

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Silk Stocking Neighborhood Historic District
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County and State
N/A
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NARRATIVE DESCRIPTION

The Silk Stocking Neighborhood Historic District has an L-shaped boundary consisting of two main north-south streets—Washington and Colorado—which run approximately one quarter of a mile, from Erie Street at the northern end of the district to Chandler Boulevard (originally known as Cleveland Street) at the southern end. At the far eastern edge of the district is a third north-south street—Delaware—which is generally outside of the district, except for two properties at the northern end where it intersects with Erie. At the center of the district is a third east-west street—Detroit—which bisects the three north-south streets.

The area to the north of the historic district is largely residential. Although it was included in the original 1911 plat for the Chandler townsite, the area was not divided into smaller, “city-sized” lots until the Greater Chandler Addition was platted in 1945. Thus, the houses in this area are largely Ranch-style residences from the post-World War II era. The area to the south of the historic district is largely commercial, consisting of the Chandler Commercial Historic District (NRHP listed 9/22/2000), the former San Marcos Hotel (NRHP listed 4/29/1982) and other related businesses. The Chandler municipal government complex is also in this area, including a new city hall currently under construction. There is also a U.S. post office and some recently constructed condominiums.

Immediately to the east of the Silk Stocking Neighborhood Historic District is the Union Pacific Railroad line, which runs north-south along the east side of Delaware Street. To the west of the historic district is Arizona Avenue, a six-lane highway also known as State Route 87. On the east side of Arizona Avenue, immediately adjacent to the Silk Stocking Historic District, are commercial properties consisting of offices and retail establishments. Many of these buildings are homes that have been converted to commercial uses. However, very few of them retain sufficient integrity to be contributing to the historic district, so Arizona Avenue has been excluded from the district boundaries. On the west side of Arizona Avenue is the Chandler High School campus, which encompasses over 60 acres. The main building on the campus, known as Old Main, was completed in 1922 and is a stately Classical Revival-style building with Spanish Colonial Revival influences. A gymnasium from 1939 is also designed in the Classical Revival Style. Both of these buildings were listed on the National Register of Historic Places on November 20, 2007.

The three north-south streets in the historic district—Washington, Colorado and Delaware—each have an 80-foot-wide right of way, while the east-west streets—Erie and Detroit—each have a 70-foot-wide right of way. These widths are unchanged from the original plat. However, Chandler Boulevard, which originally had a 70-foot-wide right of way, now has a right of way which extends from 80 feet wide at Delaware Street to approximately 135 feet wide at Arizona Avenue. To accommodate the widening of the street, the first lot north of Chandler Boulevard on each side of Colorado Street and the east side of Washington Street

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and the first two lots north of Chandler Boulevard on the west side of Washington Street were acquired by the city. The houses that were located on these lots are now demolished. Arizona Avenue, which originally had a 100-foot-wide right of way, now has a right of way that extends to approximately 150 feet wide where it intersects with Chandler Boulevard. Both of these arterial streets now have landscaped medians at their widest points, consisting of rows of Washingtonia fan palms, palo breas and other desert flora.

The neighborhood streets—Washington, Colorado, Delaware, Erie and Detroit—are generally 30 to 35 feet wide from curb to curb. All of these streets have concrete curbs, sidewalks and gutters. All except Erie have squared curbs; the curbs along Erie are rolled. The sidewalks along Washington are set back approximately 10 to 15 feet from the street, with a planting strip between the curb and sidewalk. The landscaping in this strip varies, but generally tends to match the landscaping of its respective lot. The sidewalks along Colorado, Delaware and Erie are directly adjacent to the street, with no planting strip in between. The sidewalks along Detroit alternate. From Arizona Avenue to the alley east of Washington they are set back from the street approximately eight feet with a planting strip in between. Then from this point to the alley east of Colorado they are adjacent to the street with no planting strip. Finally, from this second alley to Delaware Street they are set back from the street once again with a planting strip that is approximately eight feet wide. The sidewalks throughout the entire neighborhood are generally five feet wide. All of the streets in the neighborhood are paved with asphalt except for Washington, which is paved with concrete. This is one of the few streets remaining in Chandler that is still paved with concrete.

Running the length of the district are three north-south alleys—one between Arizona Avenue and Washington Street, which defines the western boundary of the historic district; one between Washington and Colorado; and one between Colorado and Delaware, which defines the eastern boundary of the historic district, except at the far northern end where the boundaries extend all the way to Delaware Street. Each of these alleys measures 20 feet in width and is paved with asphalt.

As was the case with most lots in the original Chandler townsite, the lots in the Silk Stocking Neighborhood were originally 50 feet wide by 150 feet deep. Many lots still retain these dimensions, although some homes were originally built on one and a half, two, or even three lots. In some cases, the original lot configuration has changed resulting a new lot size that is either slightly narrower or wider than the original. There are also some areas, particularly on corner lots, where the rear of the lot has been split off to create a separate lot.

The houses in the district share a uniform building setback, which is generally 25 to 30 feet from the front property line. However, the few houses that front the east-west streets have virtually no setback. Most houses maintain at least a 5-foot setback from the side property lines, although it is common for detached accessory buildings to be located right on the property line.

