

HISTORIC PROPERTY INVENTORY FORM

PROPERTY IDENTIFICATION

Historic Name(s): None

Address: 376 N. Colorado St.

City or Town: City of Chandler ☐ vicinity County: Maricopa Tax Parcel No. 302 -62 -085C

Township: 27 Range: 1S Section: 5E Quarter Section: SW1/4 Acreage: <1

Block: NA Lot(s): 338 Plat (Addition): Townsite of Chandler Year of plat (addition): 1912

UTM reference: Zone 12 Easting 421930 Northing 3687020 USGS 7.5' quad map: Chandler

Architect: _____ ☒ not determined ☐ known (source: _____)

Builder: _____ ☒ not determined ☐ known (source: _____)

Construction Date: 1973 ☒ known ☐ estimated (source: Maricopa Co. Ass., City directory)

■ Good (*well maintained, no serious problems apparent*)

☐ Fair (*some problems apparent*) Describe: _____

☐ Poor (*major problems; imminent threat*) Describe:

☐ Ruin/Uninhabitable

Describe how the property has been used over time, beginning with the original use.

Dwelling: single family
residential

Sources: City directories,
field observation

Date of photo: 5 June 2005

View Direction (*looking towards*)
West

Negative No.: JPEG Image

SIGNIFICANCE



To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

Rental property, 3761/2 N. Colorado St. Side-gabled concrete block structure with asphalt shingle roof, concrete foundation, and 1 over 1 double hung windows. Construction date 1946, eligible for listing.

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION ☒ Original Site ☐ Moved (date _____) Original Site: 376 N. Colorado St.

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
No alterations observed from the street.

3. SETTING (Describe the natural and/or built environment around the property) Structure is located in a suburban neighborhood setting. Landscaping consists of a Bermuda grass lawn with shrubs.

Describe how the setting has changed since the property's period of significance: Some properties have removed or replaced traditional landscaping with xeriscape. There is commercial encroachment along Arizona Ave and A.J. Chandler Blvd.

4. MATERIALS (Describe the materials used in the following elements of the property)

Walls (structure): Wood frame Foundation: Concrete Roof: Asphalt shingle
Windows: Undetermined, obscured by screens.

If the windows have been altered, what were they originally? NA

Wall Sheathing: Wood board and baton siding over decorative brick

If the sheathing has been altered, what was it originally? No alterations observed from the street.

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)
None.

NATIONAL REGISTER STATUS (if listed, check the appropriate box) NA

☐ Individually listed; ☐ Contributor ☐ Noncontributor to _____ Historic District
Date Listed: _____ ☐ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property ☐ is ☒ is not eligible individually.

Property ☐ is ☒ is not eligible as a contributor to a potential historic district.

☐ More information needed to evaluate.

If not considered eligible, state reason: Has not reached 50 years of age.

FORM COMPLETED BY:

Name and Affiliation: Ian Johnson, City of Chandler, Community Development Div. Date: 4 August 2005

Mailing Address: Mail Stop 418, PO Box 4008, Chandler AZ 85244-4008 Phone No.: (480) 782-3217

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM CONTINUATION SHEET

name of property 376 N. Colorado St.

Continuation Sheet No. 1

ARCHITECTURAL DESCRIPTION:

Structure is an ell shaped structure with a modified low-pitch hipped roof with a moderate overhang and clad in asphalt shingle with boxed rafter tails. The foundation is slab-on-grade concrete, and the exterior cladding is wood board and baton siding over decorative brick. The type of windows on the structure is unknown as they were obscured by screens at the time of observation. Fenestration is irregular. A large brick patio leads to the single-step entry that faces the street. The door is wood, and is recessed into the façade of the building. Landscaping consists of a Bermuda grass lawn and shrubs. A concrete block wall runs the property line on either side of the building, and features a modern lineal driveway with a second curved way running from the main drive to the street.

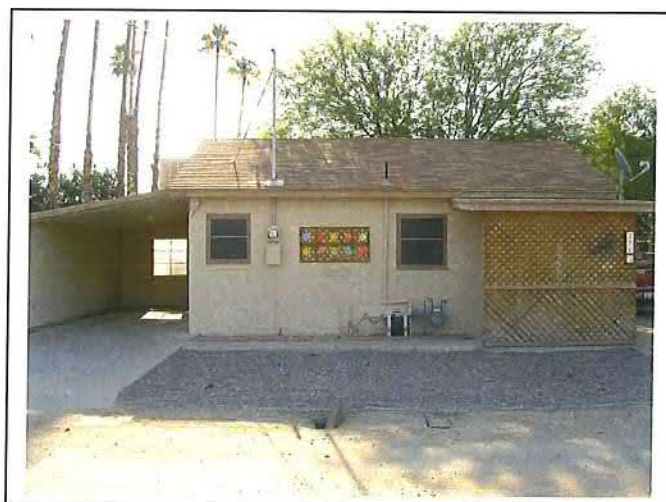
STATEMENT OF SIGNIFICANCE:

Although the structure is a representative example of late high-style ranch architecture and illustrates the modification of this style to an early 20th century neighborhood, it has yet reached 50 years in age and thus is not eligible for listing.

376 N. Colorado St., looking NE



376 1/2 N. Colorado St., looking W



HISTORIC PROPERTY INVENTORY FORM

PROPERTY IDENTIFICATION

STRUCTURAL CONDITION

☐ Ruin/Uninhabitable

USES/FUNCTIONS

Dwelling: single family
residential

Sources: City directories,
field observation

PHOTO INFORMATION

Date of photo: 5 June 2005

View Direction (*looking towards*)

West

Negative No.: JPEG Image

SIGNIFICANCE



To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

Two detached rental properties behind the home, constructed in 1928 and 1937.

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION ☒ Original Site ☐ Moved (date _____) Original Site: 372 N. Colorado St.

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made) Front gabled addition to the front of the home, apparently constructed in the 1930s. A shed roof carport has been added to the north side of the building (1980s) as well as a two story addition to the rear of the home (1940s).

3. SETTING (Describe the natural and/or built environment around the property) Structure is located in a suburban neighborhood setting. Landscaping consists of xeriscape and a prominent circular drive.

Describe how the setting has changed since the property's period of significance: Some properties have removed or replaced traditional landscaping with xeriscape. There is commercial encroachment along Arizona Ave and A.J. Chandler Blvd. A circular drive and xeriscape landscaping were added in the 1990s

4. MATERIALS (Describe the materials used in the following elements of the property)

Walls (structure): Brick Foundation: Concrete Roof: Wood shingle

Windows: Wood double hung 1 over 1, and wood casement.

If the windows have been altered, what were they originally? No alterations observed from the street.

Wall Sheathing: Stucco

If the sheathing has been altered, what was it originally? No alterations observed from the street.

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

Decorative porch posts, trusses, knee bracing, wood shingle, and lattice attic vents on the gables.

NATIONAL REGISTER STATUS (if listed, check the appropriate box) NA

☐ Individually listed; ☐ Contributor ☐ Noncontributor to _____ Historic District
Date Listed: _____ ☐ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property ☐ is ☒ is not eligible individually.

Property ☒ is ☐ is not eligible as a contributor to a potential historic district.

☐ More information needed to evaluate.

If not considered eligible, state reason: Addition of front gable addition has acquired significance due to its age, and compatible period architecture.

FORM COMPLETED BY: Alliance Architects, LLC. "Historic Resources Survey of Chandler." Phoenix, 1998; edited by:

Name and Affiliation: Ian Johnson, Intern, Chandler Community Development Div. Date: 10 August 2005

Mailing Address: Mail Stop 418 PO Box 4008 Chandler AZ 85244-4008 Phone No.: 480.782.3217

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM CONTINUATION SHEET

name of property: 372 N. Colorado St.

Continuation Sheet No. 1

ARCHITECTURAL DESCRIPTION:

The main structure is a single-story brick structure with multiple medium-pitch front gables clad in wood shingle with stucco exterior cladding, and a concrete foundation. The gables are decorated with trusses, knee bracing, wood shingles, and lattice attic vents. Windows are wood double hung one over one and wood casement. Fenestration is irregular. The off-center three-step wood door entry is recessed under a front gable supported masonry and wood piers with a wood truss above. Additions include a large front gabled wing to the façade, built in the 1930s, a two story addition to the rear built in the 1940s, and an open flat-roofed carport on the north side of the building constructed in the 1980s. A second wood door entry is placed on the north side of the building. Landscaping includes a circular drive with gravel areas planted shrubs and trees.

STATEMENT OF SIGNIFICANCE:

Property is significant under criterion C as an example of Bungalow architecture. Notable residents include Homer S. Kirby, President of Kerby-Simmons Motor Co. (1946-1952). Under criterion B and the context of Community Development and Planning, the physical placement and quality of the structure and its surrounding environs are significant as the product of deed restrictions and the application of City Beautiful concepts intended to enhance the value of a speculative land development by Dr. A.J. Chandler and the Chandler Improvement Co. The desire by the city council to perpetuate the aesthetic and urban order laid out in the original restrictions later resulted in the state's first zoning ordinance passed in 1926, which guided development in Chandler until 1961 when the code was rewritten. The lengthy development of this neighborhood from 1912-1955 created an eclectic collection of home styles from the early 20th century and shows the influence of some of Arizona's earliest efforts at community planning. This particular dwelling represents the upper-class housing common to the earlier development of the area.

372 N. Colorado St., looking NW



372 N. Colorado St., looking SW



HISTORIC PROPERTY INVENTORY FORM

PROPERTY IDENTIFICATION

STRUCTURAL CONDITION

☐ Ruin/Uninhabitable

USES/FUNCTIONS

Sources: City directories,
field survey

PHOTO INFORMATION

Negative No.: JPEG Image



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)
- B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

None observed from the street.

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION ☒ Original Site ☐ Moved (date _____) Original Site: 318 N. Colorado St.
2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
No alterations were observed from the street.
3. SETTING (Describe the natural and/or built environment around the property) Structure is located in a suburban neighborhood setting. Landscaping consists of a Bermuda grass lawn with shrubs.
- Describe how the setting has changed since the property's period of significance: Some properties have removed or replaced traditional landscaping with xeriscape. There is commercial encroachment along Arizona Ave and A.J. Chandler Blvd.
4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Wood frame Foundation: Concrete Roof: Asphalt shingle
Windows: Wood double hung 1 over 1
If the windows have been altered, what were they originally? Some windows missing and boarded.
Wall Sheathing: Wood ship lap siding and wood shingles at the gable
If the sheathing has been altered, what was it originally? No alterations observed from the street.
5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)
Lattice vents at the gable tops, decorative porch posts and bracing on the veranda.

NATIONAL REGISTER STATUS (if listed, check the appropriate box) NA

☐ Individually listed; ☐ Contributor ☐ Noncontributor to _____ Historic District
Date Listed: _____ ☐ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property ☐ is ☒ is not eligible individually.

Property ☒ is ☐ is not eligible as a contributor to a potential historic district.

