram C. Ruggler House	325 E. Portland Street
E6-11	Elbert H. Winters House	321 E. Portland Street
F1-7	Wesley F. Dains House	532 E. Lynwood Street
F1-8	Emma T. Jack House	538 E. Lynwood Street
F2-2	Fred L. Humphrey House	510 E. Willetta Street
F2-3	Calvin Bois House	516 E. Willetta Street
F2-4	Robert Fozeine House	518 E. Willetta Street
F2-5	E. K. Feltz House	528 E. Willetta Street
F2-6	Frank A. Rutledge House	532 E. Willetta Street
F2-7	Fred B. Jonas House	538 E. Willetta Street
F2-15	Fred L. Drennan House	525 E. Lynwood Street
F2-16	Don D. Roffe House	519 E. Lynwood Street
F2-17	James L. Bone House	515 E. Lynwood Street
F2-18	Ralph M. Paterman House	509 E. Lynwood Street
F2-19	Roscoe D. Johnson House	505 E. Lynwood Street
F2-20	Herman Edelman House	501 E. Lynwood Street
F3-12	Edwin W. Powers House	537 E. Willetta Street
F3-14	Harry Hancock House	525 E. Willetta Street

F5-1	George Brockway House	506 E. Portland Street
F5-1	George M. Brockway House	1103 N. 5th Street
F5-1	Earl V. Miller House	1105 N. 5th Street
F5-2	Ralph A. Munger House	508 E. Portland Street
F5-3	Albert H. Shelley House	516 E. Portland Street
F5-4	Alfred Noonan House	520 E. Portland Street
F5-5	Ella Fletcher House	526 E. Portland Street
F5-17	G. P. Nevitt House	507 E. Moreland Street
F5-18	Harry M. Gennemore House	501 E. Moreland Street
F5-18	Larry R. Mitchell House	1121/1119 N. 5th Street
F6-1	Charles McElroy	405 E. Roosevelt Street
F6-2	Nathaniel C. Gross House	510 E. Roosevelt Street
F6-3	Rev. Alfred Lonnet House	516 E. Roosevelt Street



Evans Area Streetscape

View looking east on Willetta Street showing larger bungalow construction including the McClintock House (center) and the Cameron House (background).



Evans Area Streetscape

View looking west on Portland Street showing preservation possible with mixed use development of professional offices and resident home owners.