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The front yard landscaping varies throughout the district, although most yards have traditional landscaping with turf, shrubs and mature trees. Although not present historically, many homes now have front yard fences. These fences are typically three feet in height or lower and are constructed of a wide range of materials, including wood, wrought iron, tubular steel, chain link and concrete block. The majority of homes have single-width concrete driveways which lead to detached garages at the rear of the lot.

The homes in the district are generally between 1,000 and 1,800 square feet, consisting of either two or three bedrooms. The homes that sit on multiple lots tend to be larger, in some cases exceeding 3,000 square feet. The largest building in the district is at 217 North Washington Street; this 5,890-square-foot building is a former residence that was converted to a convent by the Roman Catholic Church and is now used as a senior living center.

The buildings in the district utilize a variety of construction materials. The most common is wood frame, although brick, concrete block and adobe are also present. The most common exterior wall material is stucco, although wood siding and painted brick or block can also be found. Two houses in the neighborhood—at 237 North Colorado Street and 298 North Colorado Street—are early examples of concrete block construction with rusticated block as the exterior wall material.

Roofing material is predominantly asphalt shingle, which is the original material for many houses in the neighborhood, according to the 1924 and 1932 Sanborn insurance maps. The remaining houses have either wood shingles or clay tile. Windows are either wood or steel and with the sashes either double-hung or casements. Several homes have had windows replaced, with the new units composed of wood or aluminum. If this alteration is the only change to the original house, the house is still generally considered to be a contributor. However, if other changes have been made along with the windows, the house is typically reclassified as noncontributing.

Because building efforts in the neighborhood spanned several decades, there is a wide variety of architectural styles present. The oldest homes in the district, built between 1912 and 1930, are generally bungalows with Craftsman influence. Nineteen of the 74 buildings in the district (26 percent) are representative of this style. Their features include prominent front porches, exposed rafter ends and roof beams, triangular knee braces, and decorative shingles and ventilators on the gable ends of the roof. Some examples utilize simple wood porch columns while others employ concrete columns with Tuscan capitals. Noteworthy examples of the style can be found at 237 North Colorado Street (see Photo #13), 298 North Colorado Street (see Photo #11), 328 North Colorado Street (see Photo #10), 218 North Washington Street (see Photo #2) and 300 North Washington Street (see Photo #4).

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The majority of homes in the district are examples of the Minimal Traditional Style (also known as Early Ranch or Transitional Ranch). These houses were generally built between 1938 and 1950. Forty of the 74 buildings in the district (54 percent) are representative of this style. These houses are typically small, with rectangular or L-shaped plans. Roofs are either hipped or gabled and are usually low-pitched. Porches are generally smaller than on Craftsman bungalows and may consist solely of a small hood immediately over the doorway. Most houses from this era utilize steel casement windows, although wood windows can also be found. Large picture windows on the front of the house are common, although not as common as in the later Ranch Style. Noteworthy examples of the style can be found at 265 North Colorado Street (see Photo #12), 319 North Colorado Street, 329 North Colorado Street, 337 North Colorado Street (see Photo #9) and 283 North Washington Street. Several of these were designed by the architectural firm of Lescher & Mahoney as part of a federal defense housing project during World War II.

The district also contains six examples of the Ranch Style, built between 1945 and 1973. The Ranch-style houses are similar to the Minimal Traditional homes but generally have a larger footprint and more elongated plan. Board and batten walls are common, sometimes with brick wainscoting. Porches are typically larger than on Minimal Traditional houses. Windows are generally steel casements, although later examples may have aluminum sliders. The best example of the style is at 399 North Washington Street (see Photo #6). Interestingly, it began as a Minimal Traditional house in 1946, then was expanded and remodeled as a Ranch-style house in 1951.

There are also four examples of the Spanish Colonial Revival Style and one example of the Tudor Revival Style present in the district. The Spanish Colonial Revival homes were generally built between 1920 and 1940 and have stuccoed walls and clay tile roofs. Decorative features include clay scuppers, or *canales*, at the gable end of the roof and exposed log beams, or *vigas*, at the top of the walls. The best example of the style is at 308 North Washington Street (see Photo #5). The lone example of the Tudor Revival Style is at 301 North Washington Street, built in 1931. Characteristic of the style, it features a steeply pitched roof, an arched entryway and a prominent chimney.

Overall, the Silk Stocking Neighborhood Historic District retains a high level of integrity in terms of location, design, setting, materials, workmanship, feeling and association. The district has always been residential in character and remains so to the present. Of the 74 resources in the district, 58 are contributing (over 78 percent) and 16 are noncontributing (under 22 percent). Five of the noncontributors are due to age, having been constructed between 1962 and 1980, after the period of significance. It is possible that four of the five, built between 1962 and 1973, could become contributors in the future as they achieve 50 years of age. The remaining building, constructed in 1980, is a multi-family apartment building at the rear of the lot behind a contributing house that was recently demolished; it is not likely to ever be a contributor.