☐ More information needed to evaluate.

If not considered eligible, state reason: _____

FORM COMPLETED BY: Alliance Architects, LLC. "Historic Resources Survey of Chandler." Phoenix, 1998; edited by:
Name and Affiliation: Ian Johnson, Intern, Chandler Community Development Div. Date: 10 August 2005
Mailing Address: Mail Stop 418 PO Box 4008 Chandler AZ 85244-4008 Phone No.: 480.782.3217

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM CONTINUATION SHEET

name of property: 318 N. Colorado St.

Continuation Sheet No. 1

ARCHITECTURAL DESCRIPTION:

Building is a story-and-a-half wood frame home with a concrete foundation and wood ship lap siding with wood shingles at the gables. The roof is composed two front gables, one low-pitch and the other medium-pitch, both are clad in asphalt shingle. Each has lattice vents at the peak. Two equally spaced shed dormers are placed on each roof plane of the main front gable. An exterior chimney is placed on the rear of the structure. On the north side of the building, there is a centered bay window covered by a shed roof extending from the main roof plane. Windows are wood double hung 1 over 1, although some have been boarded. Fenestration is regular. The single-step entry with a centered wood door has a rectangular light divided to diamonds. It is placed under a veranda supported on built-up massive wood columns and smaller tapered piers. No alterations were observed from the street. Landscaping consists of a Bermuda grass lawn, trees, and shrubs.

STATEMENT OF SIGNIFICANCE:

Property is significant under criterion C as an example of Bungalow architecture. Under criterion B and the context of Community Development and Planning, the physical placement and quality of the structure and its surrounding environs are significant as the product of deed restrictions and the application of City Beautiful concepts intended to enhance the value of a speculative land development by Dr. A.J. Chandler and the Chandler Improvement Co. The desire by the city council to perpetuate the aesthetic and urban order laid out in the original restrictions later resulted in the state's first zoning ordinance passed in 1926, which guided development in Chandler until 1961 when the code was rewritten. The lengthy development of this neighborhood from 1912-1955 created an eclectic collection of home styles from the early 20th century and shows the influence of some of Arizona's earliest efforts at community planning. This particular dwelling represents the upper-class housing common to the earlier development of the area.

318 N. Colorado St., looking NW



318 N. Colorado St., looking SW



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. Use continuation sheets where necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: SS060 Survey Area: Silk Stocking Neighborhood

Historic Name(s): None

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 308 N. Colorado St.

City or Town: City of Chandler ☐ vicinity County: Maricopa Tax Parcel No. 302 -62 - 069

Township: 1S Range: 5E Section: 27 Quarter Section: SW1/4 Acreage: <1

Block: NA Lot(s): 322 Plat (Addition): Townsite of Chandler Year of plat (addition): 1912

UTM reference: Zone 12 Easting 421930 Northing 3685800 USGS 7.5' quad map: Chandler

Architect: _____ ☒ not determined ☐ known (source: _____)

Builder: _____ ☒ not determined ☐ known (source: _____)

Construction Date: c. 1940 ☐ known ☒ estimated (source: Maricopa Co. Ass., City directory)
Post Dec 1926-Water System Map

STRUCTURAL CONDITION

☒ Good (well maintained, no serious problems apparent)

☐ Fair (some problems apparent) Describe: _____

☐ Poor (major problems; imminent threat) Describe: _____

☐ Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Dwelling: single family

residential

Sources: City directories,

field survey

PHOTO INFORMATION

Date of photo: 5 June 2005

View Direction (looking towards)

West

Negative No.: JPEG Image



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

None were observed from the street.

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION ☒ Original Site ☐ Moved (date _____) Original Site: 308 N. Colorado St.

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made) Steel casement windows have been replaced by aluminum sliding windows, and the home has been re-stuccoed, most likely in the 1990s.

3. SETTING (Describe the natural and/or built environment around the property) Structure is located in a suburban neighborhood setting. Landscaping consists of a Bermuda grass lawn with shrubs.

Describe how the setting has changed since the property's period of significance: Some properties have removed or replaced traditional landscaping with xeriscape. There is commercial encroachment along Arizona Ave and A.J. Chandler Blvd.

4. MATERIALS (Describe the materials used in the following elements of the property)

Walls (structure): Wood frame Foundation: Concrete Roof: Asphalt shingle
Windows: Aluminum frame, sliding

If the windows have been altered, what were they originally? Steel casement

Wall Sheathing: Modern stucco

If the sheathing has been altered, what was it originally? Early stucco

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

Terra cotta attic vents at the top of each side of the main gable.

NATIONAL REGISTER STATUS (if listed, check the appropriate box) NA

☐ Individually listed; ☐ Contributor ☐ Noncontributor to _____ Historic District
Date Listed: _____ ☐ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property ☐ is ☒ is not eligible individually.

Property ☐ is ☒ is not eligible as a contributor to a potential historic district.

☐ More information needed to evaluate.

If not considered eligible, state reason: Loss of integrity due to loss of historic windows and cladding.

FORM COMPLETED BY: Alliance Architects, LLC. "Historic Resources Survey of Chandler." Phoenix, 1998; edited by:

Name and Affiliation: Ian Johnson, Intern, Chandler Community Development Div. Date: 10 August 2005

Mailing Address: Mail Stop 418 PO Box 4008 Chandler AZ 85244-4008 Phone No.: 480.782.3217

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM CONTINUATION SHEET

name of property: 308 N. Colorado St.

Continuation Sheet No. 1

ARCHITECTURAL DESCRIPTION:

Building is a single story home with a low-pitch side-gabled roof clad in asphalt shingle with boxed rafter ends, stucco cladding, and a concrete foundation. The original steel casement windows were replaced with sliding aluminum frame windows in the 1990s. Fenestration is regular. The centered single-step wood door entry is covered with a low-pitch front-gabled porch supported by two undecorated square wood posts. The wood siding on the porch gable has been covered in modern stucco. Landscaping consists of a Bermuda grass lawn, trees, and shrubs. A low concrete block wall runs along each side of the property line.

STATEMENT OF SIGNIFICANCE:

Property is significant under criterion C as an example of side-gabled National Folk House architecture. Under criterion B and the context of Community Development and Planning, the physical placement and quality of the structure and its surrounding environs are significant as the product of deed restrictions and the application of City Beautiful concepts intended to enhance the value of a speculative land development by Dr. A.J. Chandler and the Chandler Improvement Co. The desire by the city council to perpetuate the aesthetic and urban order laid out in the original restrictions later resulted in the state's first zoning ordinance passed in 1926, which guided development in Chandler until 1961 when the code was rewritten. The lengthy development of this neighborhood from 1912-1955 created an eclectic collection of home styles from the early 20th century and shows the influence of some of Arizona's earliest efforts at community planning. This particular dwelling represents the middle-class housing common to the later development of the area.

308 N. Colorado St., looking NW



308 N. Colorado St., looking SW



HISTORIC PROPERTY INVENTORY FORM

PROPERTY IDENTIFICATION

STRUCTURAL CONDITION

☐ Ruin/Uninhabitable

USES/FUNCTIONS

PHOTO INFORMATION

Negative No.: JPEG Image



SIGNIFICANCE

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- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)
- B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)
None are visible from the street.

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION ☒ Original Site ☐ Moved (date: _____) Original Site: 309 N. Colorado St.
2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
No alterations were observed from the street.

3. SETTING (Describe the natural and/or built environment around the property) Structure is located in a suburban neighborhood setting. Landscaping consists of a Bermuda grass lawn with shrubs.

Describe how the setting has changed since the property's period of significance: Some properties have removed or replaced traditional landscaping with xeriscape. There is commercial encroachment along Arizona Ave and A.J. Chandler Blvd.

4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Brick Foundation: Concrete Roof: Asphalt shingle
Windows: Aluminum frame sliding
If the windows have been altered, what were they originally? No alterations observed from the street.
Wall Sheathing: Brick, some areas painted.
If the sheathing has been altered, what was it originally? No alterations observed from the street.

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)
None

NATIONAL REGISTER STATUS (if listed, check the appropriate box) NA

☐ Individually listed; ☐ Contributor ☐ Noncontributor to _____ Historic District
Date Listed: _____ ☐ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property ☐ is ☒ is not eligible individually.
Property ☐ is ☒ is not eligible as a contributor to a potential historic district.
☐ More information needed to evaluate.

If not considered eligible, state reason: Building has not attained 50 years of age.

FORM COMPLETED BY:

Name and Affiliation: Ian Johnson, Intern, Chandler Community Development Div. Date: 6 August 2005
Mailing Address: Mail Stop 418 PO Box 4008 Chandler AZ 85244-4008 Phone No.: 480.782.3217

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM CONTINUATION SHEET

name of property 309 N. Colorado St.

Continuation Sheet No. 1

ARCHITECTUAL DESCRIPTION:

Building is a single-story rectilinear brick building with a very low-pitch front gable with a slight overhang. The foundation is slab-on-grade concrete, and the windows are aluminum sliding frame. Steel bars have been added over the windows. Fenestration is irregular. The level entry is off-center and leads to a wood door covered by a security screen. A shed roof single-vehicle carport is located on the north side of the building. A six foot block wall extending from the home forms the rear wall of the carport. Landscaping consists of a Bermuda grass lawn, trees, and shrubs.

STATEMENT OF SIGNIFICANCE:

Property is significant under criterion C as an example of Contemporary architecture. Under criterion B and the context of Community Development and Planning, the physical placement and quality of the structure and its surrounding environs are significant as the product of deed restrictions and the application of City Beautiful concepts intended to enhance the value of a speculative land development by Dr. A.J. Chandler and the Chandler Improvement Co. The desire by the city council to perpetuate the aesthetic and urban order laid out in the original restrictions later resulted in the state's first zoning ordinance passed in 1926, which guided development in Chandler until 1961 when the code was rewritten. The lengthy development of this neighborhood from 1912-1955 created an eclectic collection of home styles from the early 20th century and shows the influence of some of Arizona's earliest efforts at community planning. This particular dwelling represents the middle-class housing common to the later development of the area.

309 N. Colorado St., looking SE



HISTORIC PROPERTY INVENTORY FORM

PROPERTY IDENTIFICATION

Historic Name(s): None
(Enter the name(s), if any, that best reflects the property's historic importance.)