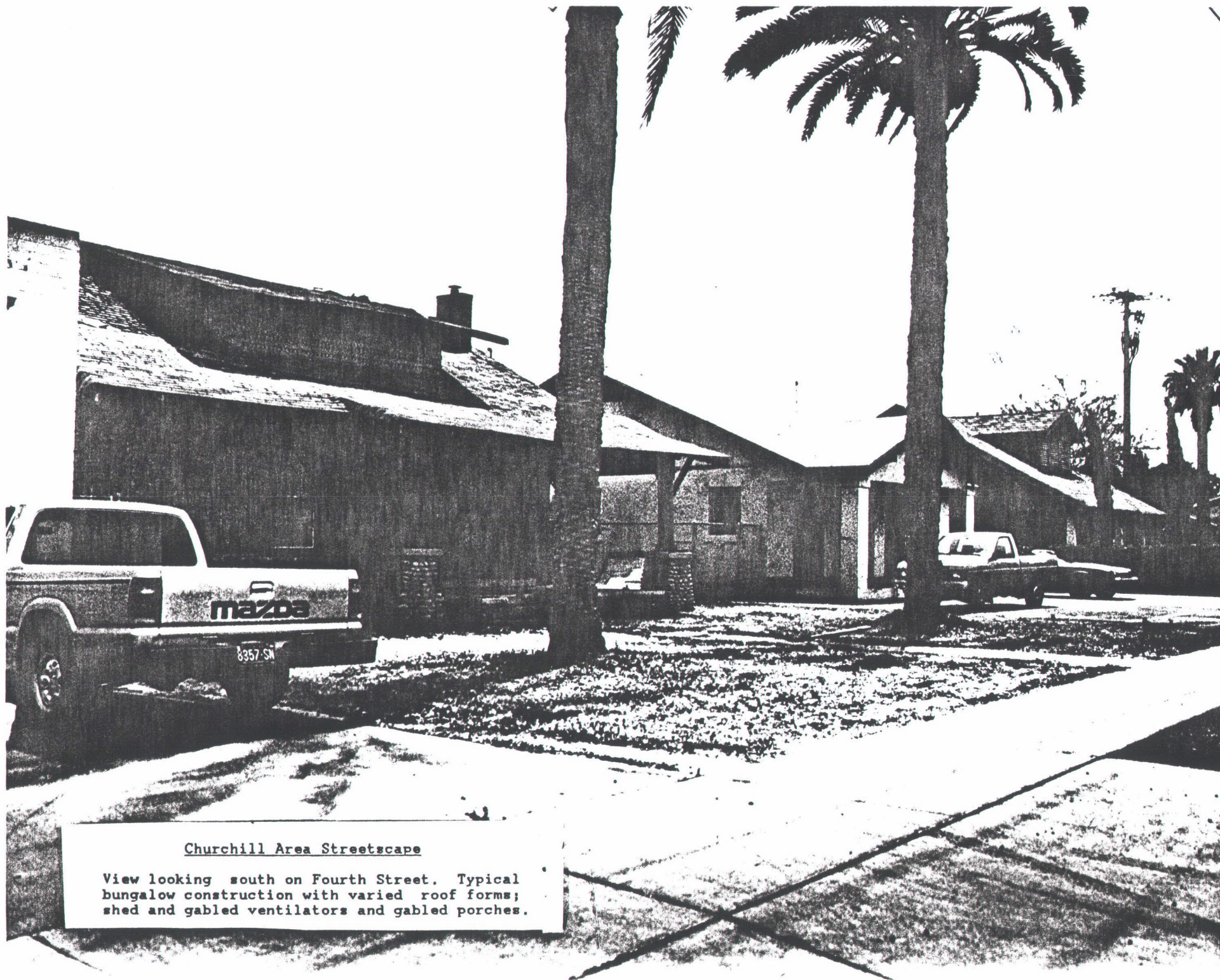
CHURCHILL ADDITION

PROPERTIES RECOMMENDED ELIGIBLE WITHIN A HISTORICAL DISTRICT

<u>Site No.</u>	<u>Historical Name</u>	<u>Address</u>
D8-4	John Foster House	815 N. 3rd Street
D8-5	Margaret Black House	817 N. 3rd Street
D8-9	Henry Fowler House	814 N. 4th Street
D8-10	Minnie Feiro House	810 N. 4th Street
D9-9	Benjamin B. Pecke House	714 N. 4th Street
D9-10	Henry Franks House	712 N. 4th Street
D9-11	Eugene Brady O'Neill House	706 N. 4th Street
D9-12	Cora P. Healy House	702 N. 4th Street
E7-1	A. A. Lyall House	901 N. 4th Street
E7-1	Harry S. Bennett Apartments	410 & 412 E. Garfield
E7-2	E. F. Drake House	905 N. 4th Street
E7-3	William Moore House	911 N. 4th Street
E7-7	House	411 E. Roosevelt
E7-8	L. H. Reader House	916 & 918 N. 5th St.
E7-9	J. C. Winter House	914 & 914-1/2 N. 5th St.
E7-10	Earl Lyall House	910 & 912 N. 5th Street
E7-11	A. P. Hennig House	906 N. 5th Street
E7-12	James J. Wesley House	902 N. 5th Street
E8-1	Charles A. Tracy House	801 N. 4th Street
E8-2	D. M. Johnson House	805 N. 4th Street
E8-3	Richard Bishop House	809 N. 4th Street
E8-4	LeRoy McPeck House	813 N. 4th Street
E8-5	Joseph Peggs House	817 & 819 N. 4th Street
E8-7	R. E. Swartout House	824 & 822 N. 5th Street
E8-7	L. E. Rhoads House	419-423 E. Garfield St.
E8-8	E. L. Williams House	818 N. 5th Street
E8-9	Charles Tuell House	814 N. 5th Street
E8-10	LeRoy E. Craig House	810 N. 5th Street
E8-12	Thomas Trent House	802 N. 5th Street
E9-3	Alice L. & Mary Flynn House	709 N. 4th Street
E9-4	John Connors House	715 N. 4th Street
E9-5	Azer McDole House	719 N. 4th Street
E9-7	James S. McBride House	411 & 415 E. McKinley
E9-7	Fred Marsh House	724 N. 5th Street
E9-8	Lena & Mary Meehan House	720 N. 5th Street
E9-9	Frank A. Blount House	714 N. 5th Street
E9-10	James Girand House	712 N. 5th Street
E9-11	Carl Opdenhoff House	706 N. 5th Street
E9-12	J. L. Sullivan House	702 N. 5th Street
E9-12	Sol G. York House	414 & 416 E. Pierce St.
E10-6	Louis Emerson House	623 N. 4th Street
E10-7	Lydia Pierce House	624 N. 5th Street
E10-8	Frank Asher House	620 N. 5th Street
E10-9	Albert J. Coyle House	616 N. 5th Street
E10-10	Mrs. J. T. Martin House	610, 612 & 614 N. 5th

