

**THE JULIO SANCET HOUSE (aka, The Hickman House)
7158 North 57th Avenue**

The Julio Sancet House is located at 7158 North 57th Avenue and was built circa 1919. This house is a good example of a well detailed, modest bungalow. It represents the type of development taking place in the mid 1920s in the Glendale townsite and contributes to the predominant bungalow character of the district. It was the home of Julio Sancet, a local rancher, from 1919 through the 1930s.



Bungalow – 7158 North 57th Avenue
Photo: Glendale Planning Department

COOK-CHISUM HOUSE
5962 W. Northview Avenue

The Cook-Chisum house was one of the earliest constructed in Floralcroft. It was built in 1931 in the Dutch Colonial Revival style popularized by Dutch colonists in parts of New York and New Jersey in the early 1900s. Typical features include gambrel roofs, dormer windows, symmetrical facades, gable-end chimneys, porches under overhanging eaves, and columns for porches or entry areas. Legend holds that one reason for the popularity of this type of construction – with dormer windows that allowed an almost complete second floor without two-story construction – was that the colonists avoided the heavy tax on two-story construction.



Dutch Colonial Revival - 5962 W. Northview Avenue
Photo: Glendale Planning Department

**JACK SHAWVER HOUSE (aka, Keist Office Building)
7508 North 59th Avenue**

The Jack Shawver House, now known as the Keist office building, is located at 7508 North 59th Avenue, in the 59th Avenue Historic District. This Ranch style home was built outside any platted subdivision by Jack Shawver, partner of the Shawver Brothers Tillage Company in 1952. The façade of this long rectangular house has had no significant changes to its façade. It was designed by Max Dorne who also designed Barry Goldwater's home in Paradise Valley. At a cost of \$32,000, it was considered the most expensive home to have ever been built in Glendale.



Ranch Style – 7508 North 59th Avenue
Photo: Glendale Planning Department

NORTHFIELD HISTORIC DISTRICT
Northwest of 59th Avenue and State Avenue

The Northfield Historic District consists of four blocks located approximately ½ mile northwest of Glendale’s original townsite, at the northwest corner of State and 59th Avenues ([click for map](#)). It consists of nine-acres of formerly irrigated farm land, platted in 1946. Northfield was the first residential subdivision in Glendale to be completely platted and developed after World War II, when a pent-up demand for modern housing and the availability of mortgages backed by the Federal Housing Administration (FHA) spurred growth throughout the region.

Most homes represent early and transitional versions of the Ranch style, and are compactly built with simple designs. A few stand out for more noteworthy architectural features. One of these is a Spanish Colonial Ranch style home, located at the northwest corner of Gardenia and 59th Avenues. This is the largest home in the neighborhood and its features include Spanish tile roofing, a picture window, hovelled chimney, and an arched, recessed entry porch.



Spanish Colonial Ranch – Northwest Corner Gardenia and 59th Avenues
Photo: Glendale Planning Department

A Transitional Ranch House located at 5924 West Gardenia Avenue contains such distinctive details as corner steel casement windows, exposed red Flemish bond brickwork, cornice overhangs, and a glass block window adjacent to the entry.



Transitional Ranch – 5924 West Gardenia
Photo: Glendale Planning Department

At 5919 and 5929 West Oranewood Avenue are two adjacent homes built in the American International style, which is rare in Glendale and Arizona. These homes feature relatively flat roofs with hoverhanging eaves, strip windows, and pipe columns.



5919 West Oranewood Avenue
American International Style Homes
Photos: Glendale Planning Department



5929 West Oranewood Avenue

Early home owners represented a broad spectrum of the middle class, from plumbers and teachers to business owners and bankers. Professionals and tradesmen making their homes in Northfield made significant contributions to schools, businesses, and community institutions. Early residents included W.N. “Jack” Shawver who bought the home located at 1 W.E. Avenue

(now 5902 West Sate Avenue) in 1957. Shawver was successful as both a farmer and businessman. He was a partner of Shawver Farms; owned Shawver Brothers Tillage Contractors; served as chairman of the board of Sonora Development Company; was president of ARDECO, Inc., a land development company; was president of Shawver Investment Company; and served as vice-president of the Arizona Telephone Company.

Bishop Patterson, who lived at 2 West "F" Avenue (now 5901 West Gardenia Avenue), owned Patterson Cotton Gin in Peoria and a cattle ranch near Wagoner in Yavapai County. He was a manager for the Anderson-Clayton Cotton Company for fifteen years, and was a member of the Arizona Cattle Growers Association, the Paradise Valley & Phoenix country clubs, and a charter member of the Maricopa County Sheriff's Posse.

Walt B. Adams, Sr. who lived at 111 West "F" Avenue (now 5948 West Gardenia Avenue) established Walt Adams Buick in 1948, and was a member of the Masons, Glendale Rotary Club, Glendale Chamber of Commerce, Arizona Automobile Dealers Association, and the Glendale Fraternal Order of Police. He also served on the board of directors of Faith House and was a founding member of the Thunderbird Bank.