City or Town: City of Chandler ☐ vicinity County: Maricopa Tax Parcel No. 302 -62 -060

Township: 27 Range: 1S Section: 5E Quarter Section: SW1/4 Acreage: <1

Block: NA Lot(s): 314 Plat (Addition): Townsite of Chandler Year of plat (addition): 1912

UTM reference: Zone 12 Easting 421930 Northing 3685360 USGS 7.5' quad map: Chandler

Architect: _____ ☒ not determined ☐ known (source: _____)

Builder: _____ ☒ not determined ☐ known (source: _____)

Construction Date: 1947 ☒ known ☐ estimated (source: Maricopa Co. Ass., City directory)

STRUCTURAL CONDITION

■ Good (well maintained, no serious problems apparent)

☐ Fair (*some problems apparent*) Describe: _____

☐ Poor (*major problems; imminent threat*) Describe:

☐ Ruin/Uninhabitable

USES/FUNCTIONS

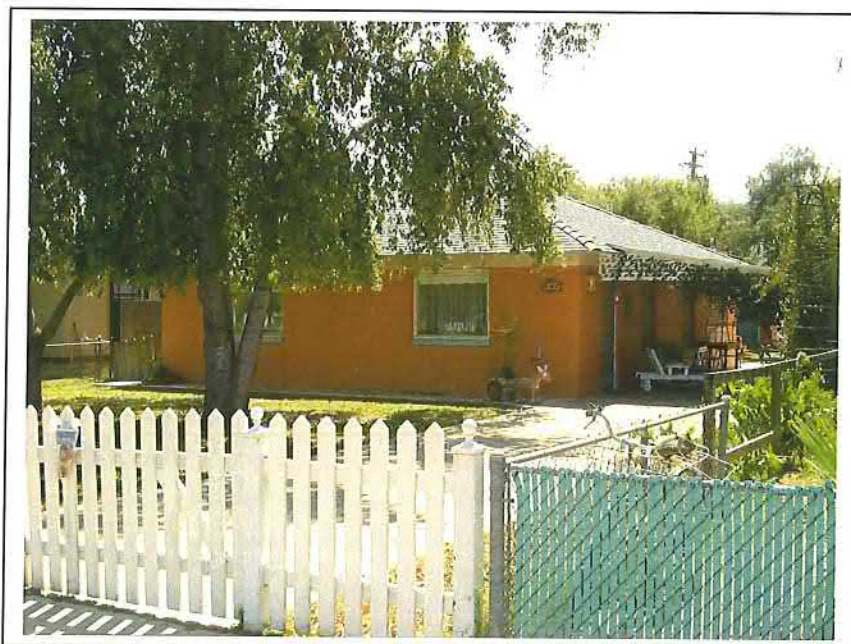
Describe how the property has been used over time, beginning with the original use.

Dwelling: single family
residentail

Sources: City directories
field survey

PHOTO INFORMATION

Date of photo: 5 June 2005

View Direction (*looking towards*)
West

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

None were observed from the street.

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION ☒ Original Site ☐ Moved (date _____) Original Site: 282 S. Colorado St.

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
No alterations visible from the street.

3. SETTING (Describe the natural and/or built environment around the property) Structure is located in a suburban neighborhood setting. Landscaping consists of a Bermuda grass lawn with shrubs.

Describe how the setting has changed since the property's period of significance: Some properties have removed or replaced traditional landscaping with xeriscape. There is commercial encroachment along Arizona Ave and A.J. Chandler Blvd.

4. MATERIALS (Describe the materials used in the following elements of the property)

Walls (structure): Concrete block Foundation: Concrete Roof: Asphalt shingle

Windows: Multi-light steel casement, center operable with block sills

If the windows have been altered, what were they originally? No alterations observed from the street.

Wall Sheathing: Painted concrete block

If the sheathing has been altered, what was it originally? No alterations observed from the street.

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

Teara cotta tiles have been placed on the edges of each roof plane

NATIONAL REGISTER STATUS (if listed, check the appropriate box) NA

☐ Individually listed; ☐ Contributor ☐ Noncontributor to _____ Historic District

Date Listed: _____ ☐ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property ☐ is ☒ is not eligible individually.

Property ☒ is ☐ is not eligible as a contributor to a potential historic district.

☐ More information needed to evaluate.

If not considered eligible, state reason: _____

FORM COMPLETED BY:

Name and Affiliation: Ian Johnson, Intern, Chandler Community Development Div. Date: 4 August 2005

Mailing Address: Mail Stop 418 PO Box 4008 Chandler AZ 85244-4008 Phone No.: 480.782.3217

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM CONTINUATION SHEET

name of property 282 S. Colorado St.

Continuation Sheet No. 1

ARCHITECTURAL DESCRIPTION:

Building is a rectilinear concrete block building with a pyramid roof clad in asphalt shingle and adorned with terra cotta tile along the roof planes. The rafter ends are boxed. The foundation is concrete. Fenestration is irregular, and the windows are multi-light steel casement windows with block sills. The level wood door entry is off center on the north side of the building parallel to the street. A shed roof carport extends from the north side of the structure over the entry, and is supported by undecorated square wood posts. Landscaping consists of a Bermuda grass lawn and shrubs.

STATEMENT OF SIGNIFICANCE:

Property is significant under criterion C as an example of Ranch architecture. Under criterion B and the context of Community Development and Planning, the physical placement and quality of the structure and its surrounding environs are significant as the product of deed restrictions and the application of City Beautiful concepts intended to enhance the value of a speculative land development by Dr. A.J. Chandler and the Chandler Improvement Co. The desire by the city council to perpetuate the aesthetic and urban order laid out in the original restrictions later resulted in the state's first zoning ordinance passed in 1926, which guided development in Chandler until 1961 when the code was rewritten. The lengthy development of this neighborhood from 1912-1955 created an eclectic collection of home styles from the early 20th century and shows the influence of some of Arizona's earliest efforts at community planning. This particular dwelling represents the middle-class housing common to the later development of the area.

282 S. Colorado St., looking NW



282 S. Colorado St., looking SW



HISTORIC PROPERTY INVENTORY FORM

PROPERTY IDENTIFICATION

STRUCTURAL CONDITION

☐ Ruin/Uninhabitable

USES/FUNCTIONS

Sources: City directories, field survey

PHOTO INFORMATION

Negative No.: JPEG Image



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)
- B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)
None observed from the street.

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION ☒ Original Site ☐ Moved (date _____) Original Site: 283 N. Colorado St.
2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
Some of the 1 over 1 double hung sash windows have been replaced with steel casement windows around 1950. A shed roof addition has been added to the rear of the structure, also a 1950s addition.
3. SETTING (Describe the natural and/or built environment around the property) Structure is located in a suburban neighborhood setting. Landscaping consists of a Bermuda grass lawn with shrubs.

Describe how the setting has changed since the property's period of significance: Some properties have removed or replaced traditional landscaping with xeriscape. There is commercial encroachment along Arizona Ave and A.J. Chandler Blvd.
4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Wood frame Foundation: Concrete Roof: Asphalt shingle
Windows: 1 over 1 double hung sash, and steel casement
If the windows have been altered, what were they originally? 1 over 1 double hung sash
Wall Sheathing: Stucco
If the sheathing has been altered, what was it originally? No alterations observed from the street.
5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)
None

NATIONAL REGISTER STATUS (if listed, check the appropriate box) NA

☐ Individually listed; ☐ Contributor ☐ Noncontributor to _____ Historic District
Date Listed: _____ ☐ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property ☐ is ☒ is not eligible individually.

Property ☒ is ☐ is not eligible as a contributor to a potential historic district.

☐ More information needed to evaluate.

If not considered eligible, state reason: _____

FORM COMPLETED BY:

Name and Affiliation: Ian Johnson, Intern, Chandler Community Development Div. Date: 6 August 2005
Mailing Address: Mail Stop 418 PO Box 4008 Chandler AZ 85244-4008 Phone No.: 480.782.3217

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

name of property 283 N. Colorado St.

Continuation Sheet No. 1

ARCHITECTUAL DESCRIPTION:

Building is a single-story rectilinear side-gabled structure with a low-pitch asphalt shingle roof with terracotta tile at the peak, stucco cladding, a concrete foundation and both 1 over 1 double hung sash and steel casement windows. The south half of the building is recessed four feet under the roof line to form a shallow porch supported by evenly spaced undecorated square wood posts. The south exterior wall extends from the structure to enclose the porch. Three terracotta roof drains are attached horizontally at the end of each gable. Fenestration is regular, and the single-step entry is centered and recessed under the porch roof. Landscaping consists of a Bermuda grass lawn, trees, and shrubs.

STATEMENT OF SIGNIFICANCE:

Property is significant under criterion C as an example of early ranch architecture. Under criterion B and the context of Community Development and Planning, the physical placement and quality of the structure and its surrounding environs are significant as the product of deed restrictions and the application of City Beautiful concepts intended to enhance the value of a speculative land development by Dr. A.J. Chandler and the Chandler Improvement Co. The desire by the city council to perpetuate the aesthetic and urban order laid out in the original restrictions later resulted in the state's first zoning ordinance passed in 1926, which guided development in Chandler until 1961 when the code was rewritten. The lengthy development of this neighborhood from 1912-1955 created an eclectic collection of home styles from the early 20th century and shows the influence of some of Arizona's earliest efforts at community planning. This particular dwelling represents the middle-class housing common to the later development of the area.

283 N. Colorado St., looking NE



283 N. Colorado St., looking SE



HISTORIC PROPERTY INVENTORY FORM

PROPERTY IDENTIFICATION

STRUCTURAL CONDITION

☐ Ruin/Uninhabitable

USES/FUNCTIONS

PHOTO INFORMATION

Negative No.: JPEG Image



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)
- B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

Original matching, front gabled garage with stucco cladding and an asphalt shingle roof. Structure is eligible for listing.

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION ☒ Original Site ☐ Moved (date _____) Original Site: 265 N. Colorado St.
2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
No alterations visible from the street.
3. SETTING (Describe the natural and/or built environment around the property) Structure is located in a suburban neighborhood setting. Landscaping consists of a Bermuda grass lawn with shrubs.
- Describe how the setting has changed since the property's period of significance: Some properties have removed or replaced traditional landscaping with xeriscape. There is commercial encroachment along Arizona Ave and A.J. Chandler Blvd.
4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Wood frame Foundation: Concrete Roof: Asphalt shingle
Windows: Multi-light steel casement, with center lights operable
If the windows have been altered, what were they originally? No alterations visible from the street.
Wall Sheathing: stucco
If the sheathing has been altered, what was it originally? No alterations visible from the street.
5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)
Terracotta tile attic vents

NATIONAL REGISTER STATUS (if listed, check the appropriate box) NA

☐ Individually listed; ☐ Contributor ☐ Noncontributor to _____ Historic District
Date Listed: _____ ☐ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property ☐ is ☒ is not eligible individually.

Property ☒ is ☐ is not eligible as a contributor to a potential historic district.

☐ More information needed to evaluate.

If not considered eligible, state reason: _____

FORM COMPLETED BY: Alliance Architects, LLC. "Historic Resources Survey of Chandler." Phoenix, 1998; edited by:

Name and Affiliation: Ian Johnson, Intern, Chandler Community Development Div. Date: 10 August 2005

Mailing Address: Mail Stop 418 PO Box 4008 Chandler AZ 85244-4008 Phone No.: 480.782.3217

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM CONTINUATION SHEET

name of property: 265 N. Colorado St.