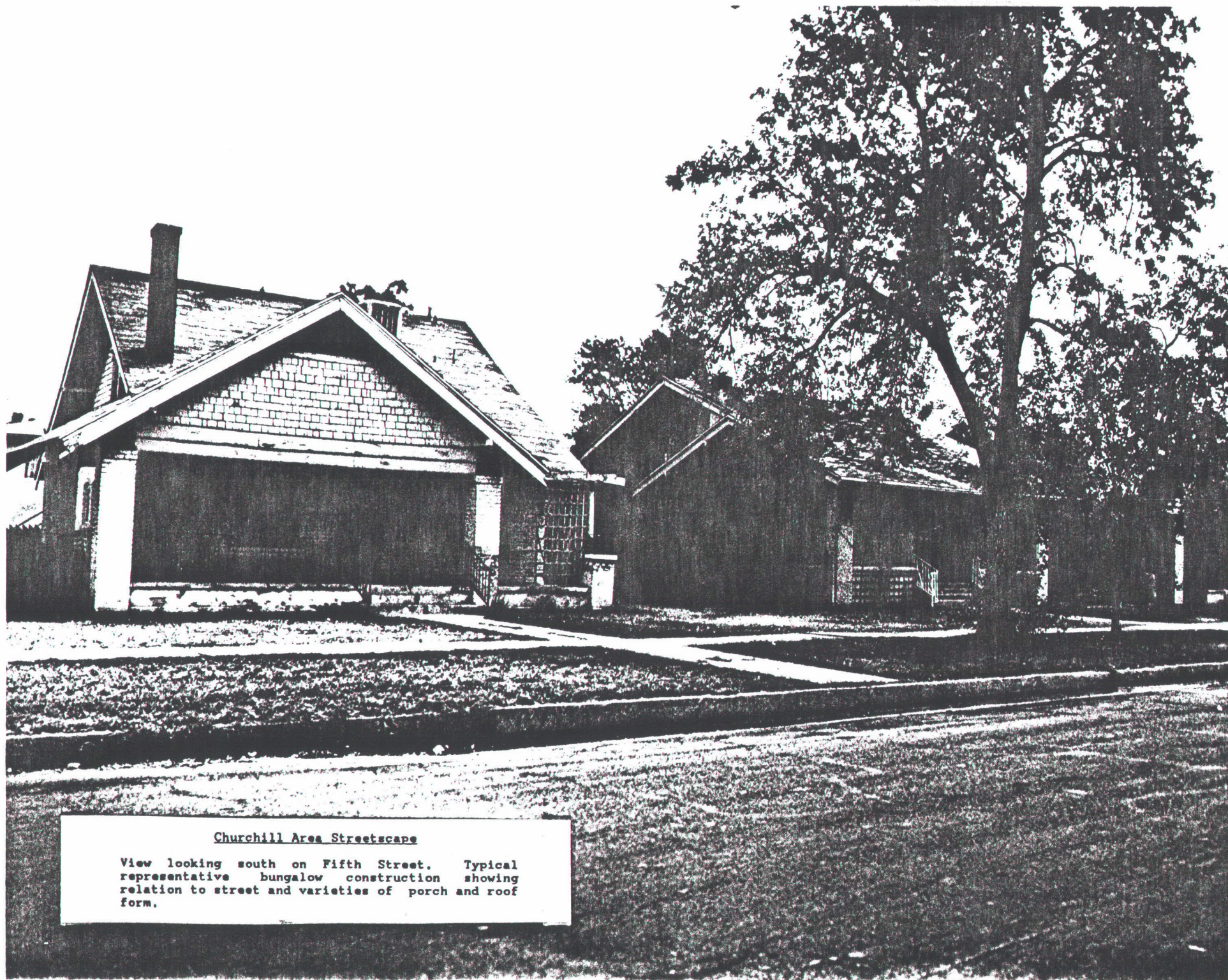
E10-11	Arthur Higgins House	606 N. 5th Street
E11-6	Idawil Apartments	405 & 407 E. Fillmore
E11-6	Idawil Apartments	409 & 411 E. Fillmore
E11-6	Idawil Apartments	521 & 523 N. 4th Street
F7-1	Alfred E. DeToy Apartments	504-512 E. Garfield St.
F7-1	W. L. George House	901 & 903 N. 5th Street
F7-2	G. Miller House	905 & 907 N. 5th Street
F7-3	Thomas Teel House	909 N. 5th Street
F7-4	Wright W. Lawton House	915 N. 5th Street
F7-5	Charles D. Wheeler House	917 N. 5th Street
F7-7	House	922 N. 6th Street
F7-8	J. H. Hatherly House	918 N. 6th Street
F7-9	Queen A. Moore House	914 N. 6th Street
F7-10	Norman B. Wansley House	910 N. 6th Street
F7-11	Mrs. Deen Averill House	906 & 908 N. 6th Street
F7-12	Arthur B. Clark, Jr. House	902 N. 6th Street
F8-3	H. N. Hastings House	811 N. 5th Street
F8-4	Richard J. Coleman House	813 N. 5th Street
F8-5	Sherman Stowell House	817 N. 5th Street
F8-6	O. Fred Anderson House	821 N. 5th Street
F8-7	William Bradley House	822-824 N. 6th Street
F8-7	F. W. Metz Apartments	533 & 535 E. Garfield
F8-8	Alfred Chippenfield House	818 N. 6th Street
F8-9	H. M. Jones House	814 N. 6th Street
F8-10	John McTaggart House	810 N. 6th Street
F9-1-12	McKinley School	512 E. Pierce Street
F10-1	M. J. Galpin House	601 N. 5th Street
F10-1	Alice C. Glover Duplex	510 & 512 E. Fillmore
F10-4	Mrs. Charlotte Morris House	615 N. 5th Street
F10-6	Frank L. Balzar House	621 N. 5th Street
F10-7	Charles R. Barry House	622 N. 6th Street
F10-7	Eugene Barrymore Apartments	515 E. Pierce Street
F10-9	Hal C. Bird House	614 N. 6th Street
F10-10	Bert Etris House	610 N. 6th Street
F11-1	William Engel House	510 E. Taylor Street
F11-2	Charles Wright House	505 N. 5th Street
F11-3	Judge John Hyder Residence	511 N. 5th Street
F11-4	Lloyd W. Knoyer House	513 & 515 N. 5th Street
F11-5	William C. Campbell House	517 N. 5th Street
F11-10	Emery Kays House	510 N. 6th Street
F12-1,2,11,12	Phx Union H S Indust Arts Bldg	455 N. 5th Street
F13-1	Phx Union High School	500 E. Van Buren Street
F13-1	Phx Union H S Auditorium	600 E. Van Buren Street
G7-3	Rev. Neils Larson House	909 & 911 N. 6th Street
G7-11	Anna Quimby House	904 N. 7th Street
G7-12	Maurice Frank House	902 N. 7th Street
G8-1	Mrs. F. O. Twitty House	801 N. 6th Street
G8-1	Angelina Ficca House	610 E. McKinley Street
G8-2	Carlos N. Stephens House	805 N. 6th Street
G8-3	Stephen D. Frazier House	822 N. 6th Street
G8-4	Carlos Stephens House	815 N. 6th Street
G8-5	Thomas A. Bain House	817 N. 6th Street