Numerous teachers lived in Northfield. Mable Payne, who lived at 15 W.E. Avenue (now 5914 West State Avenue), taught at Glendale Grade School, Unit 2. Earl L. Englehart lived at 106 W.F. Avenue (now 5943 West Gardenia Avenue) and taught for the Glendale Elementary School District for 32 years. Robert E. Crouch, who lived at 34 W.F. Avenue (now 5923 West Gardenia Avenue), taught and coached sports at Glendale Union High School and later became its Athletic Director.

Northfield was home to numerous tradesmen. Joe C. Harrison, Sr. a carpenter, lived at 25 W.E. Avenue (now 5928 West State Avenue). Carl E. Vogt worked as a yardman at O'Malley Lumber Company and lived at 111 W.E. Avenue (now 5944 West State Avenue). Clarence R. and Betty L. Spitler, an electrician for DeBerge Electrical and a worker at the Glendale office of the Valley National Bank, respectively, lived at 12 W.G. Avenue (now 5915 West Orangewood Avenue).

Northfield has retained its character as an early ranch-style neighborhood. The small lot sizes (mostly averaging approximately 7,500 square feet) preclude the long, rambling facades that are more typical of the later ranch styles of the 1950s and 1960s. Of the thirty-five properties in the district, twenty-eight have maintained their historic integrity and are deemed Contributing; seven properties are Non-Contributing. At this writing, the Northfield Historic District is pending final approval from the national Keeper of the Register for listing on the National Register.

Source: *Northfield Form for Nomination to the National Register* (August 3, 2009).

GLENDALE TRACT HISTORIC DISTRICT
Southeast Corner of Northern Avenue and 51st Avenue

BACKGROUND

Glendale Tract is one of three tracts of land in the Valley developed as “Arizona Part-Time Farms” by the Resettlement Administration during the Great Depression. This *New Deal* farm community became home to displaced farmers and unemployed urban workers. It was platted in 1933, on eighty acres, and originally consisted of a community building and twenty four small adobe homes that were constructed in 1936-1937. The homes and community building were situated on eleven acres and the remaining land was dedicated to agriculture.

The U.S. entry into World War II brought prosperity from agricultural production and the military installations in Glendale and throughout the region. Along with this, the need for subsistence farming programs decreased and criticism of the *New Deal* programs increased. As a result, at war’s end, the project was disbanded and in 1948 the lots and homes were sold to private owners.

HISTORIC DISTRICT

The Glendale Tract Historic District was nominated to the National Register of Historic Places on January 11, 2006 ([click for map](#)). This unique historic district is an eleven-acre residential subdivision, located southeast of Northern Avenue and 51st Avenue (then Lateral 17). It consists of twenty-one original 650 square-foot adobe homes, one larger adobe community building, and three modern commercial buildings, together with original streets and landscape features.

The homes are situated on two diagonal axes: Sands Road which runs southeast from 51st Avenue, and Waite Place which “T’s” with Sands Road in the interior of the development. The homes are generally oriented toward the interior of the development with a north-south or east-west orientation, which places them on a diagonal to the access roads on which they front. Some homes have been altered, but most retain their original architectural character. Fourteen properties are Contributing, meaning that they have retained their historic integrity, and eleven are Non- Contributing. The original subdivision design with small homes, regularly spaced along the diagonal streets reinforces the sense of history and place.

The Community Center is a one-story, adobe building that is architecturally similar to the surrounding adobe houses. It is located on Waite Place, at the axial terminus of Sands Road, and is distinguished by flanking cobblestone walls. The Community Center served as a meeting place, stage for plays or entertainment, location for parties or other community events, nursery, kitchen, and group laundry area.



Community Center

Photo: Glendale Planning Department

The adobe homes were typically one room deep and two rooms wide, and had covered front and back porches. Entry doors were centered on the front façade, and flanked by nine-over-nine double hung windows. Roofs were covered with sheet metal. Each home had its own septic system and was connected to a communal well. While some homes retain their original features, most have modernized roofs and entry doors. Many of the original windows have remained. While many homes have been radically altered, especially with room additions and enclosed front porches, a substantial number retain the historic development pattern, allowing them to be considered Contributing properties.



Typical Adobe House

Photo: Glendale Planning Department

With an improved economy after World War II, the federal government embarked upon privatizing what some viewed as “socialistic” developments. In 1947, the water production and distribution system was transferred to the Northern Avenue Water Company, a corporation established by some of the residents of Glendale Tract for this purpose. The plat was amended to dedicate streets and parks, and create separate lots for the well site and Community Center. The remaining lots were then sold to private citizens.