Continuation Sheet No. 1

ARCHITECTURAL DESCRIPTION:

Building is a single-story massed plan home with a low-pitch side-gabled roof clad in asphalt shingle with exposed rafter tails. Clay attic vents are placed on the end of each gable. The foundation is concrete, and the exterior cladding is stucco. Windows are multi-light steel casement with the center light operable, fenestration is regular. The single-step centered wood door entry is covered with a front-gabled porch with vertical wood siding on the gable, and supported with diagonally placed square wood supports. Landscaping consists of a patch lawn without shrubs or trees.

STATEMENT OF SIGNIFICANCE:

This Chandler Improvement Co. spec house is significant under criterion C as an example of side-gabled Massed Plan Folk House architecture. Significant residents include F. Steele, owner of Western Auto Store and the Cotton Gin manager (1948-1952). Under criterion B and the context of Community Development and Planning, the physical placement and quality of the structure and its surrounding environs are significant as the product of deed restrictions and the application of City Beautiful concepts intended to enhance the value of a speculative land development by Dr. A.J. Chandler and the Chandler Improvement Co. The desire by the city council to perpetuate the aesthetic and urban order laid out in the original restrictions later resulted in the state's first zoning ordinance passed in 1926, which guided development in Chandler until 1961 when the code was rewritten. The lengthy development of this neighborhood from 1912-1955 created an eclectic collection of home styles from the early 20th century and shows the influence of some of Arizona's earliest efforts at community planning. This particular dwelling represents the middle-class housing common to the later development of the area.

265 N. Colorado St., looking NE



265 N. Colorado St., looking SE



HISTORIC PROPERTY INVENTORY FORM

PROPERTY IDENTIFICATION

STRUCTURAL CONDITION

☐ Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Dwelling: single family
residential

Sources: City directories,
field survey

PHOTO INFORMATION

Date of photo: 5 June 2005
View Direction (*looking towards*)
East
Negative No.: JPEG Image



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)
- B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)
None are visible from the street.

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION ☒ Original Site ☐ Moved (date _____) Original Site: 255 N. Colorado St.
2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
Steel casement windows have been replaced with aluminum sliding windows, structure has been re-
Stuccoed, decorative stucco borders have been added around the windows and door in the 2000s
3. SETTING (Describe the natural and/or built environment around the property) Structure is located in a suburban
neighborhood setting. Landscaping consists of a Bermuda grass lawn with shrubs.
- Describe how the setting has changed since the property's period of significance: Some properties have removed
or replaced traditional landscaping with xeriscape. There is commercial encroachment along Arizona Ave
and A.J. Chandler Blvd.
4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Wood frame Foundation: Concrete Roof: Asphalt shingle
Windows: Aluminum frame, sliding
If the windows have been altered, what were they originally? Steel casement
Wall Sheathing: Stucco
If the sheathing has been altered, what was it originally? Stucco, and wood cladding on gables.
5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)
Clay tile attic vents of the end of each gable.

NATIONAL REGISTER STATUS (if listed, check the appropriate box) NA

☐ Individually listed; ☐ Contributor ☐ Noncontributor to _____ Historic District
Date Listed: _____ ☐ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property ☐ is ☒ is not eligible individually.
Property ☐ is ☒ is not eligible as a contributor to a potential historic district.
☐ More information needed to evaluate.

If not considered eligible, state reason: Lack of integrity due to loss of historic windows and wall cladding.

FORM COMPLETED BY: Alliance Architects, LLC. "Historic Resources Survey of Chandler." Phoenix, 1998; edited by:
Name and Affiliation: Ian Johnson, Intern, Chandler Community Development Div. Date: 10 August 2005
Mailing Address: Mail Stop 418 PO Box 4008 Chandler AZ 85244-4008 Phone No.: 480.782.3217

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM CONTINUATION SHEET

name of property: 255 N. Colorado St.

Continuation Sheet No. 1

ARCHITECTUAL DESCRIPTION:

Building is a single-story rectilinear home with concrete foundation, and stucco exterior wall cladding applied in the 2000s. The roof is a front cross-gable with a low-pitch clad in asphalt shingle with a minimal overhang. Windows were replaced in 2000s with aluminum sliding windows, fenestration is irregular. The level centered wood door entry is covered with a shed porch roof that extends from the roof plane. The porch is supported by two square stucco clad posts. Stucco borders surround the windows and door was added in the 2000s. Metal roof vents are placed the end of each gable. A new sidewalk and driveway have been added, most likely at the same time as the other changes. A block wall to the south, and a wood fence to the north enclose the rear and side yards, also added in the 2000s. Landscaping consists of a Bermuda grass lawn and a tree.

STATEMENT OF SIGNIFICANCE:

This Chandler Improvement Co. house is significant under criterion C as an example of Ranch architecture. Past residents include A.L Estrella, a hay bailing contractor (1948-1949), and R.C. Harshey, a clerk at Thomas' Locker Plant and Grocery (1952). Under criterion B and the context of Community Development and Planning, the physical placement and quality of the structure and its surrounding environs are significant as the product of deed restrictions and the application of City Beautiful concepts intended to enhance the value of a speculative land development by Dr. A.J. Chandler and the Chandler Improvement Co. The desire by the city council to perpetuate the aesthetic and urban order laid out in the original restrictions later resulted in the state's first zoning ordinance passed in 1926, which guided development in Chandler until 1961 when the code was rewritten. The lengthy development of this neighborhood from 1912-1955 created an eclectic collection of home styles from the early 20th century and shows the influence of some of Arizona's earliest efforts at community planning. This particular dwelling represents the middle-class housing common to the later development of the area.

255 N. Colorado St., looking NE



255 N. Colorado St., looking SE



HISTORIC PROPERTY INVENTORY FORM

SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

A front gabled garage/storage building with stucco cladding, asphalt shingle roofing is located on the SE corner of the property, most likely built in the 1940s or later.

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION ☒ Original Site ☐ Moved (date _____) Original Site: 237 N. Colorado St.
2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made) 1970s steel shed roof carport addition on the north side of the building. Modification of the porch posts, beams, and rail occurred sometime in the 1950s.

3. SETTING (Describe the natural and/or built environment around the property) Structure is located in a suburban neighborhood setting. Landscaping consists of a Bermuda grass lawn with shrubs.

Describe how the setting has changed since the property's period of significance: Some properties have removed or replaced traditional landscaping with xeriscape. There is commercial encroachment along Arizona Ave and A.J. Chandler Blvd.

4. MATERIALS (Describe the materials used in the following elements of the property)
- Walls (structure): Cast concrete block Foundation: Concrete Roof: Asphalt shingle
- Windows: Wood casement, 1 light in pairs
- If the windows have been altered, what were they originally? No alterations visible from the street.
- Wall Sheathing: Cast rusticated concrete block
- If the sheathing has been altered, what was it originally? No alterations visible from the street.

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)
- Lattice attic vent, shingles, and knee bracing at the gable.

NATIONAL REGISTER STATUS (if listed, check the appropriate box) NA

☐ Individually listed; ☐ Contributor ☐ Noncontributor to _____ Historic District

Date Listed: _____ ☐ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property ☐ is ☒ is not eligible individually.

Property ☒ is ☐ is not eligible as a contributor to a potential historic district.

☐ More information needed to evaluate.

If not considered eligible, state reason: _____

FORM COMPLETED BY: Alliance Architects, LLC. "Historic Resources Survey of Chandler." Phoenix, 1998; edited by:

Name and Affiliation: Ian Johnson, Intern, Chandler Community Development Div. Date: 10 August 2005

Mailing Address: Mail Stop 418 PO Box 4008 Chandler AZ 85244-4008 Phone No.: 480.782.3217

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM CONTINUATION SHEET

name of property: 237 N. Colorado St.

Continuation Sheet No. 1

ARCHITECTUAL DESCRIPTION:

Building is a single-story home with rusticated cast concrete block construction and a concrete foundation. The roof is a front-gable with a rear cross gable, both low pitch and clad in asphalt shingle. Wood lattice work, shingle, and knee bracing decorates each gable. Windows are wood casement with paired lights. Fenestration on the façade is regular, and irregular on the other building faces. The centered single-step wood door entry is recessed under the front gable. The porch is supported by four equally spaced square undecorated wood posts. A 1950s era picket railing encloses the porch. A steel shed roof carport supported by decorative steel posts was added in the 1970s to the north side of the building. Landscaping consists of a Bermuda grass lawn and shrubs.

STATEMENT OF SIGNIFICANCE:

Property is significant under criterion C as an example of Bungalow architecture. Under criterion B and the context of Community Development and Planning, the physical placement and quality of the structure and its surrounding environs are significant as the product of deed restrictions and the application of City Beautiful concepts intended to enhance the value of a speculative land development by Dr. A.J. Chandler and the Chandler Improvement Co. The desire by the city council to perpetuate the aesthetic and urban order laid out in the original restrictions later resulted in the state's first zoning ordinance passed in 1926, which guided development in Chandler until 1961 when the code was rewritten. The lengthy development of this neighborhood from 1912-1955 created an eclectic collection of home styles from the early 20th century and shows the influence of some of Arizona's earliest efforts at community planning. This particular dwelling represents the upper-class housing common to the earlier development of the area.

237 N. Colorado St., looking NE



237 N. Colorado St., looking SE



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.
Use continuation sheets where necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington,
Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: SS091 Survey Area: Silk Stocking Neighborhood

Historic Name(s): None

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 219 N. Colorado St.

City or Town: City of Chandler ☐ vicinity County: Maricopa Tax Parcel No. 302 -62 - 142

Township: 1S Range: 5E Section: 27 Quarter Section: SW1/4 Acreage: <1

Block: NA Lot(s): 387 Plat (Addition): Townsite of Chandler Year of plat (addition): 1912

UTM reference: Zone 12 Easting 421960 Northing 3685400 USGS 7.5' quad map: Chandler

Architect: _____ ☒ not determined ☐ known (source: _____)

Builder: _____ ☒ not determined ☐ known (source: _____)

Construction Date: 1942 ☒ known ☐ estimated (source: Maricopa Co. Ass., City directory)
Post Dec 1926 Water Map

STRUCTURAL CONDITION

■ Good (*well maintained, no serious problems apparent*)

☐ Fair (*some problems apparent*) Describe: _____

☐ Poor (*major problems; imminent threat*) Describe: _____

☐ Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Dwelling: single family
residential

Sources: City directories, field survey

PHOTO INFORMATION

Date of photo: 5 June 2005

View Direction (*looking towards*)
East

Negative No.: JPEG Image



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)
- B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

None observed from the street.

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION ☒ Original Site ☐ Moved (date _____) Original Site: 219 N. Colorado St.
2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made) Entry orientation changed and expanded, and board and baton siding added to the entry in the 1950s
Around the same time, an addition was added to the rear of the building, extending north, and a front
gable wing was added to the south side.
3. SETTING (Describe the natural and/or built environment around the property) Structure is located in a suburban
neighborhood setting. Landscaping consists of a Bermuda grass lawn with shrubs.

Describe how the setting has changed since the property's period of significance: Some properties have removed
or replaced traditional landscaping with xeriscape. There is commercial encroachment along Arizona Ave
and A.J. Chandler Blvd.