G8-6	J. Harley Fraley House	821 & 823 N. 6th Street
G8-6	Fred L. Clock House	605 E. Garfield Street
G8-7	Mary A. Rhoades Apartments	822 N. 7th Street
G8-8	Thomas F. Skelly House	818 N. 7th Street
G8-9	Carleton Robinson House	814 N. 7th Street
G8-10	Frank Wright House	812 N. 7th Street
G9-3	Yrenio & Abundio Villa House	711 N. 6th Street
G9-4	Annie Amadrit House	715 N. 6th Street
G9-5	W. J. McHan House	717 N. 6th Street
G9-6	James W. Curlee House	721 N. 6th Street
G9-6	James E. Torbett House	607 & 609 E. McKinley
G9-7	John B. Sloane House	722 N. 7th Street
G9-8	Charles E. Johnson Apartments	718 N. 7th Street
G9-9	Herbert Nichols House	716 N. 7th Street
G9-10	Walter Leecroft House	710 & 712 N. 7th Street
G9-11	George E. Taylor House	706 N. 7th Street
G10-12	T. Connell House	602 N. 7th Street
G11-3	Frank Baptist House	509 N. 6th Street
G11-4	Ralph McKie House	511 & 513 N. 6th Street
G11-4 & 5	Alvin Anderson House	515 & 517 N. 6th Street
G11-7	Alfred Chippenfield House	522 & 524 N. 7th Street
G12-4-9	Phx Union H S Gymnasium	444 N. 7th Street
G13-1	Phx Union H S Science Hall	660 E. Van Buren Street
G13-1	Phx Union H S Liberal Arts Bg	300 N. 7th Street