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It should be noted that even the 11 buildings which are noncontributing due to a loss of integrity still fit the general pattern of the district, in terms of setback, size, scale and building materials. For example, the house at 301 North Colorado Street is noncontributing due to window replacements and a modern stucco motif. However, the form and footprint of the building remain unchanged. Similarly, the house at 355 North Washington Street has a front addition which obscures the original facade; however, the clay tile roof, steel casement windows and canales remain intact.

Inventory of Resources

The following inventory includes a list of all resources within the district with their date of construction and contributing status. Construction dates were obtained from aerial photos, U.S. census data, city council minutes, city directories, Sanborn fire insurance maps and other maps, newspapers, deeds, mortgages, and building plans. Properties are listed alphabetically by street then numerically by address.

Address			Year Built	Status	Reason Noncontributing
209	N.	Colorado St.	1942	Contributing	--
219	N.	Colorado St.	1942	Noncontributing	Integrity
229	N.	Colorado St.	1942	Contributing	--
237	N.	Colorado St.	1920	Contributing	--
245	N.	Colorado St.	1942	Contributing	--
254	N.	Colorado St.	1942	Noncontributing	Integrity
255	N.	Colorado St.	1947	Contributing	--
265	N.	Colorado St.	1942	Contributing	--
274	N.	Colorado St.	1942	Contributing	--
275	N.	Colorado St.	1942	Contributing	--
282	N.	Colorado St.	1947	Contributing	--
283	N.	Colorado St.	1946	Contributing	--
291	N.	Colorado St.	ca. 1957	Contributing	--
298	N.	Colorado St.	1925	Contributing	--
299	N.	Colorado St.	1946	Contributing	--
300	N.	Colorado St.	1942	Contributing	--
301	N.	Colorado St.	1942	Noncontributing	Integrity
308	N.	Colorado St.	1942	Contributing	--
309	N.	Colorado St.	ca. 1968	Noncontributing	Age
318	N.	Colorado St.	1921	Contributing	--
319	N.	Colorado St.	1942	Contributing	--
328	N.	Colorado St.	ca. 1924	Contributing	--
329	N.	Colorado St.	1942	Contributing	--

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336	N.	Colorado St.	1929	Contributing	--
337	N.	Colorado St.	1948	Contributing	--
344	N.	Colorado St.	1947	Contributing	--
345-355	N.	Colorado St.	ca. 1980	Noncontributing	Age
365	N.	Colorado St.	1942	Noncontributing	Integrity
372	N.	Colorado St.	1922	Contributing	--
373	N.	Colorado St.	1942	Contributing	--
376	N.	Colorado St.	ca. 1973	Noncontributing	Age
380	N.	Colorado St.	1947	Contributing	--
381	N.	Colorado St.	1942	Noncontributing	Integrity
388	N.	Colorado St.	1947 (moved to site, original construction date is unknown)	Noncontributing	Integrity
389	N.	Colorado St.	1942	Contributing	--
399	N.	Colorado St.	1942	Noncontributing	Integrity
380	N.	Delaware St.	1947	Contributing	--
398	N.	Delaware St.	1949	Contributing	--
60	E.	Detroit St.	ca. 1947	Contributing	--
239	E.	Erie St.	ca. 1962	Noncontributing	Age
259	E.	Erie St.	1949	Contributing	--
277	E.	Erie St.	1949	Contributing	--
209	N.	Washington St.	ca. 1948	Contributing	--
217	N.	Washington St.	1937	Noncontributing	Integrity
218	N.	Washington St.	1919	Contributing	--
236	N.	Washington St.	1919	Contributing	--
245	N.	Washington St.	1919	Contributing	--
254	N.	Washington St.	1942	Contributing	--
255	N.	Washington St.	1919	Contributing	--
264	N.	Washington St.	1919	Contributing	--
275	N.	Washington St.	1919	Contributing	--
282	N.	Washington St.	1919	Contributing	--
283	N.	Washington St.	1942	Contributing	--
290	N.	Washington St.	1929	Noncontributing	Integrity
291	N.	Washington St.	1919	Contributing	--
298	N.	Washington St.	1929	Contributing	--
299	N.	Washington St.	1940	Contributing	--
300	N.	Washington St.	1920	Contributing	--
301	N.	Washington St.	1931	Contributing	--

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308	N.	Washington St.	1929	Contributing	--
309	N.	Washington St.	1945	Contributing	--
318	N.	Washington St.	ca. 1969	Noncontributing	Age
328	N.	Washington St.	ca. 1925	Contributing	--
329	N.	Washington St.	ca. 1957	Contributing	--
332	N.	Washington St.	1920	Contributing	--
337	N.	Washington St.	1950	Contributing	--
345	N.	Washington St.	ca. 1925	Contributing	--
355	N.	Washington St.	ca. 1929	Noncontributing	--
364	N.	Washington St.	1921	Contributing	--
372	N.	Washington St.	1942	Contributing	--
381	N.	Washington St.	ca. 1929	Noncontributing	Integrity
388	N.	Washington St.	1938	Contributing	--
398	N.	Washington St.	ca. 1941	Contributing	--
399	N.	Washington St.	1946	Contributing	--