4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Wood frame Foundation: Concrete Roof: Asphalt shingle
Windows: Steel casement
If the windows have been altered, what were they originally? No alterations observed from the street.
Wall Sheathing: Stucco and board and baton siding
If the sheathing has been altered, what was it originally? Board and baton siding added in 1950s

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)
Decorative fascia board around some windows.

NATIONAL REGISTER STATUS (if listed, check the appropriate box) NA

☐ Individually listed; ☐ Contributor ☐ Noncontributor to _____ Historic District
Date Listed: _____ ☐ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property ☐ is ☒ is not eligible individually.
Property ☐ is ☒ is not eligible as a contributor to a potential historic district.
☐ More information needed to evaluate.

If not considered eligible, state reason: Number of significant additions to the original structure.

FORM COMPLETED BY:

Name and Affiliation: Ian Johnson, Intern, Chandler Community Development Div. Date: 8 August 2005
Mailing Address: Mail Stop 418 PO Box 4008 Chandler AZ 85244-4008 Phone No.: 480.782.3217

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM CONTINUATION SHEET

name of property 219 N. Colorado St.

Continuation Sheet No. 1

ARCHITECTURAL DESCRIPTION:

Building is a single-story side-gabled home with a front-gabled wing on the south side. The low-pitch roof is clad in asphalt shingle, and has exposed rafter ends. The foundation is concrete. The exterior cladding is stucco, with the exception of the enclosed level entry and a side gabled addition to the rear and north of the building which is board and baton. A porch roof extends from the building over the entry at a shallower angle than the roof, and is supported by undecorated square wood posts. The entry is parallel to the street, and fenestration is irregular. The board and baton addition has its own separate level entry. Windows are steel casement, with decorative wood cutouts surrounding the openings. Some windows have fabric awnings. Landscaping consists of a Bermuda grass lawn, trees, and shrubs.

STATEMENT OF SIGNIFICANCE:

Property is significant under criterion C as an example of early Ranch architecture. Under criterion B and the context of Community Development and Planning, the physical placement and quality of the structure and its surrounding environs are significant as the product of deed restrictions and the application of City Beautiful concepts intended to enhance the value of a speculative land development by Dr. A.J. Chandler and the Chandler Improvement Co. The desire by the city council to perpetuate the aesthetic and urban order laid out in the original restrictions later resulted in the state's first zoning ordinance passed in 1926, which guided development in Chandler until 1961 when the code was rewritten. The lengthy development of this neighborhood from 1912-1955 created an eclectic collection of home styles from the early 20th century and shows the influence of some of Arizona's earliest efforts at community planning. This particular dwelling represents the middle-class housing common to the later development of the area.

219 N. Colorado St., looking NE



219 N. Colorado St., looking SE



HISTORIC PROPERTY INVENTORY FORM

PROPERTY IDENTIFICATION



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

None observed from the street.

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION ☒ Original Site ☐ Moved (date _____) Original Site: 209 N. Colorado St.

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
Building has been re-stuccoed in 1960s or 1970s.

3. SETTING (Describe the natural and/or built environment around the property) Structure is located in a suburban neighborhood setting. Landscaping consists of a Bermuda grass lawn with shrubs.

Describe how the setting has changed since the property's period of significance: Some properties have removed or replaced traditional landscaping with xeriscape. There is commercial encroachment along Arizona Ave and A.J. Chandler Blvd.

4. MATERIALS (Describe the materials used in the following elements of the property)

Walls (structure): Wood frame Foundation: Concrete Roof: Asphalt shingle

Windows: Multi-light steel casement, center lights operable

If the windows have been altered, what were they originally? No alterations observed from the street.

Wall Sheathing: Stucco

If the sheathing has been altered, what was it originally? Building re-stuccoed late.

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

Terracotta tile attic vents.

NATIONAL REGISTER STATUS (if listed, check the appropriate box) NA

☐ Individually listed; ☐ Contributor ☐ Noncontributor to _____ Historic District
Date Listed: _____ ☐ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property ☐ is ☒ is not eligible individually.

Property ☒ is ☐ is not eligible as a contributor to a potential historic district.

☐ More information needed to evaluate.

If not considered eligible, state reason: _____

FORM COMPLETED BY:

Name and Affiliation: Ian Johnson, Intern, Chandler Community Development Div. Date: 9 August 2005

Mailing Address: Mail Stop 418 PO Box 4008 Chandler AZ 85244-4008 Phone No.: 480.782.3217

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM CONTINUATION SHEET

name of property: 209 N. Colorado St.

Continuation Sheet No. 1

ARCHITECTURAL DESCRIPTION:

Building is a single-story wood frame home with a concrete foundation. The roof is a low-pitch front-cross gable clad in asphalt shingle. The exterior wall cladding is stucco, which appears to have been redone. Windows are multi-light steel casement, with the center lights operable. Fenestration is irregular. The single-step entry is placed on the south side of the front gable with a shed roof as a continuation of the front gable. The porch is supported by undecorated square wood posts. Landscaping consists of a Bermuda grass lawn and shrubs.

STATEMENT OF SIGNIFICANCE:

This Chandler Improvement Company spec house is significant under criterion C as an example of Ranch architecture. Under criterion B and the context of Community Development and Planning, the physical placement and quality of the structure and its surrounding environs are significant as the product of deed restrictions and the application of City Beautiful concepts intended to enhance the value of a speculative land development by Dr. A.J. Chandler and the Chandler Improvement Co. The desire by the city council to perpetuate the aesthetic and urban order laid out in the original restrictions later resulted in the state's first zoning ordinance passed in 1926, which guided development in Chandler until 1961 when the code was rewritten. The lengthy development of this neighborhood from 1912-1955 created an eclectic collection of home styles from the early 20th century and shows the influence of some of Arizona's earliest efforts at community planning. This particular dwelling represents the middle-class housing common to the later development of the area.

209 N. Colorado St., looking NE



209 N. Colorado St., looking SE



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. Use continuation sheets where necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: SS027 Survey Area: Silk Stocking Neighborhood

Historic Name(s): None

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 298 N. Washington St.

City or Town: City of Chandler ☐ vicinity County: Maricopa Tax Parcel No. 302 -62 - 026

Township: 1S Range: 5E Section: 27 Quarter Section: SW1/4 Acreage: <1

Block: NA Lot(s): 238 Plat (Addition): Townsite of Chandler Year of plat (addition): 1912

UTM reference: Zone 12 Easting 421800 Northing 3685300 USGS 7.5' quad map: Chandler

Architect: _____ ☒ not determined ☐ known (source: _____)

Builder: _____ ☒ not determined ☐ known (source: _____)

Construction Date: c. 1940 ☐ known ☒ estimated (source: Maricopa Co. Ass., City directory)
Post Dec 1926-Water System Map

STRUCTURAL CONDITION

■ Good (*well maintained, no serious problems apparent*)

☐ Fair (*some problems apparent*) Describe: _____

☐ Poor (*major problems; imminent threat*) Describe: _____

☐ Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Dwelling: single family
residential

Sources: City directories,
field survey

PHOTO INFORMATION

Date of photo: 5 June 2005

View Direction (*looking towards*)
West

Negative No.: JPEG Image



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)
- B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)
None were observed from the street.

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION ☒ Original Site ☐ Moved (date _____) Original Site: 298 N. Washington St.
2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
Building was re-stuccoed and with windows replaced in the 1980s.
3. SETTING (Describe the natural and/or built environment around the property) Structure is located in a suburban neighborhood setting. Landscaping consists of a Bermuda grass lawn with shrubs.

Describe how the setting has changed since the property's period of significance: Some properties have removed or replaced traditional landscaping with xeriscape. There is commercial encroachment along Arizona Ave and A.J. Chandler Blvd.
4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Wood frame Foundation: Concrete Roof: Ceramic Spanish tile
Windows: Aluminum sliding horizontal and aluminum single hung
If the windows have been altered, what were they originally? Wood casement or wood double hung
Wall Sheathing: Modern stucco
If the sheathing has been altered, what was it originally? Early stucco
5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)
Tile attic vents at gable tops, arch over entrance, decorative pattern in chimney next to door.

NATIONAL REGISTER STATUS (if listed, check the appropriate box) NA

☐ Individually listed; ☐ Contributor ☐ Noncontributor to _____ Historic District
Date Listed: _____ ☐ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property ☐ is ☒ is not eligible individually.

Property ☐ is ☒ is not eligible as a contributor to a potential historic district.

☐ More information needed to evaluate.

If not considered eligible, state reason: Lack of integrity due to loss of historic windows and cladding.

FORM COMPLETED BY: Alliance Architects, LLC. "Historic Resources Survey of Chandler." Phoenix, 1998; edited by:
Name and Affiliation: Ian Johnson, Intern, Chandler Community Development Div. Date: 13 August 2005
Mailing Address: Mail Stop 418 PO Box 4008 Chandler AZ 85244-4008 Phone No.: 480.782.3217

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM CONTINUATION SHEET

name of property: 298 N. Washington St.

Continuation Sheet No. 1

ARCHITECTUAL DESCRIPTION:

Building is a single-story wood frame home with a low-pitch front-gable wing added to the south side of the main low-pitch side gable. Ceramic roof vents are set at the top of each gable. Roofing is Spanish tile, cladding is modern stucco added in the 1980s, and the foundation is concrete. An exterior chimney decorated with brick patterning is situated next to the door on the north side of the front gable. Windows are aluminum sliding horizontal and aluminum single hung, and replaced the original windows in the 1980s. Fenestration is regular. The two-step wood door entry is recessed under an arched entryway, and covered with a steel security screen. Several low wall planter boxes have been added to the façade of the home and around the lot. Landscaping consists of crushed rock, foundation plantings of shrubs, and trees.

STATEMENT OF SIGNIFICANCE:

Property is significant under criterion C as an example of Spanish Colonial revival architecture. Under criterion B and the context of Community Development and Planning, the physical placement and quality of the structure and its surrounding environs are significant as the product of deed restrictions and the application of City Beautiful concepts intended to enhance the value of a speculative land development by Dr. A.J. Chandler and the Chandler Improvement Co. The desire by the city council to perpetuate the aesthetic and urban order laid out in the original restrictions later resulted in the state's first zoning ordinance passed in 1926, which guided development in Chandler until 1961 when the code was rewritten. The lengthy development of this neighborhood from 1912-1955 created an eclectic collection of home styles from the early 20th century and shows the influence of some of Arizona's earliest efforts at community planning. This particular dwelling represents the upper-class housing common to the earlier development of the area.

298 N. Washington St., looking NW



298 N. Washington St., looking SW



HISTORIC PROPERTY INVENTORY FORM

PROPERTY IDENTIFICATION

STRUCTURAL CONDITION

☐ Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Dwelling: single family
residential

Sources: City directories,
field observation

PHOTO INFORMATION

Date of photo: 5 June 2005

View Direction (*looking towards*)
West

Negative No.: JPEG Image



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)
- B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

None observed from the street.