Churchill Area Streetscape

View looking south on Fourth Street. Typical bungalow construction with varied roof forms; shed and gabled ventilators and gabled porches.



Churchill Area Streetscape

View looking south on Fifth Street. Typical representative bungalow construction showing relation to street and varieties of porch and roof form.

11. BIBLIOGRAPHY

Some of the materials cited below can be found only in library special collections. The locations are given in brackets following the citations: the Arizona Historical Foundation [AHF] and the Arizona Collection [AC], both at Hayden Library, Arizona State University, Tempe.

Barney, James M. "Phoenix: A History of Its Pioneer Days and People." Arizona Historical Review 5, no. 4 (January 1933): 264-85.

Cook, Jeffrey. "Patterns of Desert Urbanization: The Evolution of Metropolitan Phoenix." In Urban Planning for Arid Zones: American Experiences and Directions, edited by Gideon Golany, 205-38. New York: John Wiley & Sons, 1978.

Fleming, Lawrence J. Ride a Mile and Smile the While: A History of the Phoenix Street Railway, 1887-1948. Phoenix: Swaine Publications, 1977.

Konig, Michael. "Toward Metropolitan Status." Ph.D. diss., Arizona State University, 1983.

Kotlanger, Michael J. "Phoenix, Arizona: 1920-1940." Ph.D. diss., Arizona State University, 1983.

Luckingham, Bradford. "Urban Development in Arizona: The Rise of Phoenix." Journal of Arizona History 22, no. 2 (Summer 1981): 197-234.

Mawn, Geoffrey P. "Phoenix, Arizona: Central City of the Southwest, 1870-1920." Ph.D. diss., Arizona State University, 1979.

Phoenix, City of, and Maricopa County Advance Planning Task Force. "Land Use of the Phoenix Urban Area: A Study Basic to Long Range Planning." Phoenix: 1959.

Phoenix Union High School District. A Bicentennial Commemorative History of the Phoenix Union High School System. Phoenix: Phoenix Union High School District, 1976. [AC]

Reps, John W. Cities of the American West: A History of Frontier Urban Planning. Princeton, N.J.: Princeton University Press, 1979.

Sargent, Charles S. "Towns of the Salt River Valley, 1870-1930." Historical Geography Newsletter 5, no. 2 (Fall 1975): 1-9.

Smith, Karen L. "From Town to City: A History of Phoenix, 1870-1912." M.A. thesis, University of California at Santa Barbara, 1978. [AC]

Smith, Karen L. The Magnificent Experiment: Building the Salt River Reclamation Project, 1890-1917. Tucson: University of Arizona Press, 1986.

Tangdelius, J. N. "St. Joseph's Hospital Grows from Cottage to Medical Center." Arizona Medicine 33 (November 1976): 951-55.

Wagoner, Jay J. Arizona Territory, 1863-1912: A Political History. Tucson: University of Arizona Press, 1970.

Maps

Arizona Collection. Assorted maps. Tempe: Hayden Library, Arizona State University.

"City of Phoenix Annexation Areas Map (1985)." Phoenix: City of Phoenix Planning Department.

Maricopa County. Plat maps (microfiche). Phoenix: Maricopa County Recorder's Office.

Newspapers

Arizona Gazette (daily and weekly). 1881-_____.

Arizona Republic. 193_-present.

Arizona Republican (daily and weekly). 1890-193_.

Phoenix Herald (daily and weekly). 1885-1898.