While the federal government created a total of 99 *New Deal* communities, only a few are listed on the National Register of Historic Places, adding to the significance of Glendale Tract as a representative of the times and circumstances that created it.

Information Source: *Glendale Tract Historic District Nomination Form for National Register* (2006).

THUNDERBIRD ESTATES / McDONALD ADDITION HISTORIC DISTRICT
Northeast of 59th Avenue and Northern Avenue

The Thunderbird Estates / McDonald Addition Historic District encompasses approximately forty acres located at the northeast corner of 59th and Northern Avenues ([click for map](#)). This district is comprised of three distinct areas and a combination of development patterns that are well integrated into a single neighborhood. The northwest portion was a ten-acre parcel that was developed as a result of lot splits between 1949 and 1961. The nine lots in this area range from 0.5 to 2.0 acres, with homes averaging 2,600 square feet.

The twenty acres comprising the east portion was platted as Thunderbird Estates in 1953, with 52 smaller, irregularly shaped lots averaging 12,000 square feet. This area contains tract homes averaging 1,900 square feet with sprawling facades along curvilinear streets and cul-de-sacs. Just two years later in 1955, the southwest ten acres was platted as the McDonald Addition. This area contains eight lots ranging from 0.6 to 1.8 acres, with (what-appears-to-be) custom built homes averaging 3,000 square feet.

The Thunderbird Estates / McDonald Addition Historic District consists of sixty-nine properties, of which forty-eight are Contributing and nineteen are Non-Contributing. All but a few homes in the district are ranch house variants. The design characteristics of the homes have retained their historical integrity, and materials and workmanship are reminiscent of their Post World War II historical period. The physical setting of the district with its lush landscaping and the spatial relationships among homes, streets, and open spaces are also intact.

Approximately two-thirds of the homes in Thunderbird Estates have similar characteristics and details, and were likely constructed by H.D. White & Sons. These were built in the California Ranch style and common features include prominent, hovelled chimneys of brick or burnt adobe masonry, hipped roofs, gabled dormers, decorative steel casement windows, exposed masonry wainscots, and integral carports often with louvered side walls.

One particularly intact example of the California Ranch style is located at 5737 West Royal Palm Road (shown above). This home features a long asymmetrical front façade, multi-light steel casement windows with wood shutters, an entry porch under the roof extension with exposed rafter tails on paired wood posts, and a decorative “dovecote” feature (to left, atop the roof, barely visible through the trees).



5737 West Royal Palm Road
Photo: Glendale Planning Department



5803 Royal Palm Road
Photo: Glendale Planning Department

On a corner lot at the northeast edge of the northwest section, at 5803 Royal Palm Road, is a Ranch style home with simpler detailing (shown above). This home has a long front façade, recessed front-entry-porch roof supported by wood posts, multi-light steel casement windows, and attached garage. The first listed owner was Harry J. Bonsall, Jr., Manager of Southwest Flour & Feed.

The California Ranch shown below exemplifies some of the lush landscaping that is prevalent in the neighborhood. Ranch style characteristics of the home include an asymmetrical front façade, recessed front entry below front-facing gable, wide window openings, and decorative “dovecote” detail on roof.



5724 West Harmont Drive
Photo: Motley Design Group, LLC

Many of Glendale’s most prominent leaders made their homes in what is now the Thunderbird Estates / McDonald Addition Historic District. Perhaps most notably among these is Evan Mecham, who served as as Arizona’s 17th Governor, from January 5, 1987 to April 4, 1988, when he was impeached. Mr. Mecham also served as President of Mecham Pontiac-Studebaker and Vice President of Mecham Rambler, and held numerous other prestigious positions. The Mechams lived at 5741 West Harmont Drive (shown below). This Ranch style home exhibits a long rectangular plan with an asymmetrical façade, attached two-car garage, and ashlar stone foundation planter.



5741 West Harmont Drive

Photo: Glendale Planning Department

Other prominent persons include Robert W. “Bob” McGee, who started Thunderbird Bank in 1964 as its President and CEO and lived at 5721 West Royal Palm Road; John and Mary Alsobrook who owned the Alsobrook Construction Company and the Webb Place subdivision, and lived at 8236 North 57th Drive; and Lonzo Clyde (L.C.) and Mary Caughran, who made their home at 5732 West Harmont Drive and (in partnership with others) formed Vaughn Western, Inc., owned the Lucky Construction Company and Caughran Realty, and developed the Glenhaven subdivision and Maryland Club Apartments. The list goes on with bankers, doctors and dentists, distinguished military persons, and a host of other professionals who made significant contributions to the rapidly evolving Glendale community.

The Thunderbird Estates / McDonald Addition Historic District exhibits a strong sense of place and is significantly intact in terms of historical authenticity. At this writing, approval for listing on the National Register is pending final approval from the national Keeper of the Register.

Source: *Thunderbird Estates / McDonald Addition Form for Nomination to the National Register* (July 31, 2009).