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION ☒ Original Site ☐ Moved (date _____) Original Site: 282 N. Washington St.
2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
Fabric awnings over the windows, carport and gutters added, and front porch posts altered, c. 1955.

3. SETTING (Describe the natural and/or built environment around the property) Structure is located in a suburban neighborhood setting. Landscaping consists of a Bermuda grass lawn with shrubs.

Describe how the setting has changed since the property's period of significance: Some properties have removed or replaced traditional landscaping with xeriscape. There is commercial encroachment along Arizona Ave and A.J. Chandler Blvd.

4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Brick Foundation: Concrete Roof: Asphalt shingle
Windows: Wood casement with 8 lights each front window with 4 sashes
If the windows have been altered, what were they originally? No alterations observed from the street.
Wall Sheathing: Stucco with wood panel at the gable
If the sheathing has been altered, what was it originally? No alterations observed from the street.

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)
Outrigger beams at the gable ends.

NATIONAL REGISTER STATUS (if listed, check the appropriate box) NA

☐ Individually listed; ☐ Contributor ☐ Noncontributor to _____ Historic District
Date Listed: _____ ☐ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property ☐ is ☒ is not eligible individually.

Property ☒ is ☐ is not eligible as a contributor to a potential historic district.

☐ More information needed to evaluate.

If not considered eligible, state reason: _____

FORM COMPLETED BY: Alliance Architects, LLC. "Historic Resources Survey of Chandler." Phoenix, 1998; edited by:
Name and Affiliation: Ian Johnson, Intern, Chandler Community Development Div. Date: 12 August 2005
Mailing Address: Mail Stop 418 PO Box 4008 Chandler AZ 85244-4008 Phone No.: 480.782.3217

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM CONTINUATION SHEET

name of property: 282 N. Washington St.

Continuation Sheet No. 1

ARCHITECTURAL DESCRIPTION:

Building is a single story brick home with a medium-pitch side gabled roof clad in asphalt shingle with exposed rafter ends covered with aluminum gutters. Outrigger beams decorate the ends of the gable. Exterior cladding is stucco, with wood panel at the gables. The foundation is concrete. Windows are wood casement with 8 lights each with the front window consisting of 4 sashes. The wood door entry is off-center and under a single-step entry porch with is integral with the house, and is supported by stuccoed masonry columns. French doors are adjacent to the entry. A shed roof carport extends from the north side of the home and is supported by stuccoed columns similar to those on the home. This addition, the fabric awning over the front window, and the shortened porch column are c. 1950s changes. Landscaping consists of a dirt yard with patchy grass and shrubs.

STATEMENT OF SIGNIFICANCE:

Property is significant under criterion C as an example of bungalow architecture. Under criterion B and the context of Community Development and Planning, the physical placement and quality of the structure and its surrounding environs are significant as the product of deed restrictions and the application of City Beautiful concepts intended to enhance the value of a speculative land development by Dr. A.J. Chandler and the Chandler Improvement Co. The desire by the city council to perpetuate the aesthetic and urban order laid out in the original restrictions later resulted in the state's first zoning ordinance passed in 1926, which guided development in Chandler until 1961 when the code was rewritten. The lengthy development of this neighborhood from 1912-1955 created an eclectic collection of home styles from the early 20th century and shows the influence of some of Arizona's earliest efforts at community planning. This particular dwelling represents the upper-class housing common to the earlier development of the area.

282 N. Washington St., looking NW



282 N. Washington St., looking SW



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. Use continuation sheets where necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: SS021 Survey Area: Silk Stocking Neighborhood

Historic Name(s): None

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 218 N. Washington St.

City or Town: City of Chandler County: Maricopa Tax Parcel No. 302 - 62 - 040A

Township: 1S Range: 5E Section: 27 Quarter Section: SW1/4 Acreage: <1

Block: NA Lot(s): 254/256 Plat (Addition): Township of Chandler Year of plat (addition): 1912

UTM reference: Zone 12 Easting 421800 Northing 3685400 USGS 7.5' quad map: Chandler

Architect: not determined known (source:)

Builder: not determined known (source:)

Construction Date: 1919 known estimated (source: Maricopa Co. Ass., City directory) Post Dec 1926-Water System Map 1923 tax roles, Chandler Arizona February 1919

STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe:

Poor (major problems; imminent threat) Describe:

☐ Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Dwelling: single family

residential

Sources: City directories, field observation

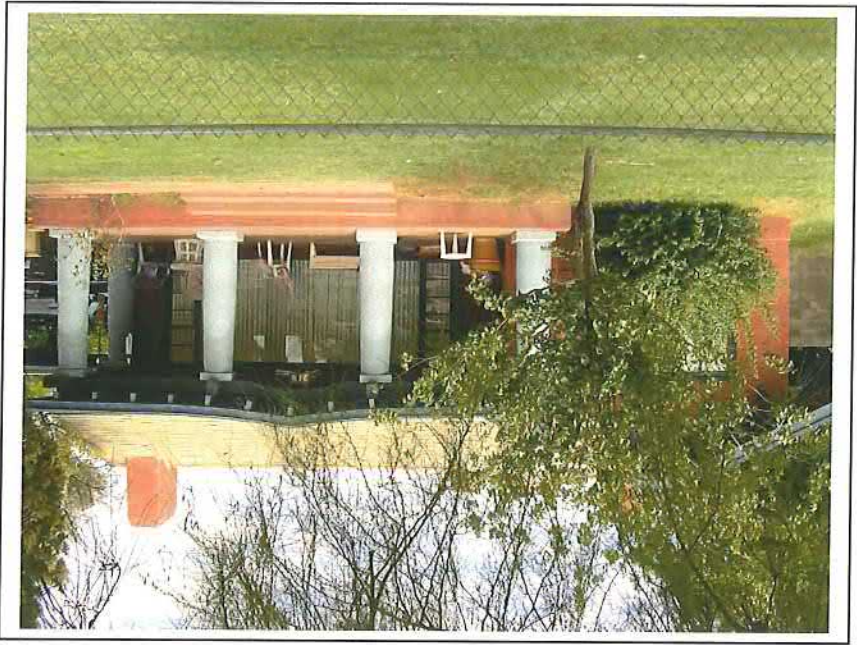
PHOTO INFORMATION

Date of photo: 5 June 2005

View Direction (looking towards)

West

Negative No.: JPEG Image



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work or a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)
None observed from the street.

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION ☒ Original Site ☐ Moved (date _____) Original Site: 218 N. Washington St.

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
Main window on the facade replaced in the 1980s.

3. SETTING (Describe the natural and/or built environment around the property) Structure is located in a suburban neighborhood setting. Landscaping consists of a Bermuda grass lawn with shrubs.

Describe how the setting has changed since the property's period of significance: Some properties have removed or replaced traditional landscaping with xeriscape. There is commercial encroachment along Arizona Ave and A.J. Chandler Blvd.

4. MATERIALS (Describe the materials used in the following elements of the property)

Walls (structure): Wood frame Foundation: Concrete Roof: Asbestos shingle

Windows: Wood casement, 1 large modern center window with 6 lights set on each side
If the windows have been altered, what were they originally? Large front window replaced.

Wall Sheathing: Stucco

If the sheathing has been altered, what was it originally? Stucco

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)
Decorative porch posts, lattice attic vents, knee braces at eaves, and projecting beams on porch

NATIONAL REGISTER STATUS (If listed, check the appropriate box) NA

☐ Individually listed, ☐ Contributor ☐ Noncontributor
Historic District _____
Date Listed: _____
☐ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (Opinion of SHPO staff or survey consultant)

Property ☒ is ☒ is not eligible individually.
Property ☒ is ☒ is not eligible as a contributor to a potential historic district.
☐ More information needed to evaluate.

If not considered eligible, state reason: _____

HISTORIC PROPERTY INVENTORY FORM

CONTINUATION SHEET

name of property: 218 N. Washington St.

Continuation Sheet No. 1

ARCHITECTURAL DESCRIPTION:

Building is a single story wood frame home with a low-pitch complex hip roof with a front and side gable clad in asbestos shingle with Spanish tile at the ridges, exposed rafter ends, lattice roof vents, and knee braces at the eaves. The building has two internal brick chimneys. Exterior cladding is stucco and the foundation is concrete. Windows are wood casement with a single large window with six square lights on each side. The large window was replaced around 1980. The three-step off-center entry is recessed under a large veranda supported by three equally-spaced round plaster columns. A shed roof with an arched form is at the center of the veranda. Landscaping consists of a Bermuda grass lawn with trees and shrubs. The property is surrounded by chain link fence.

STATEMENT OF SIGNIFICANCE:

Property is significant under criterion C as an example of Bungalow architecture. Notable residents include the first Mormon Bishop in Chandler, H.L. Peterson (1923-1927), and Justice of the Peace, Arthur C. Price (946-1949). Under criterion B and the context of Community Development and Planning, the physical placement and quality of the structure and its surrounding environs are significant as the product of deed restrictions and the application of City Beautiful concepts intended to enhance the value of a speculative land development by Dr. A.J. Chandler and the Chandler Improvement Co. The desire by the city council to perpetuate the aesthetic and urban order laid out in the original restrictions later resulted in the state's first zoning ordinance passed in 1926, which guided development in Chandler until 1961 when the code was rewritten. The lengthy development of this neighborhood from 1912-1955 created an eclectic collection of home styles from the early 20th century and shows the influence of some of Arizona's earliest efforts at community planning. This particular dwelling represents the upper-class housing common to the earlier development of the area.

218 N. Washington St., looking NW



218 N. Washington St., looking SW



HISTORIC PROPERTY INVENTORY FORM

PROPERTY IDENTIFICATION



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)
- B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

Early matching garage, built at approximately the same time as the house.

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION ☒ Original Site ☐ Moved (date _____) Original Site: 283 N. Washington St.
2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
Metal awnings over the front window added c. 1950.
3. SETTING (Describe the natural and/or built environment around the property) Structure is located in a suburban neighborhood setting. Landscaping consists of a Bermuda grass lawn with shrubs.
- Describe how the setting has changed since the property's period of significance: Some properties have removed or replaced traditional landscaping with xeriscape. There is commercial encroachment along Arizona Ave and A.J. Chandler Blvd.
4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Wood frame Foundation: Concrete Roof: Asphalt shingle
Windows: Steel casement with large centered 12 light window with the center lights operable
If the windows have been altered, what were they originally? No alterations observed from the street.
Wall Sheathing: Stucco
If the sheathing has been altered, what was it originally? No alterations observed from the street.
5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)
Clay attic vents at the top of the rear cross gable.

NATIONAL REGISTER STATUS (if listed, check the appropriate box) NA

☐ Individually listed; ☐ Contributor ☐ Noncontributor to _____ Historic District
Date Listed: _____ ☐ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property ☐ is ☒ is not eligible individually.

Property ☒ is ☐ is not eligible as a contributor to a potential historic district.

☐ More information needed to evaluate.

If not considered eligible, state reason: _____

FORM COMPLETED BY: Alliance Architects, LLC. "Historic Resources Survey of Chandler." Phoenix, 1998; edited by:

Name and Affiliation: Ian Johnson, Intern, Chandler Community Development Div. Date: 12 August 2005

Mailing Address: Mail Stop 418 PO Box 4008 Chandler AZ 85244-4008 Phone No.: 480.782.3217

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM CONTINUATION SHEET

name of property: 283 N. Washington St.

Continuation Sheet No. 1

ARCHITECTURAL DESCRIPTION:

Building is a single-story wood frame home with a low-pitch front gable roof with a low-pitch rear cross gable clad in asphalt shingle with boxed rafter ends and minimal overhang. Clay tile attic vents are placed on each end of the rear cross gable. The home is clad in stucco, and the foundation is concrete. Windows are steel casement, with the window on the main façade set on the front gable is composed of twelve individual lights with the center lights operable. Fenestration is irregular, and a 1950s era steel awning is placed over the main window. The wood off-center door faces south, away from the street, and is covered by a shed roof porch that extends from the primary roof plane. The porch roof is supported by paired undecorated square wood posts. Landscaping consists of a Bermuda grass lawn with shrubs and trees.

STATEMENT OF SIGNIFICANCE:

Property is significant under criterion C as an example of transitional ranch architecture with Period Revival styles. Under criterion B and the context of Community Development and Planning, the physical placement and quality of the structure and its surrounding environs are significant as the product of deed restrictions and the application of City Beautiful concepts intended to enhance the value of a speculative land development by Dr. A.J. Chandler and the Chandler Improvement Co. The desire by the city council to perpetuate the aesthetic and urban order laid out in the original restrictions later resulted in the state's first zoning ordinance passed in 1926, which guided development in Chandler until 1961 when the code was rewritten. The lengthy development of this neighborhood from 1912-1955 created an eclectic collection of home styles from the early 20th century and shows the influence of some of Arizona's earliest efforts at community planning. This particular dwelling represents the middle-class housing common to the later development of the area.

283 N. Washington St., looking NE



283 N. Washington St., looking SE



HISTORIC PROPERTY INVENTORY FORM

PROPERTY IDENTIFICATION

STRUCTURAL CONDITION

☐ Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Dwelling: single family
residential

Sources: City directories,
field survey

PHOTO INFORMATION

Date of photo: 5 June 2005

View Direction (*looking towards*)
West

Negative No.: JPEG Image



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

- A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)
- B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)
- C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)
None observed from the street.

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION ☒ Original Site ☐ Moved (date _____) Original Site: 264 N. Washington St.
2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
Shed dormer enclosed with plywood siding, and the building has been re-stuccoed sometime in the 1980s.
3. SETTING (Describe the natural and/or built environment around the property) Structure is located in a suburban neighborhood setting. Landscaping consists of a Bermuda grass lawn with shrubs.
- Describe how the setting has changed since the property's period of significance: Some properties have removed or replaced traditional landscaping with xeriscape. There is commercial encroachment along Arizona Ave and A.J. Chandler Blvd.
4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Wood frame Foundation: Concrete Roof: Asphalt shingle
Windows: Wood casement with segmental arch heads.
If the windows have been altered, what were they originally? No alterations observed from the street.
Wall Sheathing: Modern stucco
If the sheathing has been altered, what was it originally? Early stucco
5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)
Porch columns, and outrigger beams at the gable ends.

NATIONAL REGISTER STATUS (if listed, check the appropriate box) NA

☐ Individually listed; ☐ Contributor ☐ Noncontributor to _____ Historic District
Date Listed: _____ ☐ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property ☐ is ☒ is not eligible individually.
Property ☒ is ☐ is not eligible as a contributor to a potential historic district.
☐ More information needed to evaluate.
If not considered eligible, state reason: _____

FORM COMPLETED BY: Alliance Architects, LLC. "Historic Resources Survey of Chandler." Phoenix, 1998; edited by:
Name and Affiliation: Ian Johnson, Intern, Chandler Community Development Div. Date: 12 August 2005
Mailing Address: Mail Stop 418 PO Box 4008 Chandler AZ 85244-4008 Phone No.: 480.782.3217

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM CONTINUATION SHEET

name of property: 264 N. Washington St.

Continuation Sheet No. 1

ARCHITECTURAL DESCRIPTION:

Building is a single story wood frame home with a low-pitch side gable roof clad in asphalt shingle with a shed dormer on the front roof plane. Rafter ends are boxed. The exterior wall covering is modern stucco added in the 1980s, and the foundation is concrete. On the north side of the home there is an external chimney.

Windows are wood casement with segmental arch heads. Fenestration is regular. The building has a two step veranda to the entrance, with the roof integral with the house and supported by Doric columns, and decorated by outrigger beams at the gable ends. The centered wood door faces the street, and is flanked by French doors. Home is surrounded by a dirt lot, with shrubs and a single tree.

STATEMENT OF SIGNIFICANCE:

Property is significant under criterion C as an example of Bungalow architecture. Under criterion B and the context of Community Development and Planning, the physical placement and quality of the structure and its surrounding environs are significant as the product of deed restrictions and the application of City Beautiful concepts intended to enhance the value of a speculative land development by Dr. A.J. Chandler and the Chandler Improvement Co. The desire by the city council to perpetuate the aesthetic and urban order laid out in the original restrictions later resulted in the state's first zoning ordinance passed in 1926, which guided development in Chandler until 1961 when the code was rewritten. The lengthy development of this neighborhood from 1912-1955 created an eclectic collection of home styles from the early 20th century and shows the influence of some of Arizona's earliest efforts at community planning. This particular dwelling represents the upper-class housing common to the earlier development of the area.

264 N. Washington St., looking NW



264 N. Washington St., looking SW



STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

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.
Use continuation sheets where necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington,
Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: SS050 Survey Area: Silk Stocking Neighborhood

Historic Name(s): None

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 255 N. Washington St.

City or Town: City of Chandler ☐ vicinity County: Maricopa Tax Parcel No. 302 -62 -056

Township: 1S Range: 5E Section: 27 Quarter Section: SW1/4 Acreage: <1

Block: NA Lot(s): 309/311 Plat (Addition): Townsite of Chandler Year of plat (addition): 1912

UTM reference: Zone 12 Easting 421840 Northing 3685450 USGS 7.5' quad map: Chandler

Architect: _____ ☒ not determined ☐ known (source: _____)

Builder: _____ ☒ not determined ☐ known (source: _____)

Construction Date: c. 1920 ☐ known ☒ estimated (source: Maricopa Co. Ass., City directory)
Post Dec 1926-Water System Map

STRUCTURAL CONDITION

■ Good (*well maintained, no serious problems apparent*)

☐ Fair (some problems apparent) Describe: _____

☐ Poor (*major problems; imminent threat*) Describe: _____

☐ Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Dwelling: single family
residential

Sources: City directories,
field survey

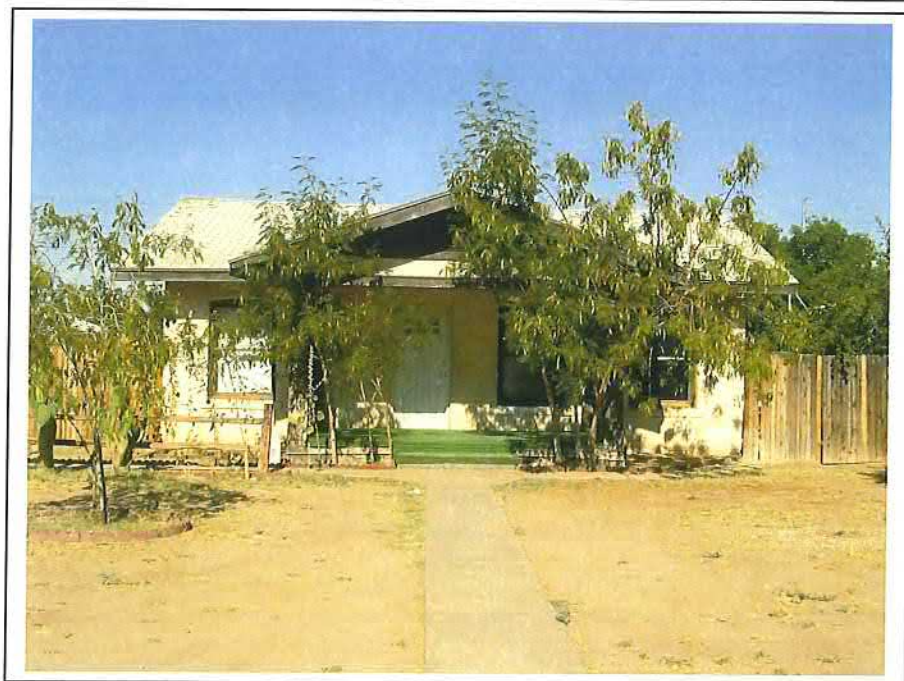
PHOTO INFORMATION

Date of photo: 5 June 2005

View Direction (*looking towards*)

East

Negative No.: JPEG Image



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

None observed from the street.

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION ☒ Original Site ☐ Moved (date _____) Original Site: 255 N. Washington St.

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
Fascia board added c. 1970. Addition to rear of home completed in 1950s.

3. SETTING (Describe the natural and/or built environment around the property) Structure is located in a suburban neighborhood setting. Landscaping consists of a Bermuda grass lawn with shrubs.

Describe how the setting has changed since the property's period of significance: Some properties have removed or replaced traditional landscaping with xeriscape. There is commercial encroachment along Arizona Ave and A.J. Chandler Blvd.

4. MATERIALS (Describe the materials used in the following elements of the property)

Walls (structure): Brick Foundation: Concrete Roof: Asphalt shingle

Windows: Wood double hung 1 over 1

If the windows have been altered, what were they originally? No alterations observed from the street.

Wall Sheathing: Stucco

If the sheathing has been altered, what was it originally? No alterations observed from the street.

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

Louvered attic vent at the front gable, and segmental arched over windows with projected sills.

NATIONAL REGISTER STATUS (if listed, check the appropriate box) NA

☐ Individually listed; ☐ Contributor ☐ Noncontributor to _____ Historic District

Date Listed: _____ ☐ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property ☐ is ☒ is not eligible individually.

Property ☒ is ☐ is not eligible as a contributor to a potential historic district.

☐ More information needed to evaluate.

If not considered eligible, state reason: _____

FORM COMPLETED BY: Alliance Architects, LLC. "Historic Resources Survey of Chandler." Phoenix, 1998; edited by:

Name and Affiliation: Ian Johnson, Intern, Chandler Community Development Div. Date: 12 August 2005

Mailing Address: Mail Stop 418 PO Box 4008 Chandler AZ 85244-4008 Phone No.: 480.782.3217

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

name of property: 255 N. Washington St.

Continuation Sheet No. 1

ARCHITECTURAL DESCRIPTION:

Building is a single-story brick home with a medium-pitch side-gable roof clad in asphalt shingles with boxed rafter ends. The home has a louvered attic vent on the front gable, and the gable ends are covered in horizontal wood siding. The exterior cladding is stucco, and the foundation is concrete. Windows are wood double hung one over one, with segmental arches over them and projected sills. Fenestration is regular. The two-step off center original wood door with six lights is covered by a medium pitch front gabled roof supported on square piers. The building is surrounded by a dirt lot with shrubs for landscaping.

STATEMENT OF SIGNIFICANCE:

Property is significant under criterion C as an example of bungalow architecture. Under criterion B and the context of Community Development and Planning, the physical placement and quality of the structure and its surrounding environs are significant as the product of deed restrictions and the application of City Beautiful concepts intended to enhance the value of a speculative land development by Dr. A.J. Chandler and the Chandler Improvement Co. The desire by the city council to perpetuate the aesthetic and urban order laid out in the original restrictions later resulted in the state's first zoning ordinance passed in 1926, which guided development in Chandler until 1961 when the code was rewritten. The lengthy development of this neighborhood from 1912-1955 created an eclectic collection of home styles from the early 20th century and shows the influence of some of Arizona's earliest efforts at community planning. This particular dwelling represents the upper-class housing common to the earlier development of the area.

255 N. Washington St., looking NE



255 N. Washington St., looking SE



HISTORIC PROPERTY INVENTORY FORM

PROPERTY IDENTIFICATION

Historic Name(s): None
(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 245 N. Washington St.

City or Town: City of Chandler ☐ vicinity County: Maricopa Tax Parcel No. 302-62-053/054

Township: 27 Range: 1S Section: 5E Quarter Section: SW1/4 Acreage: <1

Block: NA Lot(s): 305/307 Plat (Addition): Townsite of Chandler Year of plat (addition): 1912

UTM reference: Zone 12 Easting 421960 Northing 3685460 USGS 7.5' quad map: Chandler

Architect: _____ ☒ not determined ☐ known (source: _____)

Builder: _____ ☒ not determined ☐ known (source: _____)

Construction Date: 1919 ☒ known ☐ estimated (source: Announcement in Chandler
Arizonan, 1919, City directory)

STRUCTURAL CONDITION

■ Good (*well maintained, no serious problems apparent*)

☐ Fair (*some problems apparent*) Describe: _____

☐ Poor (*major problems; imminent threat*) Describe:

☐ Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Dwelling, single family
residential

Sources: City directories,
oral history

PHOTO INFORMATION

Date of photo: 5 June 2005

View Direction (*looking towards*)

East

Negative No.: JPEG Image



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

Single room storage building. Gabled roof with asphalt shingle, stucco cladding, concrete foundation.

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION ☒ Original Site ☐ Moved (date _____) Original Site: 245 N. Washington St.

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
Both front and back porches have been enclosed for use as additional living space in the 1930s and 1940s.
Brick exterior stuccoed in the 1930s

3. SETTING (Describe the natural and/or built environment around the property) Structure is located in a suburban neighborhood setting. Landscaping consists of a Bermuda grass lawn with shrubs.

Describe how the setting has changed since the property's period of significance: Some properties have removed or replaced traditional landscaping with xeriscape. There is commercial encroachment along Arizona Ave and A.J. Chandler Blvd.

4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Wood frame Foundation: Concrete Roof: Asphalt shingle
Windows: Multi-light steel casement with block sills
If the windows have been altered, what were they originally? Double hung sash windows
Wall Sheathing: Stucco
If the sheathing has been altered, what was it originally? Brick

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)
None

NATIONAL REGISTER STATUS (if listed, check the appropriate box) NA

☐ Individually listed; ☐ Contributor ☐ Noncontributor to _____ Historic District
Date Listed: _____ ☐ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property ☐ is ☒ is not eligible individually.

Property ☐ is ☒ is not eligible as a contributor to a potential historic district.

☐ More information needed to evaluate.

If not considered eligible, state reason: Original building fabric concealed by additions.

FORM COMPLETED BY:

Name and Affiliation: Ian Johnson, City of Chandler, Community Development Div. Date: 3 August 2005

Mailing Address: Mail Stop 418, PO Box 4008, Chandler AZ 85244-4008 Phone No.: (480) 782-3217

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

name of property 245 N. Washington St. Continuation Sheet No. 1

ARCHITECTURAL DESCRIPTION:

Structure is a multi-gabled building with asphalt shingles as a roof material, stucco cladding, multi-pane steal casement windows with block sills, and a concrete foundation. The façade of the home exhibits a front gable with boxed rafter ends. A porch supported by diagonally placed square wood posts extends from the roof plane over a recessed two-step entry. The rear portion of the house is a front gable. A carport and porch area with a shed roofs have been added to the south side of the building. Landscaping consists of a Bermuda grass lawn, trees and shrubs.

STATEMENT OF SIGNIFICANCE:

Notable residents include the Woods family who owned the Rowena, Parkway, and Mustang theaters in Chandler. Under criterion B and the context of Community Development and Planning, the physical placement and quality of the structure and its surrounding environs are significant as the product of deed restrictions and the application of City Beautiful concepts intended to enhance the value of a speculative land development by Dr. A.J. Chandler and the Chandler Improvement Co. The desire by the city council to perpetuate the aesthetic and urban order laid out in the original restrictions later resulted in the state's first zoning ordinance passed in 1926, which guided development in Chandler until 1961 when the code was rewritten. The lengthy development of this neighborhood from 1912-1955 created an eclectic collection of home styles from the early 20th century and shows the influence of some of Arizona's earliest efforts at community planning

245 N. Washington St., looking NE



245 N. Washington St., looking SE



HISTORIC PROPERTY INVENTORY FORM

PROPERTY IDENTIFICATION

Historic Name(s): None

Address: 209 N. Washington St.

City or Town: City of Chandler ☐ vicinity County: Maricopa Tax Parcel No. 302 -62 - 050

Township: 1S Range: 5E Section: 27 Quarter Section: SW1/4 Acreage: <1

Block: NA Lot(s): 299 Plat (Addition): Townsite of Chandler Year of plat (addition): 1912

UTM reference: Zone 12 Easting 421840 Northing 3685380 USGS 7.5' quad map: Chandler

Architect: _____ ☒ not determined ☐ known (source: _____)

Builder: _____ ☒ not determined ☐ known (source: _____)

Construction Date: 1948 ☒ known ☐ estimated (source: Maricopa Co. Ass., City directory
Post Dec 1926-Water System Map)

■ Good (well maintained, no serious problems apparent)

☐ Fair (some problems apparent) Describe: _____

☐ Poor (*major problems; imminent threat*) Describe: _____

☐ Ruin/Uninhabitable

Describe how the property has been used over time, beginning with the original use.

Dwelling: single family
residential

Sources: City directories,
field observation

Date of photo: 5 June 2005

View Direction (*looking towards*)

East

Negative No.: JPEG Image



SIGNIFICANCE

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

None observed from the street.

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION ☒ Original Site ☐ Moved (date _____) Original Site: 209 N. Washington St.

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made) Modern aluminum sliding windows have replaced the original steel casement windows. Alterations took place c. 1965.

3. SETTING (Describe the natural and/or built environment around the property) Structure is located in a suburban neighborhood setting. Landscaping consists of a Bermuda grass lawn with shrubs.

Describe how the setting has changed since the property's period of significance: Some properties have removed or replaced traditional landscaping with xeriscape. There is commercial encroachment along Arizona Ave and A.J. Chandler Blvd.

4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): Wood frame Foundation: Concrete Roof: Asphalt shingle
Windows: Aluminum sliding
If the windows have been altered, what were they originally? Steel casement
Wall Sheathing: Stucco
If the sheathing has been altered, what was it originally? No alterations observed from the street.

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)
None

NATIONAL REGISTER STATUS (if listed, check the appropriate box) NA

☐ Individually listed; ☐ Contributor ☐ Noncontributor to _____ Historic District
Date Listed: _____ ☐ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property ☐ is ☒ is not eligible individually.

Property ☒ is ☐ is not eligible as a contributor to a potential historic district.

☐ More information needed to evaluate.

If not considered eligible, state reason: _____

FORM COMPLETED BY: Alliance Architects, LLC. "Historic Resources Survey of Chandler." Phoenix, 1998; edited by:

Name and Affiliation: Ian Johnson, Intern, Chandler Community Development Div. Date: 12 August 2005

Mailing Address: Mail Stop 418 PO Box 4008 Chandler AZ 85244-4008 Phone No.: 480.782.3217

STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM CONTINUATION SHEET

name of property: 209 N. Washington St. Continuation Sheet No. 1

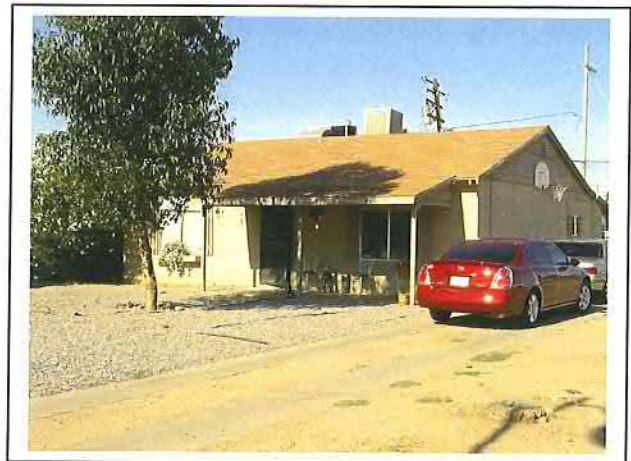
ARCHITECTURAL DESCRIPTION:

Building is a single-story wood frame home with a low-pitch side gable clad in asphalt shingle roofing with exposed rafter ends. The tops of the gables are clad in vertical wood siding. Exterior wall cladding is stucco, and the foundation is concrete. Windows are aluminum frame sliding, most likely installed around 1965. Fenestration is regular, and decorative wood shutters and planting boxes are placed on the façade windows. The centered level wood door entry is set under an entry porch covered by a shed roof that extends from the main roof plane. Three undecorated square wood posts support the porch roof. Landscaping consists of a gravel yard with trees and shrubs.

STATEMENT OF SIGNIFICANCE:

Property is significant under criterion C as an example of ranch architecture. Under criterion B and the context of Community Development and Planning, the physical placement and quality of the structure and its surrounding environs are significant as the product of deed restrictions and the application of City Beautiful concepts intended to enhance the value of a speculative land development by Dr. A.J. Chandler and the Chandler Improvement Co. The desire by the city council to perpetuate the aesthetic and urban order laid out in the original restrictions later resulted in the state's first zoning ordinance passed in 1926, which guided development in Chandler until 1961 when the code was rewritten. The lengthy development of this neighborhood from 1912-1955 created an eclectic collection of home styles from the early 20th century and shows the influence of some of Arizona's earliest efforts at community planning. This particular dwelling represents the middle-class housing common to the later development of the area.

209 N. Washington St., looking NE



209 N. Washington St., looking SE

